



Laidley Shire Council Planning Scheme



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PART 1 - INTRODUCTION

Division 1—Relationship to the Integrated Planning Act

1.1 Planning Scheme Purpose

In accordance with the *Integrated Planning Act 1997* (IPA), the local government for Laidley Shire has prepared this Planning Scheme as a framework for managing development in a way that advances the purpose of the IPA¹ by;

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

1.2 Planning Scheme as part of IDAS

The Planning Scheme functions as a part of Integrated Development Assessment system (IDAS)² and must be read together with the IPA.

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

² IDAS – integrated development assessment system – is the system detailed in chapter 3 of the IPA for integrating State and local government approval processes for development.

Division 2 – Planning Scheme Structural Elements

1.3 Laidley Shire Division into Areas

Area	Indicated on Planning Scheme Maps	As shown on maps
<i>Rural Residential</i>	Light Blue	A1, C
<i>Urban Residential</i>	Pink	A1, B
<i>Residential Expansion</i>	Light Orange (Red Border)	A1, B
<i>Rural Agricultural Land</i>	Dark Orange	A1, A2
<i>Rural Landscape</i>	Light Orange	A1, A2
<i>Rural Upland</i>	Yellow	A1, A2
<i>Industrial</i>	Medium Blue	A1, B, C
<i>Open Space and Reserve</i>	Light Green	A1, A2, B, C
<i>Business</i>	Light Cyan	A1, B
<i>Village</i>	Medium Blue (Dark Blue)	A1, B
<i>Community Purpose</i>	Dark Green	A1, B, C

1.4 Roads and Watercourses

- (1) If a road or watercourse in the local government area is not shown as being covered by an *Area* on the Area maps, the following applies;
 - (a) if the road or watercourse is adjoined on both sides by land in the same *Area* - the road or watercourse has the same *Area* classification as the adjoining land;
 - (b) if the road or watercourse is adjoined on one side by land in an *Area* and adjoined on the other side by land in another *Area* - the road or watercourse has the same *Area* classification as the adjoining land and the centre line of the road or watercourse is the boundary between the two *Areas*;
 - (c) if the road or watercourse is adjoined on one side only by land in an *Area* - the entire road or watercourse has the same *Area* classification as the adjoining land.
- (2) To remove any doubt, it is declared that subsection (1) also applies to a closed road, if the road is closed after the commencement of the Planning Scheme.

1.5 Planning Scheme Overlays

The Planning Scheme has three types of overlays that relate to;

- (a) Identified Areas of Natural and Environmental Significance shown on Overlay Maps E1, E2, F, G1, G2, and Strategy Maps L1 to L4.
- (b) Identified Places / Areas of Cultural Heritage Significance shown on Overlay MAP H.
- (c) Identified Development Constraints shown on Overlay Maps I1, I2.

1.6 Determining if Development is Assessable or Self-assessable Under the Planning Scheme

- (1) The assessment tables for the *Areas* and *Overlays* identify development that is assessable, self-assessable or exempt under the Planning Scheme and are as follows;

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Areas	Assessment Table Numbers
<i>Rural Residential</i>	1 2
<i>Urban Residential</i>	3 4
<i>Residential Expansion</i>	5 6
<i>Rural Agricultural Land</i>	7 8
<i>Rural Landscape</i>	9 10
<i>Rural Upland</i>	11 12
<i>Industrial</i>	13 14
<i>Open Space and Reserve</i>	15 16
<i>Business</i>	17 18
<i>Village</i>	19 20
<i>Community Purpose</i>	21 22

Overlays	Assessment Table Numbers
Areas of Natural and Environmental Significance	23A, B, C & D 24A, B, C & D
Places / Areas of Cultural Heritage Significance	25 26
Development Constraints	27 28

- (2) The assessment tables also identify assessable development under the Planning Scheme that is code assessment or impact assessment.
- (3) If development is identified as having a different assessment category for an *Area* from that identified under an overlay, the higher assessment category applies, and is as follows;
- (a) self-assessable prevails over exempt;
 - (b) code assessable prevails over self-assessable or exempt;
 - (c) impact assessable prevails over self-assessable, code assessable or exempt.

Area Assessment category	Overlay assessment category			
	Exempt	Self	Code	Impact
Exempt	Exempt	Self	Code	Impact
Self-assessable	Self	Self	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

1.7 Codes

(1) There are codes for;

- (a) each *Area*
- (b) each type of Overlay;
- (c) for Specific Uses; and
- (d) for a Stated Type.

(2) The codes are the following;

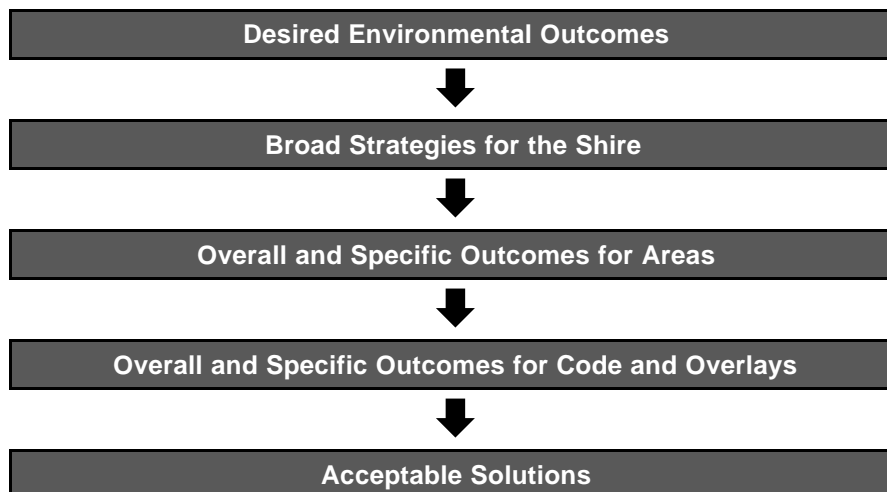
- (a) *Residential Areas Code*
- (b) *Rural Areas Code*
- (c) *Industrial Area Code*
- (d) *Open Space and Reserve Area Code*
- (e) *Business and Village Area Code*
- (f) *Community Purpose Area Code*
- (g) *Areas of Natural and Environmental Significance Overlay Code*
- (h) *Places / Areas of Cultural Heritage Significance Overlay Code*
- (i) *Development Constraints Overlay Code*
- (j) *Commercial/ Retail Uses Code*
- (k) *Community Uses Code*
- (l) *Home Uses Code*
- (m) *Industrial Uses Code*
- (n) *Residential Uses Code*
- (o) *Rural Uses Code*
- (p) *Tourism Uses Code*
- (q) *Advertising Devices Code*
- (r) *Building Dimensions Code*
- (s) *Filling and Excavation Code*
- (t) *On-site Effluent Disposal Code*
- (u) *Reconfiguring a Lot Code*
- (v) *Vehicle Access and Parking Code*

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1.8 Planning Scheme Achievement of Outcomes

The Planning Scheme seeks to achieve outcomes that are identified according to the following levels;

- (a) desired environmental outcomes;
- (b) broad strategies for the Shire;
- (c) overall outcomes for *Areas* and overlays, or for the purpose of a code;
- (d) specific outcomes for *Areas*, overlays and codes;
- (e) acceptable solutions for compliance with code assessable and self-assessable codes.



1.9 Specific Outcomes for Code Assessable Development

Specific outcomes provide a guide for achieving that outcome in whole or in part, and do not limit the assessment manager's discretion under the IPA to impose conditions on a development approval.

PART 2—INTERPRETATION

2.1 Definitions—the dictionary

The dictionary in Schedule 1 defines particular words used in this Planning Scheme as follows;

- (a) defined uses and use classes; and
- (b) administrative terms.

2.2 Terms Defined in the IPA

Terms defined in the Planning Scheme have the same meaning as in the IPA.

2.3 User's Guide

The Laidley Shire Council Planning Scheme User's Guide is declared to be extrinsic material under the *Statutory Instruments Act 1992*, section 15, to assist in interpretation of provisions of this planning scheme³.

³ The *Statutory Instruments Act 1992* allow a statutory instrument (such as a planning scheme) to identify material (in this case the Laidley Shire Planning Scheme User's Guide) that may be used to assist in the interpretation of provisions in the instrument.

PART 3—DESIRED ENVIRONMENTAL OUTCOMES

Division 1 - Desired Environmental Outcomes

3.1 Desired Environmental Outcomes

- (1) The desired environmental outcomes are based on ecological sustainability, established by the IPA, and form the basis on which the planning scheme is measured.
- (2) Each environmental outcome is achieved to the extent practicable, having regard to each of the other desired environmental outcomes.
- (3) The desired environmental outcomes for the Laidley Shire are as follows;

Environment

- a. The areas of high scenic amenity, remnant vegetation, wetlands, fauna habitats and wildlife corridors and regionally significant open space in the Shire are protected.
- b. Places, areas or sites identified as being susceptible to land degradation, including contamination, erosion, salinity and landslip, are protected and further degradation is minimised.
- c. Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.
- d. Places of historical and indigenous cultural heritage and social significance are protected, maintained and enhanced.

Economic

- e. Good Quality Agricultural Land is protected as a major economic resource for the region.
- f. Industry, business and employment opportunities are improved and appropriately located to service the community and sub-region, and encourage economic activity within the local area.
- g. Rural business opportunities are improved to protect and value-add to the existing rural based economy.

Community Well-Being & Lifestyle

- h. A convenient access to roads and services is achieved through well located land uses and the efficient use and timely provision of infrastructure such as water, sewerage and roads, walkways and cycling facilities.
- i. Rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, affordable living environment, whilst maintaining the rural amenity of the Shire.
- j. Laidley township's role and identity as the main business and community centre of the Shire is consolidated.
- k. The adverse effects from natural and other hazards, including flooding and bushfires are minimised.
- l. An adequate and interconnected network of public places, facilities and lands are available throughout the Shire allows for safe and convenient pedestrian and cycle movement and cultural, recreational and social interaction for Shire residents and visitors.

Division 2 – Broad Strategies for the Shire

3.2 Preliminary

- (1) This division provides a summary of the effects of Part 4, 5 and 6 of the Planning Scheme on the nature and location of development in the Laidley Shire.
- (2) This division does not provide a basis for development assessment under the Planning Scheme.
- (3) This division provides a guide for related decisions by the local government, developers, other infrastructure providers, and the community generally.

3.3 Broad Strategies for Laidley Shire

(1) “*Rural Areas.*”

Rural Areas provide for continued agricultural activities and retention of scenic amenity of the rural landscape. These areas provide the basis of Laidley Shire's economy and all uses in these areas are compatible to agricultural activities.

(2) “*Residential Areas.*”

Residential Areas provide for residential uses and associated services. These areas provides for a range of lifestyles, housing types and allotment sizes.

(3) “*Industrial Areas.*”

Industrial Areas provide for industrial uses of a local and regional nature. Infrastructure provided to these areas is utilised to service industrial activities.

(4) “*Open Space Reserve Areas.*”

Open Space and Reserve Areas provide for a range of passive and active recreational activities and protect areas of social and ecological value.

(5) “*Business and Village Areas.*”

Business and Village Areas provide for commercial uses within the towns of Laidley and Forest Hill. Laidley is the commercial focus of the Shire with Forest Hill providing local services to the immediate community.

(6) “*Community Purpose Areas.*”

Community Purpose Areas provide for the provision of social and community infrastructure to ensure a high quality lifestyle.

PART 4—AREAS

Division 1 – Assessment Tables for the Rural Residential Area

4.1 Assessment Categories for the *Rural Residential Area*

The assessment categories⁴ are identified for development in the *Rural Residential Area* in column 2 of Tables 1 and 2, and are as follows;

- (a) Table 1 – making a material change of use⁵, or another use in a defined class, listed in column 1; or
- (b) Table 2 – other development⁶ listed in column 1 including;
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.2 Applicable Codes for self-assessable development and code assessable development in the *Rural Residential Area*

The applicable codes for self-assessable development and code assessable development in the *Rural Residential Area* are identified in column 3 of Tables 1 and 2.

⁴ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

⁵ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

⁶ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 1

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL RESIDENTIAL AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ⁷	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road⁸	Exempt All Existing Corridors/Sites and Identified Facilities and Infrastructure	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Agriculture	<p>Self Assessable if on lots 4ha or greater; or</p> <p>Code Assessable if –</p> <p>(a) on lots less than 4 ha; or</p> <p>(b) the acceptable solutions of the self assessable code are not complied with.</p>	<p>If Self Assessable – Rural Uses Code</p> <p>If Code Assessable –</p> <p>(a) Residential Areas Code</p> <p>(b) Rural Uses Code</p>
Animal Husbandry	Code Assessable	<p>(a) Building Dimensions Code</p> <p>(b) Residential Areas Code</p> <p>(c) Rural Uses Code</p>
Apartment	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <p>(a) Building Dimensions Code</p> <p>(b) On-Site Effluent Disposal Code</p> <p>(c) Residential Uses Code</p> <p>If Code Assessable –</p> <p>(a) Building Dimensions Code</p> <p>(b) On-Site Effluent Disposal Code</p> <p>(c) Residential Areas Code</p> <p>(d) Residential Uses Code</p>
Child Care Facility	Code Assessable	<p>Advertising Devices Code</p> <p>Building Dimensions Code</p> <p>Community Uses Code</p> <p>On-Site Effluent Disposal Code</p> <p>Residential Areas Code</p> <p>Vehicle Access and Parking Code</p>

⁷ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

⁸ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ⁹	Column 2 Assessment Category	Column 3 Applicable Code
Dwelling House	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Residential Areas Code (c) Residential Uses Code (d) On-Site Effluent Disposal Code
Estate Sales Office	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code On-Site Effluent Disposal Code Residential Areas Code Vehicle Access and Parking Code
General Store	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Code On-Site Effluent Disposal Code Vehicle Access and Parking Code Residential Areas Code
Home Based Business	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Residential Areas Code (e) Vehicle Access and Parking Code
Home Occupation	Code Assessable	Advertising Devices Code Building Dimensions Code Home Uses Code Residential Areas Code Vehicle Access and Parking Code
Public Facility	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Community Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Community Uses Code (d) On-Site Effluent Disposal Code (e) Residential Areas Code (f) Vehicle Access and Parking

⁹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ⁹	Column 2 Assessment Category	Column 3 Applicable Code
		Code
Refreshment Service	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code On-Site Effluent Disposal Code Residential Areas Code Vehicle Access and Parking Code
Removal House	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Residential Areas Code Residential Uses Code
Sport and Recreation	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Community Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Community Uses Code (d) On-Site Effluent Disposal Code (e) Residential Areas Code (f) Vehicle Access and Parking Code
Other and Not Defined Uses	Assessment Category	
All	Impact Assessable All Circumstances	

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TABLE 2

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL RESIDENTIAL AREA* – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ¹⁰	<p>Self Assessable¹¹ if undertaking building works associated with existing buildings on the site; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with¹²; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Residential Areas Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) Not a business name sign; or (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Residential Areas Code <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Residential Areas Code
Reconfiguring a lot ¹³	Code Assessable	Reconfiguring a Lot Code Residential Areas Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development ¹³	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	<p>If code assessable – Filling and Excavation Code</p>
Other	Exempt	

¹⁰ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

¹¹ This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

¹² This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by the planning scheme.

¹³ Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 2 – Assessment Tables for the Urban Residential Area

4.3 Assessment Categories for the *Urban Residential Area*

The assessment categories¹⁴ are identified for development in the *Urban Residential Area* in column 2 of Tables 3 and 4, and are as follows;

- (a) Table 3 – making a material change of use¹⁵, or another use in a defined class, listed in column 1; or
- (b) Table 4 – other development¹⁶ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.4 Applicable Codes for self-assessable development and code assessable development in the *Urban Residential Area*

The applicable codes for self-assessable development and code assessable development in the *Urban Residential Area* are identified in column 3 of Tables 3 and 4.

¹⁴ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

¹⁵ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

¹⁶ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 3

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *URBAN RESIDENTIAL AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ¹⁷	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road¹⁸	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Apartment	Self Assessable ; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) Residential Areas Code (c) Residential Uses Code
Child Care Facility	Code Assessable	Advertising Devices Code Building Dimensions Code Community Uses Code Residential Areas Code Vehicle Access and Parking Code
Commercial Premises	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code Residential Area Code Vehicle Access and Parking Code
Dwelling House	Self Assessable if on a lot 600m ² or greater; or Code Assessable if – (a) on a lot less than 600m ² ; or (b) the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) Residential Areas Code (c) Residential Uses Code
Estate Sales Office	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code Residential Areas Code Vehicle Access and Parking Code
General Store	Code Assessable	Advertising Devices Code Commercial / Retail Uses Code Residential Areas Code Vehicle Access and Parking Code Building Dimensions Code

¹⁷ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

¹⁸ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ¹⁹	Column 2 Assessment Category	Column 3 Applicable Code
Home Based Business	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Residential Areas Code (e) Vehicle Access and Parking Code
Medical /Paramedical Centre	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code Residential Areas Code Vehicle Access and Parking Code
Multiple Dwelling	<p>Code Assessable if 2 dwelling units; or</p> <p>Impact Assessable if more than 2 dwelling units</p>	<p>If code assessable –</p> <ul style="list-style-type: none"> Building Dimensions Code Residential Areas Code Residential Uses Code Vehicle Access and Parking Code
Refreshment Service	Code Assessable	Advertising Devices Code Building Dimensions Code Residential Areas Code Commercial / Retail Uses Code Vehicle Access and Parking Code
Removal House	Code Assessable	Building Dimensions Code Residential Areas Code Residential Uses Code
Sport and Recreation	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Community Uses Code (c) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Community Uses Code (d) Residential Areas Code (e) Vehicle Access and Parking Code
Other and Not Defined Uses	Assessment Category	
All	Impact Assessable All Circumstances	

¹⁹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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TABLE 4

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *URBAN RESIDENTIAL AREA* – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ²⁰	<p>Self Assessable²¹ if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <p>(a) the Building Dimensions Code is not complied with²²; or</p> <p>(b) no existing buildings on the site</p>	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <p>(a) Building Dimensions Code</p> <p>(b) Residential Areas Code</p>
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if –</p> <p>(a) not a business name sign; or;</p> <p>(b) if the acceptable solutions of the self assessable codes are not complied with</p>	<p>If self assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Residential Areas Code</p> <p>If code assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Residential Areas Code</p>
Reconfiguring a lot ²³	Code Assessable	Reconfiguring a Lot Code Residential Areas Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development ²³	(a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	If code assessable – Filling and Excavation Code
Other	Exempt Development	

20 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

21 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

22 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by the planning scheme.

23 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 3 – Assessment Tables for the Residential Expansion Area

4.5 Assessment Categories for the *Residential Expansion Area*

The assessment categories²⁴ are identified for development in the *Residential Expansion Area* in column 2 of Tables 5 and 6, and are as follows;

- (a) Table 5 – making a material change of use²⁵, or another use in a defined class, listed in column 1; or
- (b) Table 6 – other development²⁶ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.6 Applicable Codes for self-assessable development and code assessable development in the *Residential Expansion Area*

The applicable codes for self-assessable development and code assessable development in the *Residential Expansion Area* are identified in column 3 of Tables 5 and 6.

²⁴ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

²⁵ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

²⁶ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 5

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RESIDENTIAL EXPANSION AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ²⁷	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Agriculture	Exempt All Circumstances	
Animal Husbandry	Exempt All Circumstances	
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road²⁸	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Apartment	Self Assessable ; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Areas Code (d) Residential Uses Code
Dwelling House	Self Assessable ; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Areas Code (d) Residential Uses Code
Estate Sales Office	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code On-Site Effluent Disposal Code Residential Areas Code Vehicle Access and Parking Code
General Store	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code On-Site Effluent Disposal Code Residential Areas Code Vehicle Access and Parking Code

²⁷ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

²⁸ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ²⁹	Column 2 Assessment Category	Column 3 Applicable Code
Home Based Business	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Residential Areas Code (e) Vehicle Access and Parking Code
Medical/Paramedical Centre	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code On-Site Effluent Disposal Code Residential Areas Code Vehicle Access and Parking Code
Multiple Dwelling	<p>Code Assessable if 2 dwelling units; or</p> <p>Impact Assessable if more than 2 dwelling units</p>	<p>If code assessable –</p> <ul style="list-style-type: none"> Building Dimensions Code On-Site Effluent Disposal Code Residential Areas Code Residential Uses Code Vehicle Access and Parking Code
Public Facility	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Community Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Community Uses Code (d) On-Site Effluent Disposal Code (e) Residential Areas Code (f) Vehicle Access and Parking Code
Refreshment Service	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code On-Site Effluent Disposal Code Residential Areas Code Vehicle Access and Parking Code
Removal House	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Residential Areas Code Residential Uses Code

²⁹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ³⁰	Column 2 Assessment Category	Column 3 Applicable Code
Sport and Recreation	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Community Uses Code (c) On-Site Effluent Disposal Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Community Uses Code (d) On-Site Effluent Disposal Code (e) Residential Areas Code (f) Vehicle Access and Parking Code
Other and Not Defined Uses	Assessment Category	
All	Impact Assessable All Circumstances	

³⁰ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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TABLE 6

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RESIDENTIAL EXPANSION AREA – OTHER DEVELOPMENT*

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ³¹	<p>Self Assessable³² if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with³³; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Residential Areas Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if -</p> <ul style="list-style-type: none"> (a) not a business name sign; or; (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Residential Areas Code <p>If code assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Residential Areas Code
Reconfiguring a lot ³⁴	Code Assessable	Reconfiguring a Lot Code Residential Areas Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring ³⁴ is assessable development ³⁴	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	<p>If code assessable – Filling and Excavation Code</p>
Other	Exempt	

31 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

32 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

33 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

34 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 4 – Assessment Tables for the Rural Agricultural Land Area

4.7 Assessment Categories for the *Rural Agricultural Land Area*

The assessment categories³⁵ are identified for development in the *Rural Agricultural Land Area* in column 2 of Tables 7 and 8, and are as follows;

- (a) Table 7 – making a material change of use³⁶, or another use in a defined class, listed in column 1; or
- (b) Table 8 – other development³⁷ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use;
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.8 Applicable Codes for self-assessable development and code assessable development in the *Rural Agricultural Land Area*

The applicable codes for self-assessable development and code assessable development in the *Rural Agricultural Land Area* are identified in column 3 of Tables 7 and 8.

³⁵ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

³⁶ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

³⁷ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 7

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL AGRICULTURAL LAND AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ³⁸	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Agriculture	Exempt All Circumstances	
Animal Husbandry	Exempt All Circumstances	
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road³⁹	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Apartment	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code (d) Rural Areas Code
Dwelling House	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code (d) Rural Areas Code
Home Based Business	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code (e) Rural Areas Code

³⁸ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

³⁹ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ⁴⁰	Column 2 Assessment Category	Column 3 Applicable Code
Removal House	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Residential Uses Code Rural Areas Code
Roadside Stall	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable code are not complied with.	If Self Assessable – (a) Advertising Devices Code (b) Commercial / Retail Uses Code If Code Assessable – (a) Advertising Devices Code (b) Commercial / Retail Uses Code (c) Rural Areas Code
Secondary Rural Dwelling	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Residential Uses Code Rural Areas Code
Other and Not Defined Uses	Assessment Category	
All	Impact Assessable All Circumstances	

⁴⁰ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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TABLE 8

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL AGRICULTURAL LAND AREA – OTHER DEVELOPMENT*

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ⁴¹	<p>Self Assessable⁴² if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with⁴³; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Rural Areas Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if -</p> <ul style="list-style-type: none"> (a) not a business name sign; or; (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Rural Areas Code <p>If code assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Rural Areas Code
Reconfiguring a lot ⁴⁴	Code Assessable	Reconfiguring a Lot Code Rural Areas Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development ⁴⁴	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	<p>If code assessable – Filling and Excavation Code</p>
Other	Exempt	

41 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

42 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

43 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

44 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 5 – Assessment Tables for the Rural Landscape Area

4.9 Assessment Categories for the *Rural Landscape Area*

The assessment categories⁴⁵ are identified for development in the *Rural Landscape Area* in column 2 of Tables 9 and 10, and are as follows;

- (a) Table 9 – making a material change of use⁴⁶, or another use in a defined class, listed in column 1; or
- (b) Table 10 – other development⁴⁷ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.10 Applicable Codes for self-assessable development and code assessable development in the *Rural Landscape Area*

The applicable codes for self-assessable development and code assessable development in the *Rural Landscape Area* are identified in column 3 of Tables 9 and 10.

⁴⁵ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

⁴⁶ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

⁴⁷ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 9

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL LANDSCAPE AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ⁴⁸	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Agriculture	Exempt All Circumstances	
Animal Husbandry	Exempt All Circumstances	
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road⁴⁹	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Apartment	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code (d) Rural Areas Code
Aquaculture	Code Assessable	Rural Areas Code Rural Uses Code
Dwelling House	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code (d) Rural Areas Code

⁴⁸ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

⁴⁹ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ⁵⁰	Column 2 Assessment Category	Column 3 Applicable Code
Home Based Business	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Rural Areas Code (e) Vehicle Access and Parking Code
Home Occupation	Code Assessable	Advertising Devices Code Building Dimensions Code Home Uses Code Rural Areas Code Vehicle Access and Parking Code
Intensive Animal Husbandry	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Rural Areas Code Rural Uses Code Vehicle Access and Parking Code
Kennels	Code Assessable if located in identified kennel area as depicted on Strategy Map J	Advertising Devices Code Building Dimensions Code On-Site Effluent Disposal Code Rural Areas Code Rural Uses Code Vehicle Access and Parking Code
Removal House	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Residential Uses Code Rural Areas Code
Roadside Stall	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Commercial/Retail Uses Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Commercial/Retail Uses Code (c) Rural Areas Code
Rural Processing	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Rural Areas Code Rural Uses Code Vehicle Access and Parking Code
Secondary Rural Dwelling	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Residential Uses Code Rural Areas Code

⁵⁰ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ⁵¹	Column 2 Assessment Category	Column 3 Applicable Code
Sport and Recreation	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <p>(a) building work proposed; or</p> <p>(b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Community Uses Code</p> <p>(c) On-Site Effluent Disposal Code</p> <p>(d) Vehicle Access and Parking Code</p> <p>If Code Assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Building Dimensions Code</p> <p>(c) Community Uses Code</p> <p>(d) On-Site Effluent Disposal Code</p> <p>(e) Rural Areas Code</p> <p>(f) Vehicle Access and Parking Code</p>
Tourist Accommodation	Code Assessable	<p>Advertising Devices Code</p> <p>Building Dimensions Code</p> <p>On-Site Effluent Disposal Code</p> <p>Rural Areas Code</p> <p>Tourism Uses Code</p> <p>Vehicle Access and Parking Code</p>
Veterinary Hospital	Code Assessable	<p>Advertising Devices Code</p> <p>Building Dimensions Code</p> <p>Commercial / Retail Uses Code</p> <p>On-Site Effluent Disposal Code</p> <p>Rural Areas Code</p> <p>Vehicle Access and Parking Code</p>
Other and Not Defined Uses	Assessment Category	
All	Impact assessable All Circumstances	

⁵¹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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TABLE 10

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL LANDSCAPE AREA* – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ⁵²	<p>Self Assessable⁵³ if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with⁵⁴; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Rural Areas Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if -</p> <ul style="list-style-type: none"> (a) not a business name sign; or; (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Rural Areas Code <p>If code assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Rural Areas Code
Reconfiguring a lot ⁵⁵	Code Assessable	Reconfiguring a Lot Code Rural Areas Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development ⁵⁵	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	<p>If code assessable – Filling and Excavation Code</p>
Other	Exempt	

52 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

53 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

54 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

55 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 6 – Assessment Tables for the Rural Upland Area

4.11 Assessment Categories for the *Rural Upland Area*

The assessment categories⁵⁶ are identified for development in the *Rural Upland Area* in column 2 of Tables 11 and 12, and are as follows;

- (a) Table 11 – making a material change of use⁵⁷, or another use in a defined class, listed in column 1; or
- (b) Table 12 – other development⁵⁸ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.12 Applicable Codes for self-assessable development and code assessable development in the *Rural Upland Area*

The applicable codes for self-assessable development and code assessable development in the *Rural Upland Area* are identified in column 3 of Tables 11 and 12.

⁵⁶ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

⁵⁷ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

⁵⁸ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 11

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL UPLAND AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ⁵⁹	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Agriculture	Exempt All Circumstances	
Animal Husbandry	Exempt All Circumstances	
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road⁶⁰	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Apartment	Self Assessable ; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code (d) Rural Areas Code
Aquaculture	Code Assessable	Rural Areas Code Rural Uses Code
Dwelling House	Self Assessable ; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code (d) Rural Areas Code

⁵⁹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

⁶⁰ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ⁶¹	Column 2 Assessment Category	Column 3 Applicable Code
Home Based Business	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Rural Areas Code (e) Vehicle Access and Parking Code
Removal House	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Rural Areas Code Residential Uses Code
Roadside Stall	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable code are not complied with.	If Self Assessable – (a) Advertising Devices Code (b) Commercial / Retail Uses Code If Code Assessable – (a) Advertising Devices Code (b) Commercial / Retail Uses Code (c) Rural Areas Code
Rural Processing	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Rural Areas Code Rural Uses Code Vehicle Access and Parking Code
Secondary Rural Dwelling	Code Assessable	Building Dimensions Code On-Site Effluent Disposal Code Residential Uses Code Rural Areas Code
Other and Not Defined Uses	Assessment Category	
All	Impact assessable All Circumstances	

⁶¹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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TABLE 12

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *RURAL UPLAND AREA* – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ⁶²	<p>Self Assessable⁶³ if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with⁶⁴; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Rural Areas Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) not a business name sign; or; (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Rural Areas Code <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Rural Areas Code
Reconfiguring a lot ⁶⁵	Code Assessable	Reconfiguring a Lot Code Rural Areas Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development ⁶⁵	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	<p>If code assessable – Filling and Excavation Code</p>
Other	Exempt	

62 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

63 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

64 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

65 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 7 – Assessment Tables for the Industrial Area

4.13 Assessment Categories for the *Industrial Area*

The assessment categories⁶⁶ are identified for development in the *Industrial Area* in column 2 of Tables 13 and 14, and are as follows;

- (a) Table 13 – making a material change of use⁶⁷, or another use in a defined class, listed in column 1; or
- (b) Table 14 – other development⁶⁸ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.14 Applicable Codes for self-assessable development and code assessable development in the *Industrial Area*

The applicable codes for self-assessable development and code assessable development in the *Industrial Area* are identified in column 3 of Tables 13 and 14.

⁶⁶ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

⁶⁷ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

⁶⁸ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 13

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *INDUSTRIAL AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ⁶⁹	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road⁷⁰	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Bulk Retail	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Commercial/Retail Uses Code (d) On-Site Effluent Disposal Code (e) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Commercial/Retail Uses Code (d) Industrial Area Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code
Car Repair Station	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) On-Site Effluent Disposal Code (d) Industrial Uses Code (e) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Industrial Area Code (d) On-Site Effluent Disposal Code (e) Industrial Uses Code (f) Vehicle Access and Parking Code

⁶⁹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

⁷⁰ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ⁷¹	Column 2 Assessment Category	Column 3 Applicable Code
Caretaker Housing	Self Assessable ; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) Industrial Area Code (c) On-Site Effluent Disposal Code (d) Residential Uses Code
Indoor Entertainment	Code Assessable	Advertising Devices Code Building Dimensions Code Community Uses Code Industrial Area Code On-Site Effluent Disposal Code Vehicle Access and Parking Code
Junk Yard	Code Assessable	Advertising Devices Code Industrial Area Code Industrial Uses Code On-Site Effluent Disposal Code Vehicle Access and Parking Code
Light Industry	Self Assessable if gross floor area is less than or equal to 200m ² ; or Code Assessable if – (a) gross floor area is greater than 200m ² ; or (b) the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Industrial Uses Code (d) On-Site Effluent Disposal Code (e) Vehicle Access and Parking Code If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Industrial Area Code (d) Industrial Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code
Medium Industry	Code Assessable	Advertising Devices Code Building Dimensions Code Industrial Area Code Industrial Uses Code On-Site Effluent Disposal Code Vehicle Access and Parking Code
Refreshment Service	Code Assessable	Advertising Devices Code Building Dimensions Code Commercial / Retail Uses Code Industrial Area Code On-Site Effluent Disposal Code Vehicle Access and Parking Code

⁷¹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ⁷²	Column 2 Assessment Category	Column 3 Applicable Code
Road Freight Depot	Code Assessable	Advertising Devices Code Building Dimensions Code Industrial Area Code On-Site Effluent Disposal Code Industrial Uses Code Vehicle Access and Parking Code
Transport Depot	Code Assessable	Advertising Devices Code Building Dimensions Code Industrial Area Code On-Site Effluent Disposal Code Industrial Uses Code Vehicle Access and Parking Code
Truck Stop	Code Assessable	Advertising Devices Code Building Dimensions Code Industrial Area Code On-Site Effluent Disposal Code Industrial Uses Code Vehicle Access and Parking Code
Warehouse	Self Assessable; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Industrial Uses Code (d) On-Site Effluent Disposal Code (e) Vehicle Access and Parking Code If Code Assessable – <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Industrial Area Code (d) Industrial Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code
Other and Not Defined Uses	Assessment Category	
All	Impact assessable All Circumstances	

⁷² See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

Laidley Shire Council Planning Scheme

TABLE 14

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *INDUSTRIAL AREA* – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ⁷³	<p>Self Assessable⁷⁴ if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with⁷⁵; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions code (b) Industrial Area Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) not a business name sign; or; (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Industrial Area Code <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Industrial Area Code
Reconfiguring a lot ⁷⁶	Code Assessable	Industrial Uses Code Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development ⁷⁶	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	<p>If code assessable – Filling and Excavation Code</p>
Other	Exempt	

73 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

74 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

75 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

76 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 8 – Assessment Tables for the Open Space and Reserve Area

4.15 Assessment Categories for the Open Space and Reserve Area

The assessment categories⁷⁷ are identified for development in the *Open Space and Reserve Area* in column 2 of Tables 15 and 16, and are as follows;

- (a) Table 15 – making a material change of use⁷⁸, or another use in a defined class, listed in column 1; or
- (b) Table 16 – other development⁷⁹ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.16 Applicable Codes for self-assessable development and code assessable development in the Open Space and Reserve Area

The applicable codes for self-assessable development and code assessable development in the *Open Space and Reserve Area* are identified in column 3 of Tables 15 and 16.

⁷⁷ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

⁷⁸ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

⁷⁹ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 15

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *OPEN SPACE AND RESERVE AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ⁸⁰	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road⁸¹	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Public Facility	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Community Uses Code (c) Vehicle Access and Parking Code (d) On-Site Effluent Disposal Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Community Uses Code (d) On-Site Effluent Disposal Code (e) Open Space and Recreation Area Code (f) Vehicle Access and Parking Code</p>
Sport and Recreation	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Community Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Community Uses Code (d) On-Site Effluent Disposal Code (e) Open Space and Recreation Area Code (f) Vehicle Access and Parking Code</p>
Other and Not Defined Uses	Assessment Category	
All	Impact assessable All Circumstances	

⁸⁰ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

⁸¹ The table indicates that use for a road remains exempt under the Planning Scheme.

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TABLE 16

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE OPEN SPACE AND RESERVE AREA – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ⁸²	<p>Self Assessable⁸³ if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with⁸⁴; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Open Space and Reserve Area Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if -</p> <ul style="list-style-type: none"> (a) not a business name sign; or; (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Open Space and Reserve Area Code <p>If code assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Open Space and Reserve Area Code
Reconfiguring a lot ⁸⁵	Code Assessable	Open Space and Reserve Area Code Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring ⁸⁵ is assessable development	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	If code assessable – Filling and Excavation Code
Other	Exempt	

82 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

83 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

84 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

85 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 9 – Assessment Tables for the Business Area

4.17 Assessment Categories for the *Business Area*

The assessment categories⁸⁶ are identified for development in the *Business Area* in column 2 of Tables 17 and 18, and are as follows;

- (a) Table 17 – making a material change of use⁸⁷, or another use in a defined class, listed in column 1; or
- (b) Table 18 – other development⁸⁸ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.18 Applicable Codes for self-assessable development and code assessable development in the *Business Area*

The applicable codes for self-assessable development and code assessable development in the *Business Area* are identified in column 3 of Tables 17 and 18.

⁸⁶ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

⁸⁷ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

⁸⁸ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 17

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *BUSINESS AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ⁸⁹	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road⁹⁰	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Bulk Retail	Code Assessable	Advertising Devices Code Building Dimensions Code Business and Village Area Code Commercial / Retail Uses Code Vehicle Access and Parking Code
Commercial Premises	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Commercial/Retail Uses Code (c) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial/Retail Uses Code (e) Vehicle Access and Parking Code</p>
General Store	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Commercial / Retail Uses Code (c) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial / Retail Uses Code (e) Vehicle Access and Parking Code</p>
Indoor Entertainment	Code Assessable	Advertising Devices Code Building Dimensions Code Business and Village Area Code Community Uses Code Vehicle Access and Parking Code

⁸⁹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

⁹⁰ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ⁹¹	Column 2 Assessment Category	Column 3 Applicable Code
Medical/Paramedical Centre	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Commercial / Retail Uses Code (c) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial / Retail Uses Code (e) Vehicle Access and Parking Code</p>
Public Facility	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Community Uses Code (c) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Community Uses Code (c) Vehicle Access and Parking Code (d) Business and Village Area Code (e) Building Dimensions Code</p>
Refreshment Service	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Commercial / Retail Uses Code (c) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial / Retail Uses Code (e) Vehicle Access and Parking Code</p>

⁹¹ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ⁹²	Column 2 Assessment Category	Column 3 Applicable Code
Shop	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <p>(a) building work proposed; or</p> <p>(b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Commercial / Retail Uses Code</p> <p>(c) Vehicle Access and Parking Code</p> <p>If Code Assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Building Dimensions Code</p> <p>(c) Business and Village Area Code</p> <p>(d) Commercial / Retail Uses Code</p> <p>(e) Vehicle Access and Parking Code</p>
Other and Not Defined Uses	Assessment Category	
All	Impact assessable All Circumstances	

⁹² See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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TABLE 18

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *BUSINESS AREA – OTHER DEVELOPMENT*

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ⁹³	<p>Self Assessable⁹⁴ if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <p>(a) the Building Dimensions Code is not complied with⁹⁵; or</p> <p>(b) no existing buildings on the site</p>	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <p>(a) Building Dimensions Code</p> <p>(b) Business and Village Area Code</p>
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if -</p> <p>(a) not a business name sign; or;</p> <p>(b) if the acceptable solutions of the self assessable codes are not complied with</p>	<p>If self assessable -</p> <p>(a) Advertising Devices Code</p> <p>(b) Business and Village Area Code</p> <p>If code assessable -</p> <p>(a) Advertising Devices Code</p> <p>(b) Business and Village Area Code</p>
Reconfiguring a lot ⁹⁶	Code Assessable	Business and Village Area Code Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring ⁹⁶ is assessable development	(a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	If code assessable – Filling and Excavation Code
Other	Exempt	

93 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

94 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

95 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by the planning scheme.

96 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 10 – Assessment Tables for the Village Area

4.19 Assessment Categories for the Village Area

The assessment categories⁹⁷ are identified for development in the *Village Area* in column 2 of Tables 19 and 20, and are as follows;

- (a) Table 19 – making a material change of use⁹⁸, or another use in a defined class, listed in column 1; or
- (b) Table 20 – other development⁹⁹ listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.20 Applicable Codes for self-assessable development and code assessable development in the Village Area

The applicable codes for self-assessable development and code assessable development in the *Village Area* are identified in column 3 of Tables 19 and 20.

⁹⁷ Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

⁹⁸ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

⁹⁹ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 19

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE VILLAGE AREA – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ¹⁰⁰	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road¹⁰¹	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Apartment	Self Assessable ; or Code Assessable if the acceptable solutions of the self assessable codes are not complied with	If Self Assessable – (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code If Code Assessable – (a) Building Dimensions Code (b) Business and Village Area Code (c) On-Site Effluent Disposal Code (d) Residential Uses Code
Bulk Retail	Code Assessable	Advertising Devices Code Building Dimensions Code Business and Village Area Code Commercial / Retail Uses Code On-Site Effluent Disposal Code Vehicle Access and Parking Code
Commercial Premises	Self Assessable if no building work proposed; or Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.	If Self Assessable – (a) Advertising Devices Code (b) Commercial/Retail Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial/Retail Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code

¹⁰⁰ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

¹⁰¹ The table indicates that use for a road remains exempt under the Planning Scheme.

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Column 1 Defined Use or Use Class ¹⁰²	Column 2 Assessment Category	Column 3 Applicable Code
Dwelling House	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) On-Site Effluent Disposal Code (c) Residential Uses Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Business and Village Area Code (c) On-Site Effluent Disposal Code (d) Residential Uses Code
General Store	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Commercial / Retail Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial / Retail Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code
Home Based Business	<p>Self Assessable; or</p> <p>Code Assessable if the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Home Uses Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Home Uses Code (e) Vehicle Access and Parking Code
Indoor Entertainment	Code Assessable	Advertising Devices Code Building Dimensions Code Business and Village Area Code Community Uses Code On-Site Effluent Disposal Code Vehicle Access and Parking Code

¹⁰² See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ¹⁰³	Column 2 Assessment Category	Column 3 Applicable Code
Medical/Paramedical Centre	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Commercial / Retail Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial / Retail Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code
Multiple Dwelling	<p>Code Assessable if 2 dwelling units;</p> <p>Impact Assessable if more than 2 dwelling units</p>	<p>If code assessable –</p> <ul style="list-style-type: none"> Building Dimensions Code Business and Village Area Code On-Site Effluent Disposal Code Residential Uses Code Vehicle Access and Parking Code
Public Facility	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with. 	<p>If Self Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Community Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code <p>If Code Assessable –</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Community Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code

¹⁰³ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ¹⁰⁴	Column 2 Assessment Category	Column 3 Applicable Code
Refreshment Service	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Commercial/Retail Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial/Retail Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code</p>
Removal House	Code Assessable	Building Dimensions Code Business and Village Area Code On-Site Effluent Disposal Code Residential Uses Code
Shop	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if – (a) building work proposed; or (b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable – (a) Advertising Devices Code (b) Commercial/Retail Uses Code (c) On-Site Effluent Disposal Code (d) Vehicle Access and Parking Code</p> <p>If Code Assessable – (a) Advertising Devices Code (b) Building Dimensions Code (c) Business and Village Area Code (d) Commercial/Retail Uses Code (e) On-Site Effluent Disposal Code (f) Vehicle Access and Parking Code</p>

¹⁰⁴ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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Column 1 Defined Use or Use Class ¹⁰⁵	Column 2 Assessment Category	Column 3 Applicable Code
Sport and Recreation	<p>Self Assessable if no building work proposed; or</p> <p>Code Assessable if –</p> <p>(a) building work proposed; or</p> <p>(b) the acceptable solutions of the self assessable codes are not complied with.</p>	<p>If Self Assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Community Uses Code</p> <p>(c) On-Site Effluent Disposal Code</p> <p>(d) Vehicle Access and Parking Code</p> <p>If Code Assessable –</p> <p>(a) Advertising Devices Code</p> <p>(b) Building Dimensions Code</p> <p>(c) Business and Village Area Code</p> <p>(d) Community Uses Code</p> <p>(e) On-Site Effluent Disposal Code</p> <p>(f) Vehicle Access and Parking Code</p>
Other and Not Defined Uses	Assessment Category	
All	Impact assessable All Circumstances	

¹⁰⁵ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

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TABLE 20

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE VILLAGE AREA – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use ¹⁰⁶	<p>Self Assessable¹⁰⁷ if undertaking building works associated with existing buildings on the site</p> <p>Code Assessable if –</p> <ul style="list-style-type: none"> (a) the Building Dimensions Code is not complied with¹⁰⁸; or (b) no existing buildings on the site 	<p>If self assessable – Building Dimensions Code</p> <p>If code assessable –</p> <ul style="list-style-type: none"> (a) Building Dimensions Code (b) Business and Village Area Code
Placing an advertising device on premises not associated with a material change of use	<p>Self Assessable if a business name sign; or</p> <p>Code Assessable if -</p> <ul style="list-style-type: none"> (a) not a business name sign; or; (b) if the acceptable solutions of the self assessable codes are not complied with 	<p>If self assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Business and Village Area Code <p>If code assessable -</p> <ul style="list-style-type: none"> (a) Advertising Devices Code (b) Business and Village Area Code
Reconfiguring a lot ¹⁰⁹	Code Assessable	Business and Village Area Code Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development ¹⁰⁹	<ul style="list-style-type: none"> (a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<p>Exempt where the extent of cut does not exceed 100m³ or extent of fill does not exceed 500m³; or</p> <p>Code Assessable where the extent of cut exceeds 100m³ or extent of fill exceeds 500m³</p>	If code assessable – Filling and Excavation Code
Other	Exempt	

106 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

107 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

108 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by the planning scheme.

109 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

Division 11 – Assessment Tables for the Community Purpose Area

4.21 Assessment Categories for the *Community Purpose Area*

The assessment categories¹¹⁰ are identified for development in the *Community Purpose Area* in column 2 of Tables 21 and 22, and are as follows;

- (a) Table 21– making a material change of use¹¹¹, or another use in a defined class, listed in column 1; or
- (b) Table 22 – other development¹¹² listed in column 1 including –
 - (i) carrying out building work not associated with a material change of use; and /or
 - (ii) placing an advertising device on premises not associated with a material change of use; and /or
 - (iii) reconfiguring a lot; and /or
 - (iv) carrying out operational work for reconfiguring a lot; and /or
 - (v) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use.

4.22 Applicable Codes for self-assessable development and code assessable development in the *Community Purpose Area*

The applicable codes for self-assessable development and code assessable development in the *Community Purpose Area* are identified in column 3 of Tables 21 and 22.

110 Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

111 Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

112 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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TABLE 21

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *COMMUNITY PURPOSE AREA* – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ¹¹³	Column 2 Assessment Category	Column 3 Applicable Code
EXEMPT DEVELOPMENT		
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road¹¹⁴	Exempt All Circumstances	
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT UNDER THE AREA		
Child Care Facility	Code Assessable	Advertising Devices Code Building Dimensions Code Community Purpose Area Code Community Uses Code On-Site Effluent Disposal Code Vehicle Access and Parking Code
Place of Assembly	Code Assessable	Advertising Devices Code Building Dimensions Code Community Purpose Area Code Community Uses Code On-Site Effluent Disposal Code Vehicle Access and Parking Code
Place of Worship	Code Assessable	Advertising Devices Code Building Dimensions Code Community Purpose Area Code Community Uses Code On-Site Effluent Disposal Code Vehicle Access and Parking Code
Other and Not Defined Uses	Assessment Category	
All	Impact assessable All Circumstances	

¹¹³ See Schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes.

¹¹⁴ The table indicates that use for a road remains exempt under the Planning Scheme.

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TABLE 22

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR THE *COMMUNITY PURPOSE AREA* – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use¹¹⁵	Self Assessable¹¹⁶ if undertaking building works associated with existing buildings on the site Code Assessable if – (a) the Building Dimensions Code is not complied with ¹¹⁷ ; or (b) no existing buildings on the site	If self assessable – Building Dimensions Code If code assessable – (a) Building Dimensions Code (b) Community Purpose Area Code
Placing an advertising device on premises not associated with a material change of use	Self Assessable if a business name sign; or Code Assessable if - (a) not a business name sign; or; and (b) if the acceptable solutions of the self assessable codes are not complied with	If self assessable - (a) Advertising Devices Code (b) Community Purpose Area Code If code assessable - (a) Advertising Devices Code (b) Community Purpose Area Code
Reconfiguring a lot¹¹⁸	Code Assessable	Community Purpose Area Code Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring ¹¹⁸ is assessable development ¹¹⁸	(a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m ³ or extent of fill does not exceed 500m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 500m ³	If code assessable – Filling and Excavation Code
Other	Exempt	

115 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

116 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

117 This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by the planning scheme.

118 Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, and for a building format plan that does not subdivide land, in relation to the *Acquisition of Land Act 1967*.

PART 5 – OVERLAYS

Division 1—Assessment Tables for Areas of Natural and Environmental Significance Overlay

5.1 Assessment categories for Areas of Natural and Environmental Significance Overlay

The assessment categories¹¹⁹ are identified for development affected by an Areas of Natural and Environmental Significance Overlay in column 2 of Tables 23A - D and 24A - D as follows;

- (a) Tables 23A - D – making a material change of use¹²⁰, or another use in a defined class, listed in column 1; or
- (b) Tables 24A – other development listed in column 1¹²¹ including;
 - (i) carrying out building work not associated with a material change of use; and/or
 - (ii) reconfiguring a lot; and/or
 - (iii) carrying out operational work for reconfiguring a lot; and /or
 - (iv) carrying out operational work for vegetation clearing not associated with a material change of use or reconfiguring a lot; and /or
 - (v) carrying out operational works for filling and excavating not associated with reconfiguring a lot or a material change of use.
- (c) Tables 24B – 24D – other development listed in column 1¹²² including –
 - (i) carrying out building work not associated with a material change of use; and/or
 - (ii) reconfiguring a lot; and/or
 - (iii) carrying out operational work for reconfiguring a lot; and /or
 - (iv) carrying out operational works for filling and excavating not associated with reconfiguring a lot or a material change of use

5.2 Applicable Codes for development affected by Areas of Natural and Environmental Significance Overlay

For development affected by Areas of Natural and Environmental Significance Overlay and requiring code assessment, the applicable codes are identified in column 3 of Tables 23A - D and 24A - C.

119 Information about assessment categories is provided in the Laidley Shire Planning Scheme User's Guide.

120 Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

121 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in the different proposals.

122 See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in the different proposals.

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ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR AREAS OF NATURAL AND ENVIRONMENTAL SIGNIFICANCE OVERLAY – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS) TABLE 23A

Ecologically Significant Native Vegetation Areas (Overlay Maps E1 and E2)

Column 1 Defined Use or Use Class ¹²³	Column 2 Assessment Category	Column 3 Applicable Code
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road ¹²⁴	Exempt All Circumstances	
All other uses	<p>Exempt if the site area is not located within an area, or within 200m of an area identified as being of High or Very High Ecological Significance.</p> <p>Code Assessable if the criteria for exempt does not apply</p>	If code assessable – Areas of Natural and Environmental Significance Overlay Code

TABLE 23B

Flood Inundation Areas (Overlay Map F)

Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
Agriculture	<p>Exempt if no building work proposed; or</p> <p>Code Assessable if – building work proposed</p>	If Code Assessable - Areas of Natural and Environmental Significance Overlay Code
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Sport and Recreation	<p>Exempt if no building work proposed; or</p> <p>Code Assessable if – building work proposed</p>	If Code Assessable – Areas of Natural and Environmental Significance Overlay Code
Use for a Road ¹²⁵	Exempt All Circumstances	
All Other Uses	Code Assessable if the site area is located within a Flood Inundation Area.	Areas of Natural and Environmental Significance Overlay Code

¹²³ See schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes

¹²⁴ The table indicates that use for a road remains exempt under the Planning Scheme.

¹²⁵ The table indicates that use for a road remains exempt under the Planning Scheme.

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TABLE 23C

Bushfire Prone Areas (Overlay Map D)

Column 1 Defined Use or Use Class ¹²⁶	Column 2 Assessment Category	Column 3 Applicable Code
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road ¹²⁷	Exempt All Circumstances	
All Other Uses	<p>Exempt if the site area is located within an area identified as being of Low Bushfire Risk.</p> <p>Self Assessable if the site area is located within an area identified as being of Medium Bushfire Risk.</p> <p>Code Assessable if the site area is located within an area identified as being of Extreme Bushfire Risk.</p>	If code assessable – Areas of Natural and Environmental Significance Overlay Code

TABLE 23D

Environmental Constraints (Overlay Maps G1 and G2)

Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road ¹²⁸	Exempt All Circumstances	
All Other Uses	Code Assessable	Areas of Natural and Environmental Significance Overlay Code

¹²⁶ See schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes

¹²⁷ The table indicates that use for a road remains exempt under the Planning Scheme.

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ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR AREAS OF NATURAL AND ENVIRONMENTAL SIGNIFICANCE OVERLAY – OTHER DEVELOPMENT

TABLE 24A

Ecologically Significant Native Vegetation Areas (Overlay Maps E1 and E2)

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Reconfiguring a lot; and/or Carrying out building works not associated with a material change of use; and/or Carrying out operational works for reconfiguring a lot; and/or	Code Assessable ¹²⁸ if the site area is located within an area identified as being of Moderate or High Ecological Significance. Impact Assessable if the site area is located within an area identified as being of Very High Ecological Significance.	If code assessable – Areas of Natural and Environmental Significance Overlay Code
Carrying out operational work for vegetation clearing not associated with a material change of use or reconfiguring a lot; and /or	Code Assessable ¹²⁹ if the site area is located within an area identified as being of Moderate or High Ecological Significance. Impact Assessable if the site area is located within an area identified as being of Very High Ecological Significance.	If code assessable – Areas of Natural and Environmental Significance Overlay Code
Carrying out operational work for filling and/or excavating not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m ³ or extent of fill does not exceed 500m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 500m ³ ; and if the site area is located within an area identified as being of Moderate, High or Very High Ecological Significance.	If code assessable – Areas of Natural and Environmental Significance Overlay Code
Other	Exempt	

128 This does not include building work or operational work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

129 This does not include building work or operational work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

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TABLE 24B

Flood Inundation Areas (Overlay Map F)

Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
Reconfiguring a lot and/or Carrying out building works not associated with a material change of use; and/or Carrying out operational works for reconfiguring a lot	Code Assessable if the site area is located within a Flood Inundation Area.	Areas of Natural and Environmental Significance Overlay Code
Carrying out operational work for filling and/or excavating not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m ³ or extent of fill does not exceed 500m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 500m ³ ; and if the site area is located within a Flood Inundation Area.	If code assessable – Areas of Natural and Environmental Significance Overlay Code
Other	Exempt	

TABLE 24C

Bushfire Prone Areas (Overlay Map D)

Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
Reconfiguring a lot; and/or Carrying out operational works for reconfiguring a lot	Code Assessable	Areas of Natural and Environmental Significance Overlay Code
Carrying out building works not associated with a material change of use	Self Assessable if the site area is located within an area identified as being of Medium Bushfire Risk. Code Assessable if the site area is located within an area identified as being of Extreme Bushfire Risk.	If self assessable – Areas of Natural and Environmental Significance Overlay Code (Bushfire Prone Areas) If code assessable - Areas of Natural and Environmental Significance Overlay Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m ³ or extent of fill does not exceed 500m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 500m ³ ; and if the site area is located within an area identified as being of Medium or Extreme Bushfire Risk.	If code assessable – Areas of Natural and Environmental Significance Overlay Code
Other	Exempt	

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TABLE 24D

Environmental Constraints (Overlay Maps G1 and G2)

Column 1 Defined Use or Use Class	Column 2 Assessment Category	Column 3 Applicable Code
Reconfiguring a lot and/or Carrying out building works not associated with a material change of use; and/or Carrying out operational works for reconfiguring a lot	Code Assessable if the site area is located within an Environmental Constraints Area.	Areas of Natural and Environmental Significance Overlay Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m ³ or extent of fill does not exceed 500m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 500m ³ ; and if the site area is located within an Environmental Constraints Area.	If code assessable – Areas of Natural and Environmental Significance Overlay Code
Other	Exempt	

Division 2—Assessment Tables for Places / Areas of Cultural Heritage Significance Overlay

5.3 Assessment categories for Places / Areas of Cultural Heritage Significance Overlay

The assessment categories¹³⁰ are identified for development affected by an Places / Areas of Cultural Heritage Significance Overlay in column 2 of Tables 25 and 26 as follows;

- (a) Table 25 – making a material change of use¹³¹, or another use in a defined class, listed in column 1; or
- (b) Table 26 – other development listed in column 1¹³² including –
 - (i) carrying out building work not associated with a material change of use; and/or
 - (ii) reconfiguring a lot; and/or
 - (iii) carrying out operational work for reconfiguring a lot; and /or
 - (iv) carrying out operational works for filling and excavating not associated with reconfiguring a lot or a material change of use

5.4 Relevant assessment criteria for development affected by the Places / Areas of Cultural Heritage Significance Overlay

For development affected by the Places / Areas of Cultural Heritage Significance Overlay and requiring code assessment, the applicable codes are identified in column 3 of Tables 25 and 26.

¹³⁰ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

¹³¹ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in the different proposals

¹³² See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in the different proposals.

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TABLE 25

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR AREAS / PLACES OF CULTURAL HERITAGE SIGNIFICANCE OVERLAY – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ¹³³	Column 2 Assessment Category	Column 3 Applicable Code
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road ¹³⁴	Exempt All Circumstances	
All other uses	Code Assessable if the site area is located within an area identified on Overlay Map H.	Places/Areas of Cultural Heritage Significance Overlay Code

TABLE 26

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR AREAS / PLACES OF CULTURAL HERITAGE SIGNIFICANCE OVERLAY – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Reconfiguring a lot and/or Carrying out building works not associated with a material change of use; and/or Carrying out operational works for reconfiguring a lot	Code Assessable if the site area is located within an area identified on Overlay Map H.	Places/Areas of Cultural Heritage Significance Overlay Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m ³ or extent of fill does not exceed 500m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 500m ³ ; and if the site area is located within an area identified on Overlay Map H.	If code assessable – (a) Places/Areas of Cultural Heritage Significance Overlay Code (b) Advertising Devices Code
Other	Exempt	

¹³³ See schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes

¹³⁴ The table indicates that use for a road remains exempt under the Planning Scheme.

Division 3—Assessment Tables for Development Constraints Overlay

5.5 Assessment categories for Development Constraints Overlay

The assessment categories¹³⁵ are identified for development affected by a Development Constraints Overlay in column 2 of Tables 27 and 28 as follows;

- (a) Table 27 – making a material change of use¹³⁶, or another use in a defined class, listed in column 1; or
- (b) Table 28 – other development listed in column 1¹³⁷ including –
 - (i) carrying out building work not associated with a material change of use; and/or
 - (ii) reconfiguring a lot; and/or
 - (iii) carrying out operational work for reconfiguring a lot; and /or
 - (iv) carrying out operational works for excavating and filling not associated with reconfiguring a lot or a material change of use

5.6 Relevant assessment criteria for development affected by a Development Constraints Overlay

For development affected by a Development Constraints Overlay and requiring code assessment, the applicable codes are identified in column 3 of Tables 27 and 28.

¹³⁵ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

¹³⁶ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in the different proposals

¹³⁷ See Laidley Shire Planning Scheme User's Guide for examples that explain the type of development involved in the different proposals.

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TABLE 27

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR DEVELOPMENT CONSTRAINTS OVERLAY – MAKING A MATERIAL CHANGE OF USE (INCLUDING ASSOCIATED WORKS)

Column 1 Defined Use or Use Class ¹³⁸	Column 2 Assessment Category	Column 3 Applicable Code
Agriculture	Exempt if the site area is not located within an area identified as the Atkinson Dam Declared Catchment Area on Overlay Map I1; otherwise Code Assessable	If Code Assessable - Development Constraints Overlay Code
Dwelling House	Exempt	
Public Infrastructure	Exempt (for facilities and infrastructure in existing identified and proposed corridors and sites as indicated on Overlay Maps I1 and I2)	
Use for a Road¹³⁹	Exempt All Circumstances	
All other uses	Code Assessable if the site area is located within an area identified on Overlay Maps I1, I2.	Development Constraints Overlay Code

TABLE 28

ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR DEVELOPMENT CONSTRAINTS OVERLAY – OTHER DEVELOPMENT

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Reconfiguring a lot and/or Carrying out building works not associated with a material change of use; and/or Carrying out operational works for reconfiguring a lot	Code Assessable if the site area is located within an area identified on Overlay Maps I1, I2.	Development Constraints Overlay Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m ³ or extent of fill does not exceed 500m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 500m ³ ; and if the site area is located within an area identified on Overlay Maps I1, I2.	If Code Assessable - Development Constraints Overlay Code
Other	Exempt	

¹³⁸ See schedule 1 (dictionary) division 1 (defined uses and use classes) for defined uses and use classes

¹³⁹ The table indicates that use for a road remains exempt under the Planning Scheme.

PART 6— ASSESSMENT CRITERIA (CODES)

Division 1 – Assessment Criteria for Areas

6.1 Residential Areas Code

The following provisions comprise the Residential Areas Code:

- Compliance with the Residential Areas Code (section 6.1.1)
- Overall Outcomes for the Residential Areas Code (section 6.1.2)
- Specific Outcomes and Acceptable Solutions for the Residential Areas Code (section 6.1.3, 6.1.4).

6.1.1 Compliance with the Residential Areas Code

An application for development that achieves the specific outcomes in section 6.1.3, 6.1.4, complies with the Residential Areas Code.

6.1.2 Overall Outcomes for the Residential Areas Code

- (1) The overall outcomes are the purpose of the Residential Areas Code
- (2) The overall outcomes sought for the residential Areas are the following;
 - Residential development in the Shire is located in an efficient, equitable and ecologically sustainable manner;
 - The Residential Areas cater predominantly for residential uses, whilst not discouraging secondary compatible uses in association with the primary residential use;
 - A range of housing types and allotment sizes are accommodated within the *Rural Residential Area*, providing a safe and pleasant living environment;
 - A high quality lifestyle is available within the Shire;
 - Development for residential uses are situated where the Shire's locally and regionally significant natural and cultural assets are preserved;
 - Residential development is located in areas where the impact of land degradation, including dry-land salinity, erosion and landslip is not increased;
 - Residential (including Rural Residential) development occurs where there is no adverse impact on Good Quality Agricultural Land;
 - Residential development is buffered from the existing and proposed rail corridors to minimise any detrimental impact;
 - The expansion of residential development occurs in areas where it is most cost effective to supply physical infrastructure, such as water, sewerage, roads and electricity;
 - Efficient and equitable access to social infrastructure, such as schools, neighbourhood shopping, community services, public transport services, and parks are provided in residential Areas;
 - *Urban Residential Areas* allow for the consolidation of urban growth in the townships of Laidley and Forest Hill, whilst protecting the character and identity of the townships;
 - The safe and efficient movement of pedestrians, cyclists and vehicles is not adversely affected.

6.1.3 Specific Outcomes for the Rural Residential Area

- (1) The specific outcomes sought for the *Rural Residential Area* are the following;

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- Rural residential development is located and consolidated in the *Rural Residential Area* identified on Map C;
- Non-residential uses, including home based business and home occupations, that are not detrimental to the rural residential amenity of the locality and that provide a service to the community, are located in this *Area*;
- Additional uses, such as general stores, childcare facilities and other community based facilities are located in this area.
- *Rural Residential Areas* provide residential style living on a large allotment.

6.1.4 Specific Outcomes for the *Urban Residential Area*

(1) The specific outcomes sought for the *Urban Residential Area* are the following;

- Residential development is not located in areas subject to flood inundation, bushfire risk, or where there are steep slopes, dispersible soils, or the potential to increase land degradation;
- Residential development is not located in areas where there is the potential to impact on good quality agricultural land and sustainable rural production;
- Non-residential uses, including Home Based Businesses that are compatible with the residential amenity and provide a service to the residential community are considered.
- The predominant form of development in *Urban Residential Areas* is single detached housing and multi-units yielding two dwellings. Higher forms of development in the form of multi-unit residential yielding more than two units, retirement homes and villages, are provided on larger allotments to maintain the scale and intensity of low-density residential living.
- A range of allotment sizes is provided to cater for a diversity of living environments.

6.1.4 Specific Outcomes for the *Residential Expansion Area*

(1) The specific outcomes sought for the *Residential Expansion Area* are the following;

- The *Residential Expansion Area* is protected for future urban residential land use;
- Land uses that will not inhibit the future development of the area for residential use are provided.

6.2 Rural Areas Code

The following provisions comprise the Rural Areas Code:

- Compliance with the Rural Areas Code (section 6.2.1)
- Overall Outcomes for the Rural Areas Code (section 6.2.2)
- Specific Outcomes and Acceptable Solutions for the Rural Areas Code (section 6.2.3, 6.2.4, 6.2.5).

6.2.1 Compliance with the Rural Areas Code

An application for development that achieves the specific outcomes in section 6.2.3, 6.2.4, 6.2.5 complies with the Rural Areas Code

6.2.2 Overall Outcomes for the Rural Areas

- (1) The overall outcomes are the purpose of the Rural Areas Code;
 - (2) The overall outcomes sought for the Rural Areas are the following;
- Good Quality Agricultural Land (GQAL) within the Shire is protected and forms the major economic base for the Shire;
 - Predominately used for agricultural purposes;
 - Development is located to;
 - (i) avoid significant adverse impacts on the regionally significant wildlife corridor, as shown on Strategy Maps KI and L1;
 - (ii) avoid significant adverse impacts on the ecologically significant native vegetation areas, as shown on Overlay Maps E1 and E2;
 - Protected from fragmentation and ad-hoc development resulting from reconfiguring of lots;
 - The range of primary industries reflect the economic potential of the Laidley Shire;
 - The rural environment and scenic values are maintained for the enjoyment of the community and tourists;
 - Development does not result in any net increase in sediment, nutrient or other contaminant loadings to any waters;
 - Rural uses are undertaken in a manner that avoids adverse effects on the environment;
 - The impact of land degradation, including dry-land salinity, erosion and land slip is not increased;
 - Development maximises the efficient use, extension and safe operation of infrastructure;
 - Residential (including Rural Residential) development occurs where there is no adverse impact on Good Quality Agricultural Land;
 - Secondary rural dwellings (new) and primary (existing) dwellings are serviced by the same access crossing and driveway;
 - Good Quality Agricultural Land is not alienated by development in that;
 - Adjacent uses do not compromise agricultural operation – protect farm practices; and
 - Encroachment of residential uses onto agricultural land is avoided; and
 - Buffers are included in adjacent uses.
 - The Shire's locally and regionally significant natural and cultural assets are preserved.

6.2.3 Specific Outcomes for the *Rural Agricultural Land Area*

- Buffer zones are provided around areas of remnant and riparian vegetation;
- Rural production on Good Quality Agricultural Land, as identified on Strategy Map M, is free from intrusion by incompatible uses;
- Development that is complementary to Good Quality Agricultural Land, as identified on Strategy Map M, and is located on or adjacent to Good Quality Agricultural Land, includes measures to ameliorate potential conflicts;

6.2.4 Specific Outcomes for the *Rural Landscape Area*

- Rural industry uses, or those land uses considered to be complementary to the rural setting, are undertaken in the *Rural Landscape Area*;
- Rural production on Good Quality Agricultural Land is free from intrusion by incompatible uses;
- Land uses provide a buffer between the *Rural Upland Area* and the sensitive cropping practices of Good Quality Agricultural Land;
- Kennel uses are carried out in the locations identified on Strategy Map J - *Identified Kennel Area*, and do not detrimentally impact upon identified areas of remnant native vegetation or areas used for agricultural production;

6.2.5 Specific Outcomes for the *Rural Upland Area*

- Development is located to be compatible with the topographical and access constraints of the *Rural Upland Area*;
- Development does not cause significant adverse effects (landslip and erosion) on areas characterised by elevated and steep escarpments.
- The scenic values of the natural landscape are protected from development, or the effects of development, that may significantly reduce the scenic value, amenity and rural character;

6.3 *Industrial Area Code*

The following provisions comprise the *Industrial Areas Code*:

- Compliance with the *Industrial Area Code* (section 6.3.1)
- Overall Outcomes for the *Industrial Area Code* (section 6.3.2)
- Specific Outcomes and Acceptable Solutions for the *Industrial Areas Code* (section 6.3.3).

6.3.1 *Compliance with the Industrial Area Code*

An application for development that achieves the specific outcomes in section 6.3.3, complies with the *Industrial Area Code*

6.3.2 *Overall outcomes for the Industrial Area*

- (1) The overall outcomes are the purpose of the *Industrial Area Code*.
- (2) The overall outcomes sought for the *Industrial Area* are the following;
 - Industrial development in the Shire is located in an efficient, equitable and ecologically sustainable manner to the needs of the local and regional community;
 - The range of industries reflect the economic potential of the Shire;
 - Land uses that will not inhibit the future development of the area for industrial use are provided;
 - Industrial development preserves the amenity and ecological health of the Shire.

6.3.3 *Specific Outcomes for the Industrial Area*

- A range of services, trades and other industrial related uses that are compatible with other development is provided;
- The type and scale of development is located, designed and managed to;
 - (i) maintain the safety of people and works;
 - (ii) maintain amenity for surrounding land uses through buffering;
 - (iii) avoid significant adverse effects on the environment;
 - (iv) minimise off-site impacts;
- Suitable land for local and sub-regional industrial activities, at locations within the Shire, is provided;
- Industrial uses are consolidated to confine impacts to Industrial Areas, or other locations where such impacts do not significantly affect amenity;
- Industrial activities are consolidated to provide cost effective infrastructure;
- Regionally focused, transport reliant, industrial activities are located in areas close to the Warrego Highway;
- Amenity is maintained for surrounding land uses by buffering industrial uses.

6.4 **Open Space & Reserve Area Code**

The following provisions comprise the *Open Space and Reserve Area Code*:

- Compliance with the *Open Space and Reserve Area Code* (section 6.4.1)
- Overall Outcomes for the *Open Space and Reserve Area Code* (section 6.4.2)
- Specific Outcomes and Acceptable Solutions for the *Open Space and Reserve Area Code* (section 6.4.3).

6.4.1 **Compliance with the Open Space & Reserve Area Code**

An application for development that achieves the specific outcomes in section 6.4 3, complies with the *Open Space & Reserve Area Code*

6.4.2 **Overall Outcomes for the Open Space & Reserve Area**

- (1) The overall outcomes are the purpose of the *Open Space & Reserve Area Code*
- (2) The overall outcomes sought for the *Open Space & Reserve Area* are the following;
 - The environment, and places that are of significance for their biodiversity, vegetation, recreational, historic or scenic value are protected;
 - *Open Space and Reserve Areas* provide adequate public open space areas, including a diverse range of parkland and facilities for passive recreation, active sporting recreation, and related community uses.

6.4.3 **Specific Outcomes for the Open Space & Reserve Area**

- (1) The specific outcomes sought for the *Open Space & Reserve Area* are the following;
 - The open space network, comprising areas with high scenic quality, remnant vegetation, core habitat areas and open space linkages, are provided;
 - *Open Space and Reserve Areas* protect places and/or environments that are of importance to the Shire's non-indigenous or indigenous heritage, their recreational, historic, scientific, architectural, cultural and/or social value;
 - Biological diversity is retained through the protection, management and enhancement of nature conservation areas, such as areas of native vegetation, wildlife systems, conservation corridors and areas otherwise identified as having conservation value;
 - Open space and reserve areas effectively link each other and residential areas through pedestrian walkways and cycleways;
 - An open space network is established, comprising areas with high scenic quality, remnant vegetation, core habitat areas and existing open space linkages;
 - Open space and reserve areas are designed and maintained in a safe and secure manner to ensure community safety.

6.5 ***Business Area and Village Area Code***

The following provisions comprise the *Business Area* and *Village Area Code*:

- Compliance with the *Business Area* and *Village Area Code* (section 6.5.1)
- Overall Outcomes for the *Business Area* and *Village Area Code* (section 6.5.2)
- Specific Outcomes and Acceptable Solutions for the *Business Area* and *Village Area Code* (section 6.5.3).

6.5.1 **Compliance with the *Business Area* and *Village Area Code***

- (a) An application for development that achieves the specific outcomes in section 6.5 3, complies with the *Business Area* and *Village Area Code*

6.5.2 **Overall outcomes for the *Business Area* and *Village Area***

- (1) The overall outcomes are the purpose of the *Business Area* and *Village Area Code*.
- (2) The overall outcomes sought for the *Business Area* and *Village Area* are the following;
 - A focal locality for the business, commercial, health, civic and social needs of the community is provided;
 - The existing town centre hierarchy is maintained, with Laidley as the primary location for Shire-wide services, and Forest Hill as the core centre to service the surrounding community;
 - The heritage character and amenity of the make of the business and village areas is retained;
 - Safe and convenient access for pedestrians and cyclists is maintained and enhanced.

6.5.3 **Specific Outcomes for the *Business Area***

- Business and commercial development is located primarily in the town centres of Laidley and Forest Hill townships to provide central and accessible services to the local government area;
- Business and commercial activity is consolidated, and health and emergency services are provided;
- The 'rural main street character' of the *Business Area* is maintained.

6.5 4 **Specific Outcomes for the *Village Area***

- Small scale business, community and emergency services is provided for the needs of the local community;
- Small scale activities are clustered for efficient use of infrastructure;
- The existing rural character of the *Village Area* is maintained;
- Residential development accommodates a range of housing types and allotment sizes, and provide a safe and pleasant living environment, with adequate access to community services;

6.6 Community Purpose Area Code

The following provisions comprise the *Community Purpose Area Code*:

- Compliance with the *Community Purpose Area Code* (section 6.6.1)
- Overall Outcomes for the *Community Purpose Area Code* (section 6.6.2)
- Specific Outcomes and Acceptable Solutions for the *Community Purpose Area Code* (section 6.6.3).

6.6.1 Compliance with the *Community Purpose Area Code*

An application for development that achieves the specific outcomes in section 6.5 3, complies with the *Community Purpose Area Code*

6.6.2 Overall outcomes for the *Community Purpose Area*

- (1) The overall outcomes are the purpose of the *Community Purpose Area Code*.
- (2) The overall outcomes sought for the *Community Purpose Area* are the following;
 - The community has safe, convenient and equitable access to designated public facilities;
 - The community has educational, health and other infrastructure services.

6.6.3 Specific outcomes for the *Community Purpose Area*

- Community and public facilities are established in conjunction with population growth and/or community need;
- Community and public activities are clustered for efficient use of land and infrastructure;
- Equitable pedestrian and cycle access to community and public facilities is provided where appropriate.

Division 2 – Assessment Criteria for Overlays

6.7 Areas of Natural and Environmental Significance Overlay Code

The following provisions comprise the Areas of Natural and Environmental Significance Overlay Code:

- Compliance with the Areas of Natural and Environmental Significance Overlay Code (section 6.7.1)
- Purpose of the Areas of Natural and Environmental Significance Overlay Code (section 6.7.2)
- Specific Outcomes and Acceptable Solutions for the Areas of Natural and Environmental Significance Overlay Code (section 6.7.3).

6.7.1 Compliance with the Areas of Natural and Environmental Significance Overlay Code

An application for development that achieves the specific outcomes in section 6.7.3, complies with the Areas of Natural and Environmental Significance Overlay Code.

6.7.2 Overall Outcomes for the Areas of Natural and Environmental Significance Overlay Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Areas of Natural and Environmental Significance Overlay Code are that;
 - Development in the identified areas of natural and environmental significance are compatible with natural landforms and the identified areas are protected from land degradation; and
 - Buildings and/or facilities do not compromise the Shire's natural environment or scenic amenity;
 - The biodiversity of the Shire region is protected;
 - Vegetation in areas of high and very high ecological significance are protected and ecological processes maintained; and
 - Clearing protects the integrity of ecologically significant native vegetation areas; and
 - Development within areas identified as medium and extreme bushfire risk are protected with appropriate measures to reduce fire risk.

6.7.3 Specific Outcomes and Acceptable Solutions for the Areas of Natural and Environmental Significance Overlay Code

The Overlay Maps for *Areas of Natural and Environmental Significance* (Maps E1, E2, F, G1, G2) are the maps that apply for this Code. They include areas with steep or unstable lands, dryland salinity, areas identified as wetlands, flood prone, bush-fire prone or ecologically significant.

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**TABLE 1 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE AREAS OF
NATURAL AND ENVIRONMENTAL SIGNIFICANCE
OVERLAY CODE**

Specific Outcomes
<p>1. Buildings and development are protected from potential conflict, such as:</p> <ul style="list-style-type: none"> • bushfire; • steep or unstable land; • ridgelines; • remnant vegetation – regeneration; • high visual quality; • erosion; • dryland salinity; • wetlands; • floodprone land; • water quality; • permanent or intermittent streams; • major drainage lines; • wildlife corridors.
<p>2. The proposed development complies with the requirements set out in Planning Scheme Policy No.3 - <i>Preparation of Environmental Management Plans</i>.</p>

Bush Fire Prone Areas

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>3. (a) Buildings and residents are protected to minimise risk from bushfires; and (b) The development complies with the Australian Standard – Section 3 of AS 3959 1991 and Chapters 3 & 4 of SAA HB 39 1993 <i>Building in Bushfire Prone Areas</i> and <i>Building Code of Australia Volume 2</i>.</p>	<p>3.1 The site has a minimum water supply storage of 22,500 litres available for fire fighting purposes, in localities where not supplied with reticulated water; and</p> <p>3.2 Water supply outlet is fitted with a 50mm female camlock (standard rural brigade fitting); and</p> <p>3.3 Basic fire fighting equipment in the form of a pump and spray is provided for emergency use; and</p> <p>3.4 Access roads constructed to an all weather standard with a minimum cleared width of 20m and constructed road width of 6m are provided with passing bays every 100m to allow unrestricted access during an emergency; and</p> <p>3.5 Firebreaks with a minimum width of 20m are located between the development site, and vegetated lands.</p>

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Ecologically Significant Native Vegetation Areas

Specific Outcomes
4. Nature conservation values of the ecologically significant native vegetation areas are maintained; and
5. Significant biodiversity areas are protected through the design and management of the proposed development; and
6. Flora and fauna is protected to ensure the maintenance and protection of habitat and wildlife areas / corridors; and
7. Development is managed to ensure there is no increase in erosion, sedimentation or salinity; and
8. Ecologically significant native vegetation areas are only cleared to establish a dwelling house, necessary fence, road or other built infrastructure and no suitable alternative site exists.

Flood Inundation Areas

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
9. People, property and the environment are not subjected to unacceptable risks to health or safety.	9.1 All dwellings and other habitable buildings shall be constructed with a building platform level at least 300mm above the Q100 floodline.

Environmental Constraints – Wetlands, Dryland Salinity Areas, Land with Slope greater than 15%

Specific Outcomes
10. Watercourses and adjacent habitat areas are protected to maintain the integrity of the existing wetlands; and
11. Development does not impact or have the potential to impact on dryland salinity areas, or on land with slope greater than 15%; and
12. Nature conservation values of the wetlands are maintained; and
13. Viable networks of wildlife habitat are protected; and
14. Development does not compromise visual amenity on land with slope greater than 15%.

6.8 Places/Areas of Cultural Heritage Significance Overlay Code

The following provisions comprise the Places/ Areas of Cultural Heritage Significance Overlay Code:

- Compliance with the Places/ Areas of Cultural Heritage Significance Overlay Code (section 6.8.1)
- Purpose of the Places/ Areas of Cultural Heritage Significance Overlay Code (section 6.8.2)
- Specific Outcomes for the Places/ Areas of Cultural Heritage Significance Overlay Code (section 6.8.3).

6.8.1 Compliance with the Places/ Areas of Cultural Heritage Significance Overlay Code

An application for development that achieves the specific outcomes in section 6.8.3, complies with the Places/ Areas of Cultural Heritage Significance Overlay Code.

6.8.2 Overall Outcome for the Places/ Areas of Cultural Heritage Significance Overlay Code

- (1) The overall outcome is the purpose of the code.
- (2) The overall outcome sought for the Places/ Areas of Cultural Heritage Significance Overlay Code is that indigenous and non-indigenous cultural heritage areas, sites and buildings listed on the national and state heritage registers are protected, so as to maintain or enhance their cultural significance within the Laidley community.

6.8.3 Specific Outcomes for the Places/ Areas of Cultural Heritage Significance Overlay Code

The Overlay Map (H) for *Places / Areas of Cultural Heritage Significance* is the map that applies for this Code.

TABLE 3 – SPECIFIC OUTCOMES FOR THE PLACES/ AREAS OF CULTURAL HERITAGE SIGNIFICANCE OVERLAY CODE

SPECIFIC OUTCOMES
1. Sites identified as having cultural heritage significance are maintained and enhanced and the cultural heritage integrity of areas/ places is retained; and
2. Any development complements the existing streetscape and character of a locality, and assists with integration into the public streetscape; and
3. Sites identified as having cultural heritage significance are protected from incompatible development.

6.9 Development Constraints Overlay Code

The following provisions comprise the Development Constraints Overlay Code:

- Compliance with the Development Constraints Overlay Code (section 6.9.1)
- Purpose of the Development Constraints Overlay Code (section 6.9.2)
- Specific Outcomes and Acceptable Solutions for the Development Constraints Overlay Code (section 6.9.3).

6.9.1 Compliance with the Development Constraints Overlay Code

An application for development that achieves the specific outcomes in section 6.9.3, complies with the Development Constraints Overlay Code.

6.9.2 Overall Outcomes for the Development Constraints Overlay Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Development Constraints Overlay Code are that;
 - The provision of public infrastructure, such as sewerage treatment plants, waste disposal facilities, transmission lines, gas and oil pipelines, roads and railways, and highways are safe and efficient, and the potential impacts on the community and the environment are minimised;
 - The operation of public infrastructure is protected from development that may impact upon the safe and efficient operation of the public infrastructure;
 - The protection of extractive industry sites are safe and efficient and the potential impacts on the community and the environment are minimised;
 - The protection of dams within identified dam catchment areas from loss of water quality;
 - To protect identified development constraints from incompatible development.

6.9.3 Specific Outcomes for the Development Constraints Code

The specific outcomes for the Development Constraints Overlay Code are included in table 2 below.

The Overlay Maps for *Development Constraints* (I1, I2) are the maps that apply for this Code.

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TABLE 2 – SPECIFIC OUTCOMES FOR THE DEVELOPMENT CONSTRAINTS OVERLAY CODE

Gas and Oil Pipelines

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. The safe operation of the gas pipeline must not be compromised by the development, and life and property must not be put at risk by uses near the gas pipelines; and	
2. People, property and the environment are not subjected to unacceptable risks to health or safety; and	
3. Buildings and residences are located to minimise risk from the operation of the gas and oil pipelines; and Uses adjoining the pipeline do not include activities or structures that may constitute an additional fire risk, such as the storage of flammable liquids; and	3.1 No habitable structure is constructed within the buffer established 100 metres either side of the gas and oil pipeline corridors as identified on Overlay Maps I1 and I2.

Existing and Proposed Rail Corridor

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
4. The form and density of a proposed development does not prejudice safety, speed, or the intended role of the existing and proposed corridors; and	4.1 The minimum buffer for residential, business, commercial, and public facility uses are 100 metres from the existing and proposed rail corridors, as identified on Overlay Map I1.
5. Stormwater runoff does not compromise the flood immunity of the existing rail corridor; and	
6. Noise sensitive uses adjoining the rail corridor are protected from noise impacts; and	
7. Landscaping and built form support the function of the corridor and enhance the local amenity along the existing rail corridor; and	
8. The form and density of a proposed development does not prejudice safety, speed or intended role of the existing and proposed corridors; and	
9. The development complies with the requirements set out in the <i>Code of Practice: Railway and the Environmental Protection Regulation 1998</i> .	

Roads and Highways

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
10. The Warrego Highway is maintained and enhanced as a link between major centres; and	

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
11. Access be provided in a safe and efficient manner; and	11.1 No direct access to the Warrego Highway, except at designated intersections, as identified on Overlay Map I1; and
12. Development adjacent to state controlled roads is located to ensure safe and efficient use of the Highway, and maintain the integrity of the Highway as a commuter link; and	12.1 No commercial development adjacent to the Warrego Highway, except for minor uses which serve the travelling public; and
13. Development adjacent to state controlled roads is located to ensure that the ability of future road upgrading is maintained; and	13.1 No development within the buffer established 40 metres either side of the Warrego Highway, and 10 metres for other roads identified on Map I1 and I2; and
14. Noise sensitive developments (residential, educational, community and health buildings, parks, outdoor education and recreational areas) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.	<p>14.1 Residential</p> <p>Habitable Floors</p> <ul style="list-style-type: none"> • 60dB (A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are greater than 40dB(A) L90 (8 hour) between 10pm and 6am; or • 57dB(A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are less than or equal to 40dB(A) L90 (8 hour) between 10pm and 6am; or • where the above criteria cannot be met, internal maximum design criterion levels apply, AS2107-1987. <p>Balconies and Formal External Open Space</p> <ul style="list-style-type: none"> • 60dB(A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are greater than 45dB(A) L90 (18 hour); or • 57dB(A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are less than or equal to 45dB(A) L90 (18 hour). <p>Educational, Community and Health Buildings - Classrooms, Meeting or Habitable Rooms.</p> <ul style="list-style-type: none"> • 48dB(A) L10 (1 hour) or less, as measured or calculated (in the centre of the room) as an indoor level. <p>Parks, Outdoor Education and Recreational Areas - Open Space</p> <ul style="list-style-type: none"> • 63dB(A) L10 (12 hour) or less, taking into consideration the full circumstances surrounding the provision and future use of the park or recreational area.

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Transmission Lines

Specific Outcomes
<p>15. People, property and the environment are not subjected to unacceptable risks to health or safety; and</p> <p>16. The development complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i>; and</p> <p>17. Noise levels are at acceptable levels for users, staff and adjoining land uses; and</p> <p>18. Adequate screening is providing; and</p> <p>19. Safe site access and egress is provided.</p>

Landfill Sites and Transfer Stations

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
20. The safe operation of solid and liquid waste facilities is not compromised by development, and life and property are not put at risk by incompatible uses near landfill sites or transfer stations; and	20.1 No habitable structure is constructed within the buffer established 100 metres of any transfer station as identified on Overlay Maps I1 and I2.
21. The development complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i> .	

Sewerage Treatment Plants

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
22. The safe operation of sewerage treatment plants are not compromised by development, and life and property are not put at risk by incompatible uses near a sewerage treatment plant; and	22.1 No habitable structure is constructed within the buffer established 300 metres around the sewerage treatment plants as identified on Overlay Maps I1 and I2.
23. The development complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i> .	

Extractive Industries

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
24. The safe operation of extractive industries are not compromised by development, and life and property are not put at risk by incompatible uses near an extractive industry site; and	24.1 No habitable structure is constructed within the buffer established 300 metres around the extractive industry sites as identified on Overlay Maps I1 and I2.
25. The development complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i> .	

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Dam Catchment Areas

Specific Outcomes
26. The quality of water in the catchment is not compromised by development and put at risk by incompatible uses near dams and their catchments as identified on Overlay Maps I1 and I2; and
27. Stormwater runoff does not detrimentally impact on the water quality of dams; and
28. Erosion and sedimentation control measures comply with the requirements set out in the <i>Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites</i> .

Division 3 – Assessment Criteria for Specific Uses

6.10 Commercial/Retail Uses Code

The following provisions comprise the Commercial/Retail Uses Code;

- Compliance with the Commercial/Retail Uses Code (section 6.10.1);
- Purpose of the Commercial/Retail Uses Code (section 6.10.2);
- Specific Outcomes and Acceptable Solutions for the Commercial/Retail Uses Code (section 6.10.3).

6.10.1 Compliance with the Commercial/Retail Uses Code

An application for development that achieves the specific outcomes in section 6.10.3, complies with the Commercial/Retail Uses Code.

6.10.2 Overall Outcome for the Commercial/Retail Uses Code

- (1) The overall outcome is the purpose of the code.
- (2) The overall outcome sought for the Commercial/Retail Uses Code is that business and commercial development is appropriately designed, accessible, and the existing streetscape amenity and character is maintained.

6.10.3 Specific Outcomes and Acceptable Solutions for the Commercial/Retail Uses Code

The specific outcomes for the Commercial/Retail Uses Code are included in column 1, and the acceptable solutions are included in column 2 of table 1.

TABLE 1 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE COMMERCIAL/RETAIL USES CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. The design of building contributes to the existing or proposed streetscape character, and assists the integration of new development into the public streetscape, which makes efficient use of the site and contributes towards the amenity of the locality; and	
2. The design, features, external finishes and colour of any new building complements the existing streetscape character; and	
3. The setback from any road alignment complements the setbacks prevailing in the street; and	
4. Outdoor lighting; (a) does not adversely impact upon the safety or well-being of pedestrians and drivers through inappropriate light emissions; (b) provides consistency with the character of the locality, and a sense of security; (c) meets the visual requirements of the use; (d) does not cause an unreasonable disturbance to adjoining uses because of light emission; and	4.1 All outdoor lighting is directed inwards from the lighting source and is hooded to ensure there is no disturbance to adjoining uses resulting from light emissions; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>5. Landscaping is designed, established and maintained in a manner which:</p> <ul style="list-style-type: none"> (a) enhances the appearance of the development when viewed from the surrounding streets; and (b) achieves a high standard of aesthetic quality which contributes to the character and streetscape of the surrounding locality; and (c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, surrounding incompatible or sensitive land uses; and (d) integrates existing landform and vegetation, into the landscaping design; and (e) provides for safe and efficient movement of pedestrians, cyclists and motor vehicles; and (f) integrates with surrounding land uses; and 	<p>5.1 All outdoor storage and service facilities (such as garbage bins, clothes drying facilities and building plant equipment) are screened from public view; and</p>
<p>6. The establishment of any commercial/retail use does not detrimentally impact upon the adjoining properties or infrastructure resulting from stormwater runoff.</p>	<p>6.1 Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i>.</p>
<p>7. The establishment of any industrial use does not detrimentally impact upon the surrounding road network and/or safe pedestrian, cyclists and motor vehicle access; and</p>	<p>7.1 Design and construction of internal and external roadworks complies with the requirements set out in <i>Schedule 3 – Standards for Road & Street Design</i>; and</p>

Roadside Stall

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>8. The size and scale of the roadside stall does not detract from the amenity of the surrounding locality and have the appearance of a general store/shop; and</p>	<p>8.1 The premises is not greater than 50m²; and</p>
<p>9. The safe and efficient movement of pedestrians, cyclists and vehicles is not adversely affected, having regard to; and</p> <ul style="list-style-type: none"> (a) the amount and type of vehicle traffic on adjacent roads; (b) frontage – road traffic conditions; (c) road construction standards. 	<p>9.1 A roadside stall is to be located in an area where there is 200m clear vision along the frontage road in either direction from the roadside stall; and</p> <p>9.2 Provision of two (2) all-weather parking bays, at least 4 metres wide. The parking bays are located in the immediate vicinity of the roadside stall; and</p> <p>9.3 The roadside stall is wholly contained within the subject land; and</p> <p>9.4 The roadside stall is not on a road under control of the Department of Main Roads.</p>

6.11 Community Uses Code

The following provisions comprise the Community Uses Code;

- Compliance with the Community Uses Code (section 6.11.1);
- Purpose of the Community Uses Code (section 6.11.2);
- Specific Outcomes and Acceptable Solutions for the Community Uses Code (section 6.11.3).

6.11.1 Compliance with the Community Uses Code

An application for development that achieves the specific outcomes in section 6.11.3, complies with the Community Uses Code.

6.11.2 Overall Outcomes for the Community Uses Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Community Uses Code are that;
 - Public facilities and uses are provided for community benefit;
 - Development for public facilities, sport and recreation is appropriately designed and located;
 - Development does not adversely impact upon the amenity and quiet enjoyment of the surrounding locality.

6.11.3 Specific Outcomes and Acceptable Solutions for the Community Uses Code

The specific outcomes for the Community Uses Code are included in column 1, and the acceptable solutions are included in column 2 of table 2.

TABLE 2 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE COMMUNITY USES CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. The scale, height and bulk of the development does not compromise surrounding buildings, and the amenity of the neighbourhood; and	1.1 The building setback from a boundary abutting a residential area is a minimum of 3m or half the height of the building at that point, whichever is greater; and
2. The facility does not impose adverse noise impacts on the surrounding residential neighbourhood; and	2.1 The adjusted average A-weighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land; and
3. Outdoor lighting; <ol style="list-style-type: none"> does not adversely impact upon the safety or well-being of pedestrians and drivers through inappropriate light emissions; or provides consistency with the character of the locality, and a sense of security; or meets the visual requirements of the use; or does not cause an unreasonable disturbance to adjoining uses because of light emission; and 	3.1 All outdoor lighting is directed inwards from the lighting source and is hooded to ensure there is no disturbance to adjoining uses resulting from light emissions; and
4. The development is co-located with other public facilities; and	4.1 In newly developing areas, the development is located on a site identified for that purpose on an approved structure plan, or adjacent to other public facilities; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>5. Landscaping is designed, established and maintained in a manner which:</p> <ul style="list-style-type: none"> (a) enhances the appearance of the development when viewed from the surrounding streets; (b) achieves a high standard of aesthetic quality which contributes to the character and streetscape of the surrounding locality; (c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, surrounding incompatible or sensitive land uses; (d) integrates existing landform and vegetation, into the landscaping design; (e) provides for safe and efficient movement of pedestrians, cyclists and motor vehicles; (f) integrates with surrounding land uses; and 	<p>5.1 All outdoor storage and service facilities (such as garbage bins, clothes drying facilities and building plant equipment) are screened from public view; and</p>
<p>6. The establishment of any community use does not detrimentally impact upon the adjoining properties or infrastructure resulting from stormwater runoff.</p>	<p>6.1 Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i>.</p>

Child Care Facility

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>7. The development is not exposed to soil contamination, and does not cause health or safety risk to children and users of the facility. Where excavation is required to remove contaminated soil, excavated earth is not placed in sites that may eventually be used for outdoor play; and</p>	<p>7.1 The proposed development is not within 150m of any <i>Industrial Area</i>; and</p>
<p>8. Where adjacent to a residential use or in a <i>Urban Residential Area</i>;</p> <ul style="list-style-type: none"> (a) potentially noisy activities such as intensive activity space are located to minimise impacts; and (b) a screen fence and landscaping is provided to maintain amenity for adjoining properties; and 	<p>8.1 The Child Care Facility is not located within areas where the adjusted average Aweighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land; and</p>
<p>9. Children and users of the child care facility are not put at risk by motorised vehicles using roads, carparks, driveways and access to adjoining properties; and</p>	<p>9.1 Childproof fencing at least 2 metres in height is provided between playgrounds and roads, carparks, driveways and neighbouring properties.</p>
<p>10. All buildings and outdoor playgrounds are not located in the vicinity of any development constraints as identified on overlay maps I1 or I2; and</p>	
<p>11. The area dedicated for the child-care facility adequately caters for the safe and efficient operation of the facility without detrimentally impacting on adjoining land</p>	

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Public Facility, Sport and Recreation

Specific Outcomes
12. Facilities are located on a district or larger sized park, and buildings and other structures are limited to less than 10% of the park; and
13. Buildings and other structures only include: <ul style="list-style-type: none">(a) stands and stages;(b) car parking;(c) shelters and other public conveniences;(d) kiosks;(e) clubhouses.

6.12 Home Uses Code

The following provisions comprise the Home Uses Code;

- Compliance with the Home Uses Code (section 6.12.1);
- Purpose of the Home Uses Code (section 6.12.2);
- Specific Outcomes and Acceptable Solutions for the Home Uses Code (section 6.12.3).

6.12.1 Compliance with the Home Uses Code

An application for development that achieves the specific outcomes in section 6.12.3, complies with the Home Uses Code.

6.12.2 Overall Outcomes for the Home Uses Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Home Uses Code are that;
 - Uses and development are at a scale and level of intensity compatible with residential land uses, and surrounding residents are not adversely impacted upon;
 - The residential amenity of an area is protected;
 - Small-scale industry, business or profession is established and operated in association with the primary use of the premises as a residence;

6.12.3 Specific Outcomes and Acceptable Solutions for the Home Uses Code

The specific outcomes for the Home Uses Code are included in column 1, and the acceptable solutions are included in column 2 of table 3.

TABLE 3 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE HOME USES CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. The scale and intensity of the use does not impact on the residential amenity of a locality; and	1.1 No more than 2 persons who reside within the residence are engaged in the use; and
2. Noise generated by the use does not exceed acceptable levels of noise in a residential neighbourhood; and	2.1 The adjusted average A-weighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land; and 2.2 The use does not involve the use of a source of power other than one (1) or more single-phase electric motors; and
3. The use does not create a nuisance that adversely affects the residents in the neighbourhood or the amenity of the area in which the use is located; and	3.1 The use, excluding office/administration activities, is only conducted between the hours of 7am and 7pm on weekdays, 7am and 12 noon on Saturdays, and no operation on Sundays and Public Holidays; and
4. The establishment of any home use does not detrimentally impact upon the adjoining properties or infrastructure resulting from stormwater runoff.	4.1 Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i> .

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Home Based Business

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
5. Buildings on a house lot have the appearance and bulk of a single house with ancillary outbuildings; and	5.1 The floor coverage used (whether temporarily or permanently), does not exceed more than one-third (1/3) of the total floor coverage of the dwelling house or 30m ² whichever is lesser; and
6. The existence of the Home Based Business does not detract from the residential amenity of a locality; and	6.1 No retail sale or display of goods of any nature on the site; and
7. The surrounding residents are not adversely impacted upon, and the residential amenity of the locality is protected.	7.1 The use and storage of equipment or materials, takes place in an enclosed building; and 7.2 The Home Based Business does not involve a use that is an Environmentally Relevant Activity as identified in <i>Schedule 6</i> of the <i>Environmental Protection Regulation 1998</i> .

Home Occupation

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
8. Buildings on a house lot have the appearance and bulk of a single house with ancillary outbuildings; and	8.1 The establishment of a workshop for serving or manufacturing of goods does not exceed 100m ² and does not include the public display of goods of any nature; and
9. The surrounding residents are not adversely impacted upon, and the residential amenity of the locality is protected; and	9.1 The use does not generate any emissions including but not limited to, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference, which would be greater than that reasonably expected from the residential use on the same premises; and
10. The operation of the Home Occupation does not generate more traffic than is normally associated with the area in which the business is located.	10.1 The Home Occupation generates no more than 10 vehicles per day.

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6.13 Industrial Uses Code

The following provisions comprise the Industrial Uses Code;

- Compliance with the Industrial Uses Code (section 6.13.1);
- Purpose of the Industrial Uses Code (section 6.13.2);
- Specific Outcomes and Acceptable Solutions for the Industrial Uses Code (section 6.13.3).

6.13.1 Compliance with the Industrial Uses Code

An application for development that achieves the specific outcomes in section 6.13.3, complies with the Industrial Uses Code.

6.13.2 Overall Outcomes for the Industrial Uses Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Industrial Uses Code are that;
 - The impacts of industrial uses are within acceptable limits, particularly those uses in prominent locations;
 - Industrial buildings and uses near residential and other sensitive land uses can accommodate a range of industrial uses without unacceptable impacts on the amenity of those areas.

6.13.3 Specific Outcomes and Acceptable Solutions for the Industrial Uses Code

The specific outcomes for the Industrial Uses Code are included in column 1, and the acceptable solutions are included in column 2 of table 4.

TABLE 4 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE INDUSTRIAL USES CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions									
1. The establishment of any industrial use does not detrimentally impact upon the surrounding road network and/or safe pedestrian, cyclists and motor vehicle access; and	1.1 Design and construction of internal and external roadworks complies with the requirements set out in <i>Schedule 3 – Standards for Road & Street Design</i> ; and									
2. The establishment of any industrial use does not detrimentally impact upon the adjoining properties or infrastructure resulting from stormwater runoff; and	2.1 Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i> ; and									
3. The development is of a scale generally compatible with nearby buildings and achieves a standard of amenity having regard to the existing character of the locality; and	<div>3.1 An industrial building or conversion of an existing building into an industrial building does not cover or will cover more than 50% of the site; and</div> <div>3.2 A building or other structure is not used on any land for the use specified in Column 1, less distance from any road alignment than that specified in Column 2, and at a less distance from the side or rear boundary of the site than that specified in Column 3; and</div> <table><tr><th>Column 1</th><th>Column 2</th><th>Column 3</th></tr><tr><td>Light Industry and other defined uses</td><td>9.0m</td><td>3.0m</td></tr><tr><td>Medium Industry</td><td>9.0m</td><td>4.5m</td></tr></table>	Column 1	Column 2	Column 3	Light Industry and other defined uses	9.0m	3.0m	Medium Industry	9.0m	4.5m
Column 1	Column 2	Column 3								
Light Industry and other defined uses	9.0m	3.0m								
Medium Industry	9.0m	4.5m								

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
4. The development is not in conflict with adjoining land uses; and	4.1 Where the site of a proposed industrial use adjoins any land used for urban or rural residential purposes, or which may be used for urban or rural residential purposes under this Planning Scheme, visual screening is provided to a height of 2m and not less than 6m long along all boundaries of the site adjoining residential land; and
5. Emissions of contaminants including noise, vibration, heat, light, radioactivity and electromagnetic radiation do not cause environmental harm or nuisance; and	
6. Emissions of air pollutants including photochemical smog precursors and particulates do not detrimentally affect air quality; and	
7. Emissions of greenhouse gases (carbon dioxide, nitrous oxide and methane) do not cause environmental harm; and	
8. Emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance; and	8.1 Liquid or solid wastes (other than stormwater) are not discharged to land or waters; and 8.2 Storages of potentially contaminating substances or sites where potentially contaminating activities are conducted, are covered and contained to prevent the ingress of rainfall or run-off and to control spillage; and
9. The risk to public safety, property and the environment from technological hazards (fire, explosion, and chemical release) within acceptable limits, as identified in the <i>Dangerous Goods Safety Management Act 2001</i> ; and	
10. Outdoor lighting; (a) does not adversely impact upon the safety or well-being of pedestrians and drivers through inappropriate light emissions; (b) provides consistency with the character of the locality, and a sense of security; (c) meets the visual requirements of the use; and (d) does not cause an unreasonable disturbance to adjoining uses because of light emission; and	10.1 All outdoor lighting shall be directed inwards from the lighting source and be hooded to ensure there is no disturbance to adjoining uses resulting from light emissions; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>11. Landscaping is designed, established and maintained in a manner which;</p> <ul style="list-style-type: none"> (a) enhances the appearance of the development when viewed from the surrounding streets; (b) achieves a high standard of aesthetic quality which contributes to the character and streetscape of the surrounding locality; (c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, surrounding incompatible or sensitive land uses; (d) integrates existing landform and vegetation, into the landscaping design; (e) provides for safe and efficient movement of pedestrians and vehicles; (f) integrated with surrounding land uses. 	<p>11.1 All outdoor storage and service facilities (such as garbage bins, clothes drying facilities and building plant equipment) are screened from public view.</p>

6.14 Residential Uses Code

The following provisions comprise the Residential Uses Code;

- Compliance with the Residential Uses Code (section 6.14.1);
- Purpose of the Residential Uses Code (section 6.14.2);
- Specific Outcomes and Acceptable Solutions for the Residential Uses Code (section 6.14.3).

6.14.1 Compliance with the Residential Uses Code

An application for development that achieves the specific outcomes in section 6.14.3, complies with the Residential Uses Code.

6.14.2 Overall Outcomes for the Residential Uses Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Residential Uses Code are that;
 - The locations of residential uses do not adversely impact upon the neighbourhood amenity of nearby properties, and the buildings or structures do not have detrimental impacts on the environment, and other adjoining land uses.
 - Apartments offer an attractive and safe independent living environment for person(s) with a physical or psychiatric disability or aged who are in need of care and/or supervision;
 - Secondary residential dwellings do not adversely impact on primary production in an area, and the surrounding rural environment is protected and existing land holding sizes are retained;
 - Buildings and structures are compatible with the appearance, character and amenity of the other buildings in the neighbourhood;
 - Residential development (including rural residential) occurs where there is no adverse impact on Good Quality Agricultural Land;
 - Residential development is located within the *Urban Residential Area*.

6.14.3 Specific Outcomes and Acceptable Solutions for the Residential Uses Code

The specific outcomes for the Residential Uses Code are included in column 1, and the probable and acceptable solutions are included in column 2 of table 6.

TABLE 6 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE RESIDENTIAL USES CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. A building on a residential allotment has the appearance and build of a single detached house and ancillary outbuildings; and	1.1 Only one dwelling is sited on a residential allotment; and 1.2 Any ancillary building is no larger than 56m ² gross floor coverage, with a maximum wall height of 2.5m; and
2. Residents vehicles are accommodated on site; and	2.1 A minimum of 2 vehicle spaces is provided on-site; and
3. The dwelling is protected from flooding and does not interfere with the passage or storage of stormwater, or the natural functioning of a waterway; and	3.1 Where an overland flow path traverses a lot, a house and/or ancillary structures, any earthworks are outside the overland flow path; and
4. Habitable rooms have acceptable levels of flood immunity; and	4.1 Where a lot is on floodable land, the minimum flood level for habitable rooms is 300mm above the Q100 flood line on the allotment; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
5. The dwelling is used for domestic residential purposes; and	5.1 There are no more than 6 physically or mentally disabled people accommodated, (including carers) where care or assistance is provided; and
6. Dwelling location does not result in the loss of remnant vegetation or visually impact upon the landscape; and	6.1 In the Rural Upland Area, the dwelling is located a minimum of 15m vertically below any ridgeline; and
7. The dwelling house is in keeping with the aesthetics and amenity of the surrounding locality; and	7.1 Brick or batten the base of high set buildings (2m or above) for the full perimeter, if battens used, maximum spacing is to be 75mm; and
8. The establishment of any residential use does not detrimentally impact upon the adjoining properties or infrastructure resulting from stormwater runoff.	8.1 Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i> .
9. The safe and efficient movement of pedestrians, cyclists and motor vehicles is not adversely affected, having regard to: (a) the amount and type of vehicle traffic on adjacent roads; (b) frontage – road traffic conditions; (c) road construction standards.	9.1 The development complies with the requirements set out in <i>Schedule 3 – Standards for Road & Street Design</i> .

Small Lot Housing

These requirements apply when preparing or assessing an application for a material change of use and/or building work for a dwelling house or ancillary outbuildings on allotments smaller than 600m².

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
10. (a) Building size is consistent with that prevailing in the area; and (b) Buildings are of a domestic scale in their building footprint; and	10.1 The building footprint does not exceed 60% of the site; or 10.2 For a rear allotment, the building does not exceed 60% of the site excluding the access way. (In calculating building footprint, measurements are taken from the outermost projections of all covered structures); and
11. (a) The setback of buildings contributes to the existing or proposed streetscape character, assists the integration of new development into the public streetscape, makes efficient uses of the site and provides amenity for residents; and (b) The setback from any road alignment complements the setbacks prevailing in the street; and	11.1 The house is set back at least 6m from any road alignment where the road is higher in order than a neighbourhood access road (that is, carrying more than 3,000 vehicles per day); and 11.2 The house is set back at least 3m from any road alignment in any other case; and 11.3 The house (excluding eaves, awnings, stairs and garage) is set back from any road alignment within 20% of the average front setback of buildings fronting the same street; and
12.(a) Side setbacks progressively increase as wall height increases to minimise overshadowing of adjoining properties and the minimise building bulk; and (b) The length and height of 'built to	12.1 The side boundary setback is a minimum of 1.5m, where the building eaves height does not exceed 6.2m. This solution does not apply where a wall is built to a boundary; and 12.2 The side boundary setback of 1.5m may be

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
boundary' walls does not adversely impact on the amenity of adjoining properties; and (c) Rear boundary clearances are compatible with the rear boundary clearances established on adjoining properties and do not adversely impact on the amenity of adjoining properties; and	reduced to; (a) 1.2m to the eaves; (b) 0.75m to sun-shading devices; and
13. Private open space has optimal useable proportions and is located to best suit residential needs; and	<p>13.1 The minimum size of private open space is 80m², or 20% of the site, whichever is the greater, no part of which is less than 25m². The total private space may include deck and verandas, not exceeding 25m² (part of the private open space may serve as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play); and</p> <p>13.2 A primary area of this private open space has a minimum size of 25m² and is directly accessible from living localities; and</p> <p>13.3 Primary areas of private open space; (a) have northern or north-eastern exposure; (b) take advantage of lookouts and natural features of the site; (c) reduce adverse privacy and overshadowing impacts on adjacent buildings; and</p>
14. Landscaping is consistent with the established landscape character of the locality, and retains existing vegetation, including street trees; and	14.1 Established trees are retained where removal is not required to site new buildings; and
15. Vehicle parking and access is sufficient, safe and convenient for residents and visitors.	15.1 Each dwelling is provided with two on-site carparking spaces.

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Apartment

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>16. The apartment is secondary to the primary dwelling house and is integrated with the dwelling house to give the appearance of a single detached dwelling.</p>	<p>16.1 Maximum size for an Apartment is 50m²; and</p> <p>16.2 Where such accommodation is provided, either above or below the main habitable dwelling, a covered staircase is provided to connect both accommodation units of the dwelling; and</p> <p>16.3 Where such accommodation is not situated directly under or above the dwelling, the primary dwelling and the apartment comply with the following requirements;</p> <p>(a) Where there is no common external wall;</p> <p>(i) Maximum separation of adjacent external walls is three (3) metres;</p> <p>(ii) A common roof is provided connecting the primary dwelling and the apartment, and such a roof extends the full width of the secondary habitable dwelling and provides full cover for the direct access required;</p> <p>(iii) Direct access is provided between the two habitable sections of the dwelling.</p> <p>(b) Where the habitable dwelling units have a common wall, direct access is provided between the two habitable units through an opening in the common wall.</p>

Secondary Rural Dwelling

Specific Outcomes
17. The use of the subject land for primary production is not compromised; and
18. The secondary residential dwelling is located such that the impact on Good Quality Agricultural Land is minimised; and
19. Vehicular access to both the secondary (new) and primary (existing) dwellings are serviced by the same gutter crossing and driveway; and
20. Secondary rural dwellings are only located in Rural Areas; and
21. Primary production is not affected by the location of a secondary dwelling; and
22. Secondary rural dwellings are located so as to maintain the rural visual landscape; and
23. Secondary rural dwellings (new) and primary (existing) dwellings are serviced by the same access crossing and driveway.

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Multiple Dwelling

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
24. Density, bulk and scale of the buildings are compatible with other buildings in the neighbourhood; and	
25. (a) The siting and setback of buildings contributes to the existing or proposed streetscape character, assists the integration of new development into the public streetscape, makes efficient uses of the site and provides amenity for residents; and (b) The setback from any road alignment complements the setbacks prevailing in the street; and	25.1 The site coverage does not exceed the requirements shown in Table 7 ¹ ; and 25.2 The boundary clearances, site coverage, population density and minimum lot sizes do not exceed the maximum values shown in Table 7, and site population does not exceed the maximum values shown in Table 9; and
26. Private open space has optimal useable proportions and is located to best suit residential needs; and	26.1 The multiple dwelling includes open space within the site for recreational purposes, in accordance with the requirements outlined below in Table 8; and
27. The development, including orientation of windows, is designed to ensure the use does not overlook residential neighbours; and	
28. The development is landscaped such that the landscape treatment must; (a) ensure that trees and shrubs will have an informal and softening effect on buildings; (b) allow privacy to the occupants of the accommodation unit and to the occupants of neighbouring properties; (c) screen poor views; (d) be easily maintained; and	28.1 The development complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i> ; and
29. Outdoor lighting; (a) does not adversely impact upon the safety or well-being of pedestrians and drivers through inappropriate light emissions; (b) provides consistency with the character of the locality, and a sense of security; (c) meets the visual requirements of the use; (d) and does not cause an unreasonable disturbance to adjoining uses because of light emission' and	29.1 All outdoor lighting shall be directed inwards from the lighting source and be hooded to ensure there is no disturbance to adjoining uses resulting from light emissions; and 29.2 Design installation and operation of outdoor lighting complies with the requirements of Australian Standard AS 4282 – <i>Control of Obtrusive Effects of Outdoor Lighting</i> ; and
30. Open space and recreational facilities are located from adjacent sensitive environments, and are bounded by landscape buffers and/or screen fences; and	
31. Noise generated by the use does not exceed acceptable levels of noise in the surrounding area; and	

¹ Site coverage applies to the coverage of the land of all structures, including car parking and garages, and is calculated by assessing the maximum floor coverage of buildings, including patios, balconies, stair wells and the like.

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TABLE 7- MINIMUM ALLOTMENT SIZES FOR MULTIPLE DWELLINGS

No. of Storeys	Minimum Boundary Clearances (m)			Max. Site Coverage (%)	Max. Site Density Persons/ha	Min. Lot Size (m ²)
	Side	Front	Rear			
1	2.5	6	6	40	200	900
2	3.0	6	6	35	300	900
3	3.5	6	6	30	350	900

TABLE 8 - MINIMUM REQUIREMENTS FOR OPEN SPACE WITHIN MULTIPLE DWELLINGS

No. of Units	Open Space
Up to 4	45 m ² per unit with no dimension of this space being less than 3.0 metres.
5 to 8	35 m ² per unit with no dimension of this space being less than 3.5 metres.
Above 8	25 m ² per unit with no dimension of this space being less than 4.0 metres.

TABLE 9 – SITE POPULATION

Habitable Rooms	No. of Persons
1	2
2	2
3	3
4	4
5	5

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6.15 Rural Uses Code

The following provisions comprise the Rural Uses Code;

- Compliance with the Rural Uses Code (section 6.15.1);
- Purpose of the Rural Uses Code (section 6.15.2);
- Specific Outcomes for the Rural Uses Code (section 6.15.3).

6.15.1 Compliance with the Rural Uses Code

An application for development that achieves the specific outcomes in section 6.15.3, complies with the Rural Uses Code.

6.15.2 Overall Outcomes for the Rural Uses Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Rural Uses Code are that;
 - Agricultural land is preserved as a key economic resource;
 - Agricultural, farming activities, and intensive animal uses avoid significant adverse effects on the natural environment;
 - Compatible land uses are encouraged to protect the rural scenic values of the Shire and protect Good Quality Agricultural Land;
 - There are no significant impacts on rural amenity, or the quiet enjoyment of the surrounding community.

6.15.3 Specific Outcomes for the Rural Uses Code

TABLE 10 – SPECIFIC OUTCOMES FOR THE RURAL USES CODE

Specific Outcomes
1. The development is of a scale generally compatible with the surrounding amenity having regard to the existing character of the locality; and
2. Noise generated by the use does not exceed acceptable levels of noise in the surrounding neighbourhood; and
3. The manoeuvring of vehicular traffic both on and offsite does not compromise human safety and ingress and egress of heavy vehicles does not result in damage to public or private property; and
4. The use does not generate unacceptable levels of dust nuisance;and
5. The use complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i> ; and
6. The use does not cause a net increase in sediment, nutrient or other contaminant loadings to any waters; and
7. The use does not cause odour emissions capable of causing environmental nuisance; and
8. The use does not result in soil salinity, contamination or erosion; and
9. The use complies with the requirements set out in Planning Scheme Policy Number 3 – <i>Preparation of Environmental Management plans</i> ; and
10. Outdoor lighting; <ol style="list-style-type: none"> (a) provides consistency with the character of the locality, and a sense of security; (b) meets the visual requirements of the use; and (c) does not cause an unreasonable disturbance to adjoining uses because of light emission; and
11. Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i> .

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Animal Husbandry

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
12. Animals are located away from adjacent sensitive environments and do not adversely impact upon the amenity of adjoining properties; and	12.1 A stable, outhouse, yard, pen or other structure or enclosure for the housing or containment of an animal on any land is situated 10m from the boundary of any adjoining parcel of land; and
13. Emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance; and	13.1 No animal is kept within 100m of a natural watercourse; and
14. Noise generated by the Keeping of animals does not exceed acceptable levels of noise in a rural environment; and	14.1 The adjusted average A-weighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land.
15. The use does not generate unacceptable levels of odour and dust that impact on the surrounding environment.	

Aquaculture

Specific Outcomes
16. Aquaculture is located away from adjacent sensitive environments and does not adversely impact upon the amenity of adjoining properties; and
17. Emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance; and
18. Aquaculture is not located on Good Quality Agricultural Land.

Bird Aviaries and Pigeon Lofts

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
19. Bird aviaries and pigeon lofts are located away from adjacent sensitive environments and do not adversely impact upon the amenity of adjoining properties.	19.1 A coop, cage or other structure is situated not less than; (a) 10m from any dwelling or place where food is manufactured, prepared, packed, re-packed, stored or sold for human consumption, whether on the same parcel of land or not; and (b) 2m from the boundary of any adjoining parcel of land.

Catteries

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
20. (a) The area dedicated for the cattery adequately caters for the safe and efficient operating of the facility without detrimentally impacting on adjoining land holders and the environment; and (b) The cattery is located away from adjacent sensitive environments and do not adversely impact upon the amenity of adjoining properties.	20.1 Buildings and other structures associated with catteries are not established on a parcel of land less than 1ha; and 20.2 Buildings and other structures associated with catteries are not less than 30m from the side and back boundaries, and not less than 20 m from the front boundary.

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Dairies

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>21. (a) The area dedicated for the dairy farm adequately caters for the safe and efficient operating of the facility without detrimentally impacting on adjoining land holders and the environment; and</p> <p>(b) Animals are located away from adjacent sensitive environments and do not adversely impact upon the amenity of adjoining properties; and</p>	<p>21.1 A dairy is not established on a site that is less than eighteen (18) ha; and</p> <p>21.2 The separation of buildings, ponds, manure storage, pens and land disposal facilities from the boundary of adjoining lands are in accordance with Table 11 below ; and</p>
<p>22. Landscaping is designed, established and maintained in a manner which;</p> <p>(a) enhances the appearance of the development when viewed from the road network; and</p> <p>(b) achieves a high standard of aesthetic quality which contributes to the character of the surrounding locality; and</p> <p>(c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, and sensitive land uses; and</p> <p>(d) integrates existing landform and vegetation, into the landscaping design.</p>	<p>22.1 The use complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i>.</p>

Kennels

Column 1 Specific Outcomes
<p>23. (a) The kennels runs are designed and constructed to effectively contain the dogs being housed; and</p> <p>(b) Animal wastes are to be disposed of in a manner which does not result in contamination or environmental degradation to soils; and</p>
<p>24. (a) Animals are located away from adjacent sensitive environments and do not adversely impact upon the amenity of adjoining properties; and</p> <p>(b) Noise generated by the kennels does not exceed acceptable levels of noise in a rural environment; and</p> <p>(c) The kennel walls and floor are constructed of brick, masonry concrete or other similar sound suppressant materials; and</p> <p>(d) Enclosures are located no less than;</p> <p>(a) 250m from a front boundary; and</p> <p>(b) 30m from a side or rear boundary; and</p> <p>(c) 10m from any dwelling on the property</p>
<p>25. Landscaping is designed, established and maintained in a manner which;</p> <p>(a) enhances the appearance of the development when viewed from the road network; and</p> <p>(b) achieves a high standard of aesthetic quality which contributes to the character of the surrounding locality; and</p> <p>(c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, and sensitive land uses; and</p> <p>(d) integrates existing landform and vegetation, into the landscaping design; and</p> <p>(e) complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of</i></p>

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Column 1 Specific Outcomes
<i>Landscape Management Plans.</i>
26. The kennels are designed so that the materials and exterior colour are compatible with the surrounding land and any building erected thereon; and
27. All concrete work is of a smooth finish and the drainage is designed not to allow the ingress of stormwater.

Piggeries

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
28. The area dedicated for the piggery adequately caters for the safe and efficient operating of the facility without detrimentally impacting on adjoining land holders and the environment; and	28.1 A piggery is not established on a site that is less than eighteen (18) ha; and
29. Landscaping is designed, established and maintained in a manner which; (a) enhances the appearance of the development when viewed from the road network; and (b) achieves a high standard of aesthetic quality which contributes to the character of the surrounding locality; and (c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, and sensitive land uses; and (d) integrates existing landform and vegetation, into the landscaping design; and	29.1 The use complies with the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i> ; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>30. (a) Pigs are located away from dwellings and food preparation areas to provide a safe and healthy living environment for the residence in the area; and</p> <p>(b) Emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.</p>	<p>30.1 A pig enclosure is not less than 180m from any dwelling or place where food is manufactured, prepared, packed, re-packed, stored or sold for human consumption; and</p> <p>30.2 A pig enclosure is not less than 100m from any natural watercourse or from the boundary of the parcel of land on which the pigs are kept.</p>

Poultry Farms

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>31. The area dedicated for the poultry farm adequately caters for the safe and efficient operating of the facility without detrimentally impacting on adjoining land holders and the environment; and</p>	<p>31.1 A poultry farm is not established on a site that is less than eighteen (18) ha; and</p>
<p>321. Landscaping is designed, established and maintained in a manner which;</p> <p>(a) enhances the appearance of the development when viewed from the road network; and</p> <p>(b) achieves a high standard of aesthetic quality which contributes to the character of the surrounding locality; and</p> <p>(c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, and sensitive land uses; and</p> <p>(d) integrates existing landform and vegetation, into the landscaping design; and</p>	<p>32.1 The use complies the requirements set out in Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i>; and</p>
<p>33. (a) Poultry is located away from dwellings and food preparation areas to provide a safe and healthy living environment for the residence in the area; and</p> <p>(b) Animals are located away from adjacent sensitive environments and do not adversely impact upon the amenity of adjoining properties.</p>	<p>33.1 Poultry is kept in pens, fowl houses or other structures, which is situated not less than;</p> <p>(a) 10m from any dwelling or place where food is manufactured, prepared, packed, re-packed, stored or sold for human consumption, whether on the same parcel of land or not; and</p> <p>(b) 2m from the boundary of any adjoining parcel of land.</p>

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TABLE 11

Use	Range of Animal Numbers	Non Rural Areas	Public Roads	Other Boundaries of the land	Water-courses Wells or Bores	Dwelling Houses not associated with the Use
Dairy	10-20 21-200 >200	200m 500m 0.3m/beast	50m 50m 50m	20m 20m 50m	50m 50m 100m	200m 200m 500m

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6.16 Tourism Uses Code

The following provisions comprise the Tourism Uses Code;

- Compliance with the Tourism Uses Code (section 6.16.1);
- Purpose of the Tourism Uses Code (section 6.16.2);
- Specific Outcomes for the Tourism Uses Code (section 6.16.3).

6.16.1 Compliance with the Tourism Uses Code

An application for development that achieves the specific outcomes in section 6.16.3, complies with the Tourism Uses Code.

6.16.2 Overall Outcome for the Tourism Uses Code

- (1) The overall outcome is the purpose of the code.
- (2) The overall outcome sought for the Tourism Uses Code is that the development of low-key, short-stay tourist accommodation is non-intrusive, with minimal impacts on the rural amenity and character of the locality where the tourist accommodation is to be located.

6.16.3 Specific Outcomes for the Tourism Uses Code

TABLE 12 – SPECIFIC OUTCOMES FOR THE TOURISM USES CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. The tourist accommodation does not compromise the amenity or character of the area, or the continuation of rural activities; and	1.1 The architectural style and materials used in any new buildings or structures match other structures in the locality, and have neutral or other subdued colours and finishes, so as to be visually unobtrusive; and
2. The density, bulk and scale of the buildings are compatible with other buildings within the vicinity; and	2.1 For a Host Farm and Bed and Breakfast Accommodation, no more than 2 separate accommodation facilities, catering for a maximum number of 8 visitors are provided; and
3. For Host Farm and Bed and Breakfast Accommodation, any new buildings or structures have a height and total floor coverage that is secondary to any existing house; and	
4. Landscaping is designed, established and maintained in a manner which; <ol style="list-style-type: none"> (a) enhances the appearance of the development when viewed from the surrounding road network; and (b) achieves a high standard of aesthetic quality which contributes to the character of the surrounding locality; and (c) screens unsightly buildings, structures, open storage and refuse facilities and the like from the street, or sensitive land uses; and (d) integrates existing landform and vegetation, into the landscaping design; and (e) provides for safe and efficient movement of pedestrians and vehicles; and 	4.1 The proposed development complies with Planning Scheme Policy No. 4 – <i>Preparation of Landscape Management Plans</i> ; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
5. The setback of buildings contributes to the existing character, and assists the integration of new development whilst making efficient use of the site; and	5.1 Any new buildings or structures associated with the provision of services to visitors are no closer than 20m to any boundary; and
6. Outdoor lighting; <ul style="list-style-type: none"> (a) does not adversely impact upon the safety or well-being of pedestrians and drivers through inappropriate light emissions; and (b) provides consistency with the character of the locality, and a sense of security; and (c) meets the visual requirements of the use; and (d) Does not cause an unreasonable disturbance to adjoining uses because of light emission; and 	6.1 All outdoor lighting shall be directed inwards from the lighting source and be hooded to ensure there is no disturbance to adjoining uses resulting from light emissions; and 6.2 Design installation and operation of outdoor lighting complies with the requirements of Australian Standard AS 4282 – <i>Control of Obtrusive Effects of Outdoor Lighting</i> ; and
7. Noise generated by the development does not exceed acceptable levels of noise in surrounding localities.	7.1 The adjusted average a-weighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land
8. The establishment of any tourism use does not detrimentally impact upon the adjoining properties or infrastructure resulting from stormwater runoff.	8.1 Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i> .

Division 4 – Assessment Criteria for a Stated Type

6.17 Advertising Devices Code

The following provisions comprise the Advertising Devices Code:

- Compliance with the Advertising Devices Code (section 6.17.1)
- Purpose of the Advertising Devices Code (section 6.17.2)
- Specific Outcomes for the Advertising Devices Code (section 6.17.3).

6.17.1 Compliance with the Advertising Devices Code

An application for development that achieves the specific outcomes in section 6.17.3, complies with the Advertising Devices Code.

6.17.2 Overall Outcome for the Advertising Devices Code

- (iv) The overall outcome is the purpose of the code.
- (v) The overall outcomes sought for the Advertising Devices Code are that;
 - The Shire's rural image is not compromised by advertising and signage, and is aesthetically acceptable;
 - Advertising and signage is compatible with the site, the character of the local area, safely constructed, and do not create a hazard to pedestrians, cyclists and vehicular traffic.

6.17.3 Specific Outcomes for the Advertising Devices Code

TABLE 1 – SPECIFIC OUTCOMES FOR THE ADVERTISING DEVICES CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. Number, size and scale of signs do not detract from the amenity, and are compatible with streetscape and character of the locality; and	1.1 (a) For advertising devices the proposed advertisements are not less than 100m from an existing advertisement less than or equal to 6m x 3m; and (b) For signs exceeding 6m x 3m, 1 kilometre, as measured along the road frontage from a point perpendicularly opposite to the existing sign, except in a case of any application for a double sign erected upon the same structure; and
2. Sign face area and size, take into consideration, predominant land uses, the built environment, and orientation of the site with respect to adjacent roads and buildings; and	2.1 (a) For a business name sign for a Home Based Business or Home Occupation the signface shall be no larger than 0.3m ² and the sign shall be wholly contained within the premises or on a fence facing the road; or (b) For a business name sign for another use the signface shall be no greater than 4m ² and the sign shall be wholly contained within the premises or on a fence facing the road.
3. Freestanding signs are positioned to ensure adequate setbacks from entries and exits, being the basis to ensure safe movement of vehicular traffic; and	
4. Pedestrian and cycle movement is not obstructed by any sign, and advertising devices that overhang the footpath in such a way as to cause danger to pedestrians and cyclists; and	

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
5. Signs do not cause obstruction or distraction for motor vehicle, cycle or pedestrian traffic on declared roadways. Advertising devices at road intersections, rail crossings, and where traffic merges or diverges does not detract from a driver's attention; and	
6. Illuminated signs are positioned so as not to create a glare or nuisance to traffic.	

6.18 Building Dimensions Code

The following provisions comprise the Building Dimensions Code:

- Compliance with the Building Dimensions Code (section 6.18.1)
- Purpose of the Building Dimensions Code (section 6.18.2)
- Specific Outcomes and Acceptable Solutions for the Building Dimensions Code (section 6.18.3).

6.18.1 Compliance with the Building Dimensions Code

An application for development that achieves the specific outcomes in section 6.18.3, complies with the Building Dimensions Code.

6.18.2 Overall Outcome for the Building Dimensions Code

- (1) The overall outcome is the purpose of the code.
- (2) The overall outcome sought for the Building Dimensions Code is that buildings and structures are compatible with the appearance, character and amenity of the other buildings in the neighbourhood.

6.18.3 Specific Outcomes and Acceptable Solutions for the Building Dimensions Code

The specific outcomes for the Building Dimensions Code are included in column 1 and the acceptable solutions are included in column 2 of table 2.

TABLE 2 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE BUILDING DIMENSIONS CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions																						
1. Building size is consistent with that prevailing in the area, and is in keeping with the aesthetics and amenity of the surrounding area.	<p>1.1 The maximum height of a new building, structure or object, above the natural surface level at any given point, does not exceed these requirements; and</p> <table border="1"> <thead> <tr> <th>Area</th><th>Height (metres)</th></tr> </thead> <tbody> <tr> <td><i>Rural Upland</i></td><td>10</td></tr> <tr> <td><i>Rural Landscape</i></td><td>10</td></tr> <tr> <td><i>Good Quality Agriculture Land</i></td><td>10</td></tr> <tr> <td><i>Rural Residential</i></td><td>8</td></tr> <tr> <td><i>Urban Residential</i></td><td>8</td></tr> <tr> <td><i>Business</i></td><td>10</td></tr> <tr> <td><i>Village</i></td><td>8</td></tr> <tr> <td><i>Industrial</i></td><td>10</td></tr> <tr> <td><i>Residential Expansion</i></td><td>8</td></tr> <tr> <td><i>All Other Areas</i></td><td>8</td></tr> </tbody> </table> <p>1.2 The gross floor area of any dwelling house is not less than 60m².</p>	Area	Height (metres)	<i>Rural Upland</i>	10	<i>Rural Landscape</i>	10	<i>Good Quality Agriculture Land</i>	10	<i>Rural Residential</i>	8	<i>Urban Residential</i>	8	<i>Business</i>	10	<i>Village</i>	8	<i>Industrial</i>	10	<i>Residential Expansion</i>	8	<i>All Other Areas</i>	8
Area	Height (metres)																						
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<i>Business</i>	10																						
<i>Village</i>	8																						
<i>Industrial</i>	10																						
<i>Residential Expansion</i>	8																						
<i>All Other Areas</i>	8																						

6.19 Filling and Excavation Code

The following provisions comprise the Filling and Excavation Code:

- Compliance with the Filling and Excavation Code (section 6.19.1)
- Purpose of the Filling and Excavation Code (section 6.19.2)
- Specific Outcomes and Acceptable Solutions for the Filling and Excavation Code (section 6.19.3).

6.19.1 Compliance with the Filling and Excavation Code

An application for development that achieves the specific outcomes in section 6.19.3, complies with the Filling and Excavation Code.

6.19.2 Overall Outcome for the Filling and Excavation Code

- (1) The overall outcome is the purpose of the code.
- (2) The overall outcome sought for the Filling and Excavation Code is that filling and excavation works do not adversely impact on the surrounding environment and amenity and avoid risk to human life and property.

6.19.3 Specific Outcomes and Acceptable Solutions for the Filling and Excavation Code

The specific outcomes for the Filling and Excavation Code are included in column 1 and the acceptable solutions are included in column 2 of table 4.

TABLE 4 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE FILLING AND EXCAVATION CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. Filling and excavation activities do not detrimentally impact upon surrounding amenity, and the stability of adjoining land is compatible with such activities; and	1.1 A retaining wall is provided and is located at least half of its height from any boundary of the site; and 1.2 Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height and are terraced and landscaped; and
2. Filling and excavation activities do not result in any contamination of land or the standard of existing or proposed water supplies; and	2.1 Only clean fill is used for filling; and 2.2 No contaminated materials are excavated; and 2.3 The site is not located in an area identified as contaminated; and
3. Dust nuisance and emissions of any other air pollutants from filling or excavation are maintained within acceptable levels with minimum environmental impacts; and	3.1 No dust emissions extend beyond the boundary of the site; and 3.2 No other air emissions, including odours, are detectable at the boundary of the site; and
4. Traffic vehicles generated by filling and excavation sites are maintained and do not adversely impact on the surrounding amenity; and	4.1 For all other uses, except extractive industry, truck movements generated by filling or excavation do not occur for longer than 4 weeks; and
5. Erosion and sedimentation control measures comply with the requirements set out in the <i>Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites</i> ; and	5.1 Erosion control devices are provided, such as silt traps, to ensure on and off site erosion and sedimentation are minimised; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
6. The environmental values of receiving watercourses are protected; and	6.1 Filling and excavation is not carried out within 50m of the high bank of a waterway in the Rural Area, and 30m from the high bank of any other Areas; and
7. Public infrastructure is protected from filling and excavation works; and	<p>7.1 Filling and excavation works are at least 2m away from any public infrastructure; or</p> <p>7.2 Filling over any underground infrastructure (telecommunication cable, water supply, sewerage or stormwater drainage reticulation) does not exceed 0.5m and does not cover or impact upon any personal access openings or other access points to the infrastructure; or</p> <p>7.3 Any public infrastructure that may be affected by filling and excavation works are relocated or protected from possible damage or disturbance; and</p>
8. Filling and excavation activities do not result in any increase of flooding or drainage problems; and	<p>8.1 No filling or excavation is located:</p> <ul style="list-style-type: none"> (a) in any waterway corridor as shown on Overlay Maps E1 and E2; (b) in any wetland as shown on Overlay Map K and as defined in the definitions; and <p>8.2 Filling and excavation does not result in ponding on the site or on nearby land; and</p> <p>8.3 Filling and excavation does not interrupt water-flow in any overland flow path; and</p> <p>8.4 Any changes to run-off characteristics resulting from filling for storm events are minimised in an ecologically sensitive manner; and</p>
9. Noise generated from filling and excavation activities are within acceptable levels that do not adversely impact on surrounding amenity; and	<p>9.1 Except for extractive industry, the total duration of filling and excavation operations does not exceed 4 weeks; and</p> <p>9.2 Filling or excavation operations occur only between 7am to 6pm Monday to Saturday; and</p> <p>9.3 The adjusted average A-weighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land.</p>

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6.20 On-site Effluent Disposal Code

The following provisions comprise the On-site Effluent Disposal Code:

- Compliance with the On-site Effluent Disposal Code (section 6.20.1)
- Purpose of the On-site Effluent Disposal Code (section 6.20.2)
- Specific Outcomes and Acceptable Solutions for the On-site Effluent Disposal Code (section 6.20.3).

6.20.1 Compliance with the On-site Effluent Disposal Code

An application for development that achieves the specific outcomes in section 6.20.3, complies with the On-site Effluent Disposal Code.

6.20.2 Overall Outcome for the On-site Effluent Disposal Code

- (1) The overall outcome is the purpose of the code.
- (2) The overall outcome sought for the On-site Effluent Disposal Code is that any adverse impacts on surface and ground water from the installation and operation of on-site effluent disposal systems are mitigated, and minimal risk to public health.

6.20.3 Specific Outcomes and Acceptable Solutions for the On-site Effluent Disposal Code

The specific outcomes for the On-site Effluent Disposal Code are included in column 1 and the acceptable solutions are included in column 2 of table 5.

This Code applies in areas of the Shire not connected to a reticulated sewerage supply.

TABLE 5 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE ON-SITE EFFLUENT DISPOSAL CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. The intensity and scale of the use of premises does not increase any adverse ecological impacts, particularly on nearby sensitive receiving environments; and	1.1 The proposed disposal system complies with the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> , and AS 1547:2000; and
2. The lot size, configuration and location of the system or systems allow for the efficient disposal of domestic effluent in such a way that: <ul style="list-style-type: none">• any adverse impacts on nearby sensitive receiving environments are minimised; and• any health risks are limited during a system failure; and• the existing water quality and/or proposed water supplies remain unaffected; and• sustainable disposal of domestic effluent is ensured.	2.1 The lot has a minimum size of 2000m ² or has the 'minimum lot size' specified for the relevant area in Table 7 of the <i>Reconfiguring a Lot Code</i> , which ever is the greater; and 2.2 The proposed on-site effluent disposal system is located on land above the Q20 flood levels; and

6.21 Reconfiguring a Lot Code

The following provisions comprise the Reconfiguring a Lot Code:

- Compliance with the Reconfiguring a Lot Code (section 6.21.1)
- Purpose of the Reconfiguring a Lot Code (section 6.21.2)
- Specific Outcomes for the Reconfiguring a Lot Code (section 6.21.3).

6.21.1 Compliance with the Reconfiguring a Lot Code

An application for development that achieves the specific outcomes in section 6.21.3, complies with the Reconfiguring a Lot Code.

6.21.2 Overall Outcomes for the Reconfiguring a Lot Code

- (1) The overall outcomes are the purpose of the code.
- (2) The overall outcomes sought for the Reconfiguring a Lot Code are that;
 - Subdivision of land occurs in a manner that achieves safe and convenient localities, whilst providing cost efficient physical and social infrastructure;
 - Subdivision occurs in a manner that prevents fragmentation and ad-hoc development of land, in particular in the Rural Areas of the Shire.
 - Road networks are created so that the function of each road is clearly identified, and acceptable levels of access, safety, amenity and convenience for the community is provided;
 - An interconnected public open space network is provided to meet requirements for pedestrian and cyclist connectivity and outdoor recreation and social activities, whilst contributing to the identity and environmental health of the community;
 - Public open space is provided to meet requirements for outdoor recreational and social activities, whilst contributing to the identity and environmental health of the community;
 - Reconfiguration occurs in a manner that protects the natural environment and biological habitat corridors;
 - Stormwater drainage systems are provided to adequately protect people and the built environment at acceptable levels, and stormwater run-off originating from developments is of a quality that protects or enhances the environmental quality of receiving water;
 - No secondary rural dwellings are subdivided from the parent parcel on which they are sited.
 - Reconfiguring a lot is consistent with the outcomes sought for the relevant Areas Code.

6.21.3 Specific Outcomes for the Reconfiguring a Lot Code

TABLE 6 – SPECIFIC OUTCOMES FOR THE RECONFIGURING A LOT CODE

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. Cycle and pedestrian facilities such as footpaths, bikeways, bicycle parking and other end of trip facilities are located in such a position that allows for exposure and surveillance by the general public; and	
2. Development layout provides adequate public open space that contributes to the legibility and character of the development, and caters for a range of public activities and uses, whilst contributing to stormwater management and protection of environmental values; and	

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3. Stormwater drainage systems are cost effective, and are designed and constructed to meet appropriate standards;	3. Design and construction of drainage works complies with the requirements set out in <i>Schedule 2 - Stormwater Drainage</i> .
4. Drainage systems are capable of catering for reasonable levels of differing rainfall intensity;	
5. Flooding and over-flow of stormwater is minimised.	

Road Networks

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
6. The road network has a clear structure and component roads conform to their function in the network, and are consistent with the road hierarchy; and	
7. The road network has clear physical distinctions between each type of road, and the distinctions are based on function; and	
8. The design features of each type of minor road convey its primary function; and	
9. The safe and efficient movement of pedestrians, cyclists and vehicles is not adversely affected, having regard to; <ul style="list-style-type: none"> (a) the amount and type of vehicle traffic on adjacent roads; and (b) frontage – road traffic conditions; and (c) road construction standards. 	9.1 Design and construction of road networks comply with <i>Schedule 3 – Standards for Road & Street Design</i> .
10. Access and/or intersections do not detrimentally impact upon the continued function of the road network.	

Design

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
11. The development layout offers a wide range of allotment sizes and shapes compatible with the <i>area</i> in which the development is proposed; and	11.1 The development complies with the allotment sizes and shapes as depicted in Table 7; and
12. (a) The development is serviced where possible with a water and sewerage reticulation system; and (b) Where a reticulated water system is not available an alternative method of water supply and effluent disposal must be provided.	12.1 The development complies with the <i>Schedule 4 - Water Supply and Sewerage Reticulation</i> .

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ACCEPTABLE SOLUTIONS
TABLE 7 – RECONFIGURING A LOT DESIGN
STANDARDS

Areas	Allotment Sizes	Min. Frontage	Min. Depth	Max. Front to Depth Ratio	Comments
<i>Urban Residential</i>	Min. area - 600m ²	17m	25m	2.5 to 1	Min area of 900m ² for multi-unit residential development yielding more than 2 dwelling units.
<i>Urban Residential (Small Lots)</i>	Min. area - 450m ²	15m		2.5 to 1	
	Max. area - 600m ²			2.5 to 1	
<i>Residential Expansion</i>	Min. area - 60ha	300m		4 to 1	
<i>Rural Residential</i>	Min. area - 4000m ²	34m	120m	3.5 to 1	
	Max. area - 7900m ²	50m	175m	3.5 to 1	
	Average - 6000m ²				
<i>Rural Agricultural Land</i>	Min. area - 60ha	300m		4 to 1	
<i>Rural Upland</i>	Min. area - 100ha	500m			
<i>Rural Landscape</i>	Min. area - 60ha	300m		4 to 1	
<i>Business</i>	Min area - 400m ²	15m	37.5m	2.5 to 1	
<i>Village</i>	Min. area - 400m ²	15m	37.5m	2.5 to 1	
<i>Industrial</i>	not specified	not specified	not specified	not specified	Allotment dimensions dependant on type of industry proposed
<i>Other Areas</i>	not specified	not specified	not specified	not specified	

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6.22 Vehicle Access and Parking Code

The following provisions comprise the Vehicle Access and Parking Code:

- Compliance with the Vehicle Access and Parking Code (section 6.22.1)
- Purpose of the Vehicle Access and Parking Code (section 6.22.2)
- Specific Outcomes and Acceptable Solutions for the Vehicle Access and Parking Code (section 6.22.3).

6.22.1 Compliance with the Vehicle Access and Parking Code

An application for development that achieves the acceptable solutions in section 6.22.3, complies with the Vehicle Access and Parking Code.

6.22.2 Overall Outcome for the Vehicle Access and Parking Code

- (1) The overall outcome is the purpose of the code.
- (2) The overall outcome sought for the Vehicle Access and Parking Code is that vehicle ingress and egress, on-site car parking and on-site manoeuvring is safe and meets the likely demand.

6.22.3 Specific Outcomes and Acceptable Solutions for the Vehicle Access and Parking Code

The specific outcomes for the Vehicle Access and Parking Code are included in column 1 and the acceptable solutions are included in column 2 of table 8.

TABLE 8 – SPECIFIC OUTCOMES AND ACCEPTABLE SOLUTIONS FOR THE VEHICLE ACCESS AND PARKING CODE

Major Car Parking Areas

Column 1 Specific Outcomes	Column 2 Acceptable Solutions
1. The on-site motor vehicle, cycle and pedestrian circulation system provides safe loading/unloading, manoeuvring network and car and bicycle parking; and	<p>1.1 Where a car park exceeds 0.1 hectare it contains shade trees at a rate of at least 5 per 0.1 hectare; and</p> <p>1.2 Landscaping occurs, and is maintained with a 2.0 m wide planted buffer strip along all street frontages, except where egress and ingress points occur; and</p>
2. On-Site parking and manoeuvring for emergency vehicles provides safe and efficient emergency response and service delivery; and	2.1 On-site circulation and manoeuvring complies with the requirements of Australian Standard – section 3 of AS 2890.1-1993, and section 3 and <i>APPENDIX B</i> of AS 2890.2-1989; and
3. Access driveways are located to minimise conflicts and designed to operate efficiently and safely, taking into account; <ol style="list-style-type: none"> (a) the size of the car-park; and (b) the amount and type of vehicle traffic; and (c) the type of use (eg. long-term, short-term, regular, casual); and (d) frontage-road traffic conditions; and (e) the design and capacity of the adjoining street system; and 	3.1 Access driveways are located and designed in accordance with the provisions of the Australian Standard - Section 3 of AS 2890.1-1993, and Section 3 of AS 2890.2-1989; and
4. The number and size of motor vehicle parking spaces and amount of bicycle parking is adequate to meet user requirements and to minimise conflicts with other parked vehicles; and	4.1 On-site circulation and manoeuvring complies with the requirements of Australian Standard – Section 2 of AS 2890.1-1993, and Section 2 and <i>APPENDIX B</i> of AS 2890.2-1989; and

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions
<p>5. The number and size of motor vehicle parking spaces and number of bicycle parking spaces are adequate to meet user requirements and to minimise conflicts with other parked vehicles; and</p>	<p>5.1 Parking spaces meet the design requirements of Australian Standard – Section 2 and <i>APPENDIX B</i> of <i>AS 2890.1-1993</i>, and Section 2 of <i>AS 2890.2-1989</i>; and</p> <p>5.2 Motor vehicle car parking spaces are provided in accordance with the requirements set out in Table 9; and</p> <p>5.3 1 bicycle parking space for every 10 allocated car parking spaces; and</p>
<p>6. Access driveways, manoeuvring, loading/unloading and car-parks are designed, constructed and maintained;</p> <p>(a) at a gradient suitable for intended vehicle use;</p> <p>(b) in such a way that they are effectively drained and sealed;</p> <p>(c) such that spaces are clearly marked and signed as appropriate; and</p> <p>(d) to be available exclusively for the intended vehicle use.</p>	<p>6.1 Sealed access driveways, manoeuvring, loading/unloading and car-parks are provided, and;</p> <p>(a) have gradients in accordance with the relevant provisions of Australian Standard – Section 2 of <i>AS 2890.1-1993</i>, and Section 2 of <i>AS 2890.2-1989</i>;</p> <p>(b) drains adequately to a lawful point of discharge.</p>

Minor Car Parking Areas

Column 1 Specific Outcomes	Column 2 Acceptable Solutions (if self assessable)
<p>7. The number and size of vehicle parking spaces are adequate to meet user requirements.</p>	<p>7.1 Vehicle car parking spaces are provided in accordance with the requirements set out in Table 9.</p>

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TABLE 9 – GENERAL PARKING REQUIREMENTS

Column 1	Column 2
Development	Minimum parking spaces
Accommodation Units	1 covered parking space for each guest unit or dwelling unit and one additional covered space for each four units or part thereof.
Bed and Breakfast Accommodation	1 space for each employee and 1 space for each accommodation unit and 1 visitor space for every 4 units or part thereof.
Bulk Retail	1 space for every employee and 1 space for every 50m ² of gross floor area.
Caravan Park	1 space for each site (van, tent or relocatable home, etc.). 1 additional space for each 6 sites for visitors. 1 additional space for each 6 sites for trailers.
Car Repair Station	1 space for every 50m ² of gross retail floor area and sufficient spaces on site for all clients.
Catering Room	1 space for every 15m ² of gross floor area.
Child Care Facility	1 space for every employee and 1 space for every 10 childcare places.
Commercial Premises	1 space for every employee and 1 space for each 25m ² of gross floor area.
Ecotourism	1 space for each employee, 1 space for each accommodation unit and 1 visitor space for every 4 units or part thereof and 1 space for every 5 seats or places in any conference facility.
Educational Establishment	1 space for every employee and 1 space for every 10 student places.
Emergency Services Depot	1 space for every emergency service vehicle, 1 space for every staff member.
Estate Sales Office	1 space for each employee and 3 spaces for clients.
Funeral Parlour	1 space for every 5 seats or places.
General Store	1 space for every employee and 1 space for every 25m ² of gross retail floor area.
Home Based Business	2 spaces for clients.
Home Occupation	2 spaces for clients.
Hospital	1 space for every 4 beds, and 1 space for every 2 employees and 1 space for each staff doctor and consultant.
Host Farm	1 space for each employee and 1 space for each accommodation unit and 1 visitor space for every 4 units or part thereof.
Hotel	1 space for every 1.5m ² of net bar floor area and 1 space for every 3m ² of net lounge or beer garden floor area and 1 covered space for each dwelling or motel unit or guest suite and provision on site for parking of at least 8 vehicles for the drive-in bottle shop.

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Indoor Entertainment	1 space for every employee and 1 space for every 5 seats or places.
Industry (all classes)	1 space for every employee and 1 space for every 100m ² of gross floor area, or if no building on site, 1 space for each 200m ² of site area used for the industry.
Intensive Animal Husbandry	1 space for every employee and 2 additional spaces for clients.
Junk Yard	1 space for every employee and 4 additional spaces for clients.
Kennels	1 space for every employee and 2 additional spaces for clients.
Liquid Fuel Depot	1 space for every employee and 2 additional spaces for clients.
Medical/Paramedical Centre	1 space for ambulance vehicles 1 space for every employee and 1 space for every 25m ² of gross floor area.
Motel	1 covered space for every unit plus 1 additional space for every 4 units or part thereof.
Multiple Dwelling	1 covered space for each unit plus 1 additional space for each 4 units or part thereof.
Passenger Terminal	1 space for each employee plus 1 space for each 50m ² of lounge assembly area.
Place of Assembly	1 space for every 5 seats or places.
Place of Worship	1 space for every 10 seats or places.
Public Facility	1 space for every 15m ² gross floor area.
Refreshment Service	1 space for every 15m ² of gross floor area.
Road Freight Depot	1 space per employee in each working shift and 1 vehicle bay for every 50m ² of gross floor area for large vehicles.
Rural Processing	1 space for each employee.
Service Station	5 spaces for the first lubricating bay and 4 spaces for each additional bay.
Shop, including shopping centres	1 space for every 15m ² of gross retail floor area.
Sport and Recreation	1 space for each employee plus 1 space for every 5 seats or places. In the case of sporting fields where seats or places are not provided 1 carparking space per employee plus 25 carparking spaces per field.
Tourist Attraction	1 space for every employee and 1 space for every 25m ² gross floor area.
Transport Depot	1 space per employee in each working shift and 1 vehicle space for each heavy vehicle utilising the transport depot at any one time.
Truck Stop	1 space per employee in each working shift and 1 vehicle space for each heavy vehicle utilizing the transport depot at any one time.
Veterinary Hospital	1 space for every employee ,1 heavy vehicle space plus 2 spaces for clients.

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Warehouse	1 space for every employee and 1 space for every 100m ² of gross floor area.
All other uses	As required by Council in keeping with the parking requirements generated by the use.

Part 7 Local government infrastructure plan

7.1 Preliminary

1. This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
2. The purpose of the local government infrastructure plan is to:
 - a) integrate infrastructure planning with the land-use planning identified in the planning scheme
 - b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - c) enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning
 - d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner
 - e) provide a basis for the imposition of conditions about infrastructure on development approvals.
3. The local government infrastructure plan:
 - a) states in section 2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - b) identifies in section 3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031
 - c) states in section 4 (desired standards of service), for each trunk infrastructure network, the desired standard of performance
 - d) identifies in section 5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - i. stormwater
 - ii. transport
 - iii. parks and land for community facilities.
 - e) provides a list of supporting documents that assists in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material.

7.2 Planning assumptions

1. The planning assumptions state the assumptions about:
 - a) population and employment growth
 - b) the type, scale, location and timing of development, including the demand for each trunk infrastructure network.
2. The planning assumptions, together with the desired standards of service, form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
3. The planning assumptions have been prepared for:
 - a) the base date (2016) and the following projection years:
 - i. mid 2021;
 - ii. mid 2026;
 - iii. mid 2031;
 - iv. mid 2036;
 - v. Ultimate development
 - b) the LGIP development types in column 2 that include the uses in column 4 of Table 7.2.1.
 - c) the projection areas identified on Local Government Infrastructure Plan Map LGIP Priority infrastructure area PIA-1:7 in Schedule 5—Local government infrastructure plan mapping and tables.

Table 7.2.1: Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Planning Scheme	Column 4 Uses
Residential development	Detached dwelling	Gatton	Caretaker's Residence Dwelling house Small Lot house
		Laidley	Caretaker Housing Dwelling house Secondary Rural Dwelling
	Attached dwelling	Gatton	Accommodation units Annexed Unit
		Laidley	Accommodation units Apartment Multiple Dwelling
	Other dwellings	Gatton	Bed and Breakfast Accommodation Caravan Park Eco Tourism Facility Farm Worker's Accommodation Motel
		Laidley	Caravan Park Motel Removal House Tourist Accommodation
Non-residential development	Commercial	Gatton	Commercial Premises Health Care Premises
		Laidley	Commercial Premises Estate Sales Office Medical/Paramedical Centre Veterinary Hospital
	Retail	Gatton	Arts, Crafts and Antiques Catering shop Hotel Indoor Entertainment Outdoor Entertainment Service Station Shop Showroom
		Laidley	Bulk retail Catering Room General Store Hotel Indoor Entertainment Refreshment Service Service Station Shop

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Planning Scheme	Column 4 Uses
			Sport and Recreation Truck Stop
	Industry	Gatton	Animal Product Processing Industry Extractive industry Industry Rural Service Industry Service Trade Transport Depot Warehouse
		Laidley	Car Repair Station Extractive industry Industry Light Industry Liquid Fuel Depot Medium Industry Noxious, Offensive and Hazardous Industry Road Freight Depot Rural Processing Transport Depot
	Community purpose	Gatton	Education Establishment, Special Purpose
		Laidley	Child Care Facility Education Establishment Emergency Services Depot Funeral Parlour Hospital Place of Assembly Place of Worship Warehouse
	Rural and Other	Gatton	Agriculture Animal Husbandry Home Based Business Intensive Agriculture Intensive Animal Industries Local Utility Off-street Car Park Park Roadside Stall Telecommunications Facility Transport Terminal
		Laidley	Agriculture Animal Husbandry Aquaculture Aviation Feedlot Forestry

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Planning Scheme	Column 4 Uses
			Home Based Business Home Occupation Intensive Animal Industries Junk Yard Kennels Passenger Terminal Public Facility Public Infrastructure Roadside Stall

4. Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

7.2.1 Population and employment growth

1. A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 7.2.1.1—Population and employment assumptions summary.

Table 7.2.1.1—Population and employment assumptions summary

Column A Planning Scheme	Column 1 Description	Column 2 Assumptions					
		Base date (2016)	2021	2026	2031	2036	Ultimate development
Gatton	Population	20,095	22,392	24,712	27,288	30,300	55,730
	Employment	7,537	8,298	9,066	9,919	10,917	13,326
Laidley	Population	19,716	21,443	23,505	25,445	26,925	34,337
	Employment	3,944	4,258	4,632	4,984	5,252	6,597
Lockyer Valley Region	Population	39,811	43,835	48,218	52,732	57,225	90,068
	Employment	11,481	12,555	13,698	14,903	16,169	19,922

2. Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in schedule 5 – Local government infrastructure plan mapping and tables:
 - a) for population, Table SC5.1.1—Existing and projected population;
 - b) for employment, Table SC5.1.2—Existing and projected employees

7.2.2. Development

1. The developable area is identified on Local Government Infrastructure Plan Map LGIP Priority Infrastructure Area PIA-1:7 in Schedule 5 – Local government infrastructure plan mapping and tables.
2. The planned density for future development is stated in Table SC5.1.3 in Schedule 5—Local government infrastructure plan mapping and tables.
3. A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 7.2.2.1—Residential dwellings and non-residential floor space assumptions summary.

Table 7.2.2.1 – Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 1A Planning Scheme	Column 2 Assumptions					
		Base date (2016)	2021	2026	2031	2036	Ultimate development
Residential dwellings	Gatton	7,516	8,406	9,310	10,316	11,497	21,146
	Laidley	7,375	8,050	8,855	9,619	10,216	13,029
	Lockyer Valley Region	14,891	16,456	18,165	19,935	21,713	34,175

Column 1 Description	Column 1A Planning Scheme	Column 2 Assumptions					
		Base date (2016)	2021	2026	2031	2036	Ultimate development
Non- residential floor space (m ² GFA)	Gatton	403,724	446,269	489,243	536,934	592,719	1,063,695
	Laidley	159,008	177,251	199,031	219,514	235,151	259,016
	Lockyer Valley Region	562,732	623,519	688,274	756,449	827,870	1,322,712

4. Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 5 Local government infrastructure plan mapping and tables:
 - c) for residential development Table SC5.1.4—Existing and projected residential dwellings
 - d) for non-residential development, Table SC5.1.5—Existing and projected non-residential floor space.

7.2.3 Infrastructure demand

1. The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC5.1.3 in Schedule 5 Local government infrastructure plan mapping and tables.
2. A summary of the projected infrastructure demand for each service catchment is stated in:
 - a) for the stormwater network, Table SC5.1.6
 - b) for the transport network, Table SC5.1.7

- c) for the parks and land for community facilities network, Table SC5.1.8.

7.3 Priority infrastructure area

1. The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
2. The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP Priority Infrastructure Area PIA-1:7

7.4 Desired standards of service (DSS)

1. This section states the key standards of performance for a trunk infrastructure network.
2. Design standards for trunk infrastructure networks are identified in the following sub-sections, which include references to planning scheme policies or other controlled documents.

7.4.1 Stormwater network

1. The desired standard of service for the Stormwater network is as follows:

Table 7.4.1.1. Stormwater network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	Queensland Urban Drainage Manual—NRW Local government standards in planning scheme and planning scheme policies Transport and Main Roads - Road Drainage Design Manual
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy Queensland Water Quality Guidelines 2006— Environmental Protection Agency (EPA) (where local guidelines do not exist) National Water Quality Guidelines—National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	Section 42 Environmental Protection [Water] Policy 1997) Local Government standards in planning scheme and planning scheme policies
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	Queensland Urban Drainage Manual—NRW Local government standards in planning scheme and planning Natural Channel Design Guidelines Transport and Main Roads- Road Drainage Design Manual

7.4.2 Transport network

1. The desired standard of service for the transport network is as follows:

Table 7.4.2.1. Transport network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design/planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	Local government road design and development manual/standards/codes in planning scheme and planning scheme policy Interim Guide to Road Planning and Design developed by the Department of Transport and Main Roads Australian Standards AUSTROADS guides
Public transport design/planning standards	New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand-responsive public transport routes.	Local government design and development manual/standards/codes in planning scheme and planning scheme policy Design accords with the performance criteria set by Department of Transport and Main Roads AUSTROADS guides for road-based public transport and high-occupancy vehicles
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	Local government road design and development manual/standards/codes in planning scheme and planning scheme policy Australian Standards AUSTROADS Guide to Road Design – Part 6A: Pedestrian and Cycle Paths'. Complete Streets

7.4.3 Public parks and land for community facilities network

1. The desired standard of service for the parks and land for community facilities network is as follows:

Table 7.4.3.1. Parks and land for community facilities network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and land for community facilities is established to provide for the full range of recreational and sporting activities and provide for development of community facilities.	Parks and land for community facilities is provided at a local, district and LGA-wide level Parks and land for community facilities addresses the needs of both recreation and provides for development of community facilities.
Accessibility	Public parks and land for community facilities will be located to ensure adequate pedestrian, cycle and vehicle access.	Accessibility standards are identified in Table 7.4.3.2
Land quality/suitability Area/1000 persons minimum size maximum grade Flood immunity	Public parks and land for community facilities will be provided to a standard that supports a diverse range of recreational, sporting, health and services—promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	The rate of public park and land for community facilities is identified in Table 7.4.3.3. The size of public park and land for community facilities is identified in Table 7.4.3.4. The maximum gradient for public park and land for community facilities provision is identified in Table 7.4.3.5. Road frontage requirements are identified in Table 7.4.3.6. The minimum flood immunity for public park and land for community facilities is identified in Table 7.4.3.7
Facilities/embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	Standard embellishments for each type of park are identified in Table 7.4.3.8
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks and community facilities in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	Local government standards in planning scheme and planning scheme policies Australian Standards

Table 7.4.3.2 - Accessibility standard

Infrastructure type	Accessibility standard (km)		
	Local	District	Regional
Recreation park	0.4 km in urban areas	1.0km in urban areas	20 minute drive (40km)
Sport park	N/A	15 minute drive	15 minute drive
Land for community facilities	LVRC Standard	LVRC Standard	LVRC Standard

Table 7.4.3.3 - Rate of land provision

Infrastructure type	Rate of provision (Ha/1000 people)		
	Local	District	Regional
Recreation park	0.3 – Where not serviced by higher level recreation park, or recreation node	0.8	0.8
Sport park	N/A	0.6	0.6
Land for community facilities	N/A	N/A	0.1

Table 7.4.3.4 - Size of parks and land for community facilities

Infrastructure type	Minimum size (Ha) – Usable space		
	Local	District	Regional
Recreation park	0.5	2.0	6.0
Sport park	N/A	3.0	6.0
Land for community facilities	N/A	N/A	N/A

Table 7.4.3.5 - Maximum desired grade

Infrastructure type	Maximum gradient		
	Local	District	Regional
Recreation park	1:10 for 80% area	1:10 for 80% area	1:20 in Main Use Area 1:50 in Kick About
Sport park	N/A	1:80 Play Surface	1:100 Play Surface
Land for community facilities	LVRC Standard	LVRC Standard	LVRC Standard

Table 7.4.3.6 – Road Frontage

Infrastructure type	Road frontage requirement (% of perimeter)		
	Local	District	Regional
Recreation park	50% local road frontage where possible	50% to have direct road frontage, preferably to a collector road	
Sport park	N/A	25% to have direct road frontage	
Land for community facilities	LVRC Standard	LVRC Standard	LVRC Standard

Table 7.4.3.7 - Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)								
	Local			District			Regional		
Flood immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	<i>Currently under review by LVRC – to be determined on completion of the LVRC Flood Study</i>								
Sport Park									
Land for community facilities									

Table 7.4.3.8 A - Embellishment standards for recreation parks

Embellishment Type	Local	District	Regional
Recreation activity areas - elements selected to be sensitive to the setting of the park and provide a mix of opportunities	Mix of 4 activity options	Mix of 6 to 10, clustered in two or more nodes	Mix of 12 or more, as required, dispersed across well-defined nodes of activity focus
Fencing/bollards, lock rail	Yes	Yes	Yes
Landscaping	Yes, minimal	Yes	Yes, significant landscaping
Irrigation	No	Yes, in high use areas	Yes, in high use areas
Lighting	No	Yes, picnic nodes	Yes, picnic nodes and pathways
Pedestrian pathway access network	Minimal	Access paths. May contain walk/ cycle circuit within park, 1.8m width minimum	Entrance and access paths, walking/ cycling network. Minimum 1.8m width, but up to 3.5 to 4m in high use areas
Bike racks	No	Ideally	Yes
Signage	Park name sign, located at main entrance. Generic 'Local Park' street signage where entrances are on cul-de-sacs	As required, located at key entrances	As required, located at key entrances. Interpretive signage and/or trail signage (e.g. distance markers on recreation corridors)
Shade structures (playgrounds)	No	Yes	Yes
Tap/bubbler	Yes	Yes	Yes, one at each activity node and servicing picnic areas
Bench seating	1 to 2 (if no other seating is provided), positioned for supervision of any play area, or for views/appreciation of the surrounding park/area	3 to 4 depending on need. Located for supervision of any play area and/or along recreational corridors to provide rest stops	Yes, located for supervision of any play area; along recreation corridors to provide rest stops; and/or enjoyment of views/amenity
Barbeques	No	Minimum of one, with potential to	Yes, multiple double barbecues located to service

Embellishment Type	Local	District	Regional
		expand if demand increases	picnic nodes for individuals, families and large groups
Shelters/gazebo with tables/seats	No	1 to 3	4 to 8
Rubbish bins	Yes, located near activity area, or at key access points	2 or more as required to service activity area/picnic nodes	Several, as required to service activity areas, picnic nodes, key access/egress areas and pathways
Toilet	No	Yes	Yes
Public artwork	No	No	No
Internal roads	No	No	As required to service car parking and access requirements
Car parking	On-road only	Yes, 10 to 20 spaces with additional on-road parking	Yes, minimum of 50 spaces, with additional provision available within close proximity
Bus pull-through/parking	No	On-road parking	Yes

(Source: Ross Planning "LVRC Public Parks Strategy - DRAFT")

Table 7.4.3.9 B: Embellishment standards for sports parks

Embellishment Type	District Sport	Regional Sport
Courts/fields	2 rectangular fields minimum, with capacity for additional facilities/courts as required	6 rectangular fields minimum, with capacity for additional facilities/courts as required
Goal posts/line marking	Yes	
Irrigation	Main field as a minimum	
Field/court lighting	Ensure lighting is possible if demand emerges	
Spectator seating	Earth mounds, or as required	
Tap/bubbler	Yes, located near activity areas and canteen/clubhouse area	
Clubhouse facilities	Yes, minimum of toilet/change room, canteen, storage and administrative/office space	
Landscaping	Trees/shade provision for spectators, landscaping of boundaries to buffer noise and light spill	
Feature paving/concrete stencilling	Possibly at key entry areas or high use zones	
Internal roads	Yes	
Bus pull-through	Yes	
Bus parking	Yes	
Car parking	Yes, minimum of 100 spaces for a 2 field complex or 12 per court	Yes, minimum of 200 spaces for a 4 field complex or 12 per court
Bike racks	Yes	
Fencing/bollards, lock rail	Yes	
Lighting	Yes	
Pedestrian pathway access network	Yes	
Public artwork	No	
Signage	Yes, including internal directional signage	
Recreation activity areas (e.g. play spaces, fitness circuits, hit up walls)	Depending on the size of the park and proximity to adjacent residents. Minimum level of provision equivalent to that of a local recreation park	

(Source: Ross Planning "LVRC Public Parks Strategy - DRAFT")

7.5 Plans for trunk infrastructure

1. The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service.

7.5.1 Plans for trunk infrastructure maps

1. The existing and future trunk infrastructure networks are identified on the following maps in schedule 5 – Local government infrastructure plan mapping and tables:
 - a) Local Government Infrastructure Plan Map LGIP Transport network - Plans for trunk infrastructure TR-1:13
 - b) Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network PPCL-1:20
2. The state infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant state infrastructure supplier.

7.5.2 Schedules of works

1. Details relating to the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here:
<https://www.lockyer valley.qld.gov.au/our-services/strategic-planning/Pages/Infrastructure-Planning-and-Charges.aspx>
2. The future trunk infrastructure, derived from the SOW model, is summarised in the following tables in Schedule 5—Local government infrastructure plan mapping and tables:
 - a) for the stormwater network, Table SC5.2.1
 - b) for the transport network, Table SC5.2.2
 - c) for the parks and land for community facilities network, Table SC5.2.3

7.5.3 Editor's note – Extrinsic material

The table below identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Extrinsic Material to the Local Government Infrastructure Plan – Lockyer Valley Regional Council	November 2017	Integran Pty Ltd

SCHEDULE 1 – DICTIONARY

Division 1 – Defined Uses and Use Classes

In this Planning Scheme, unless the context otherwise indicates or requires, the following terms shall have the meanings respectively assigned to them;

"Accommodation Units" – means the use of premises as:

- (a) accommodation for physically or mentally disabled people, where the number of people accommodated (including carers) exceeds six;
- (b) a hostel; or
- (c) serviced rooms; or
- (d) boarding-house.

"Agriculture" – means the use of premises for the growing of crops, (including fruit, vegetables, flowers or turf) other than for the domestic needs or personal enjoyment of the occupants of the subject land. The term also includes ancillary uses for the storage and packing of products resulting from such an activity.

"Animal Husbandry" – means the use of premises for the keeping, depasturing, penning or stabling of any animal, bird, insect, reptile or non-edible fish. The term includes the use of land for animal breeding establishments, hatcheries and hives, or the like. The term does not include other uses such as Intensive Animal Husbandry, Kennels, Feedlot, or Aquaculture.

"Apartment" – means the use of any premises, annexed to a dwelling house in an integrated fashion, as accommodation for physically or mentally disabled persons or aged persons. The term does not include an accommodation unit, caretaker housing or a multiple dwelling.

"Aquaculture" – means the use of premises for the keeping or breeding of edible fish, freshwater or marine animals for sale or exchange.

"Aviation" – means the use of premises for the landing and departure of aircraft. The term includes;

- (a) facilities provided at such premises for the housing, servicing, and maintenance of aircraft and for passengers or goods carried by aircraft using the strip; and
- (b) the recreational use of aircraft, such as parachuting, and includes aircraft such as ultra-lights, gyrocopters, helicopters or the like.

"Bulk Retail" – means the use of premises, comprising a gross floor area greater than 300m², for the purpose of displaying and/or offering for sale to members of the public, goods of a bulky nature. The term includes, but is not limited to, the following uses;

Agricultural machinery & accessories
Barbeque supplies & outdoor furniture
Boats
Camping equipment
Caravans
Caterer's supplies
Curtains and furnishing materials
Domestic fittings
Electrical showrooms
Floor coverings and floor and wall tiles
Furniture showrooms
Hardware, handyman and tradesman supplies
Home advisory centre
Motor accessories showrooms
Motor vehicles
Spa and pool supplies and equipment
Textile showrooms.

"Caravan Park" – means the use of premises for the parking of caravans, siting of relocatable homes and erection of tents for the purpose of providing accommodation and services on a temporary and/or permanent basis to residents and/or tourists.

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"Caretaker Housing" – means the use of premises for caretaking purposes only, in connection with an industry conducted on the same allotment. The term includes any dwelling house provided for a person engaged in the use lawfully established on the land.

"Car Repair Station" – means the use of premises for carrying out motor vehicle repairs not being;

- (a) body building; or
- (b) panel beating that involves dismantling; or
- (c) spray painting, other than minor touch-up repairs.

"Catering Room" – means the holding of functions at which food is served. The term does not include a Hotel or Refreshment Service.

"Child Care Facility" – means use of premises for the care, control or education of infants, and may include a creche, nursery school or kindergarten.

"Commercial Premises" – means the use of premises for business purposes, professional purposes, or other commercial purposes not herein defined. The term does not include a Shop, but includes the provision of professional services by a veterinary surgeon, but those services are limited to examination and minor medical treatment, and do not include surgery or on-site keeping of animals, birds, fish, and reptiles over-night.

"Dwelling House" – means the use of premises for a single, detached, and self-contained residence that is sited on one or more allotments. The term does not include an Accommodation Unit, Multiple Dwelling, or part thereof.

"Educational Establishment" – means the use of premises for a preschool, school, boarding school, college, technical college, academy, lecture hall, or any other educational centre.

"Emergency Services Depot" - means the use of premises for the provision of essential emergency services, including an ambulance station, a State Emergency Service depot, fire station, a first aid station or the like.

"Estate Sales Office" – means the use of premises for promoting and selling allotments that form part of an estate, to which the office is deemed to serve. The term includes a display home but does not include Commercial Premises.

"Extractive Industry" – means use of premises for the extraction of sand, clay, gravel, soil, rock, stone or similar substances from land.

- (a) the term includes the ancillary use of such premises for the storage, loading and cartage of extracted substances, that are washed, screened, crushed or have undergone other treatment processes on the premises, or any work, administration, or accounting in connection with any such activity; and
- (b) the term does not include the winning and processing of minerals authorised under the *Mineral Resources Act 1989*.

"Feedlot" – means the use of premises where stock are confined and fed. The term excludes stock confined for weaning, sale, showing, drought or other emergency feeding.

"Forestry" – means the use of premises for the planting, growing and harvesting of naturally growing trees as a commercial venture on freehold land.

"Funeral Parlour" – means the use of premises by an undertaker for an activity in connection with the operation of the business. The term includes the undertaker's office and the funeral chapel and crematorium.

"General Store" – means the use of premises not exceeding one hundred square metres in floorspace, for the retail sale of general merchandise.

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"Home Based Business" – means;

- (a) the use of premises for any business or professional purpose, as a secondary use and in association with a residential use; and
- (b) the use must be carried on, in or under a dwelling house or within the curtilage of a dwelling house; and
- (c) the use must be by a person who is resident therein.

The term includes hairdressing, child care, and other similar uses.

"Home Occupation" – means;

- (a) the use of premises for any industry or trade activity, as a secondary use and in association with a residential use; and
- (b) the use must be carried on, in or under a dwelling house or within the curtilage of a dwelling house; and
- (c) the use must be by a person who is resident therein.

The term includes motor vehicle repairing, panel beating, spray painting or welding.

"Hospital" – means the use of premises for a hospital, sanatorium, nursing home, or home for aged, infirmed, incurable or convalescent persons. The term includes buildings and other structures associated with such uses.

"Hotel" – means the use of premises specified in a licensed victualler's licence, tavern licence or limited hotel licence, issued under the *Liquor Act 1994 (as amended)*.

"Indoor Entertainment" – means the use of premises for an indoor activity, purpose or pursuit, which affords, or is calculated to afford, active or passive recreation, interest or amusement, irrespective of whether or not food is provided. The term includes, but is not limited to the following;

Amusement Hall
Bazaars
Billiard saloon
Bowling centre
Cinema
Club (non-residential)
Covered swimming pool
Dance hall
Discotheque
Games (Indoor)
Gymnasium
Indoor cricket
Indoor exhibition
Lodge
Museum
Music hall
Side show
Skating rink
Sound lounge
Squash court
Stadium
Youth centre.

"Industry" – means the use of premises for making, assembling, breaking up, servicing, storing or repairing goods, or treating wastes, if at a scale and of a nature not included in "Commercial Premises". For the purposes of this Scheme, industrial uses are further defined as;

- (a) Light Industry
- (b) Medium Industry
- (c) Noxious, Offensive & Hazardous Industry.

"Intensive Animal Husbandry" – means the use of premises where there is a high density of animals. This term includes, but is not restricted to the following;

"Cattery" - means the keeping, breeding or boarding of more than 6 cats;

"Bird Aviaries & Pigeon Lofts" - means the keeping of birds where the number of birds exceeds sixty (60).

"Dairy" – means a dairying or milking shed or dairy-house;

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"Piggery" – means the keeping, depasturing, feeding or watering of more than six (6) pigs;

"Poultry Farm" – means the keeping of poultry where the number of birds exceeds sixty (60).

The term does not include Animal Husbandry, Aquaculture or Kennels.

"Junk Yard" – means the use of premises for the collection, storage, abandonment or sale of scrap metals, waste paper, rags, bottles or other scrap materials or scrap goods, or used for the collecting, dismantling, storage, salvaging of automobiles or other vehicles or machinery.

"Kennels" - means the use of premises for boarding or breeding of dogs over the age of three (3) months.

"Light Industry" – means the use of premises for any industry which;

- (a) Does not impose a load on any public infrastructure, undertaking greater than that which is required for the normal development of the locality in which the industry is carried on; and
- (b) Does not by reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on, which causes congestion or danger to users of such roads or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on; and
- (c) Does not cause excessive noise, smoke, fumes or hazards.

"Liquid Fuel Depot" – means the use of premises for the storage of wholesale or retail distribution of petrol, oil, petroleum products or other flammable or combustible fuels and liquids, where the quantities stored require a licence to be issued under the Flammable and Combustible Liquids Regulations. The term does not include a Service Station.

"Medical/Paramedical Centre" – means the use of premises by persons professionally registered to practice or carry out the business for the provision of medical or paramedical services to persons not resident on the site.

"Medium Industry" – means the use of premises for any industry which;

- a) Does not impose a load on any public infrastructure, undertaking greater than that which is required for the normal development of the locality in which the industry is carried on; and
- b) Does not by reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on, which causes congestion or danger to users of such roads or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on; and
- c) Does not cause excessive noise, smoke, fumes or hazards likely to cause undue disturbance and/or annoyance to persons or affect property not connected with the industry.

"Motel" – means the use of premises, not being a hotel, for temporary or short term accommodation of travellers. The term includes restaurant facilities on the same site for use by persons accommodated in the motel, the seating capacity of which shall not exceed the guest capacity of the motel.

"Multiple Dwelling" – means the use of premises that comprises two or more single, self contained residences.

"Noxious, Offensive and Hazardous Industry" – means the use of premises for the carrying on of an industry, which by reasons of the processes or materials involved, or the method of manufacture, or the nature of the processes or materials used or produced, requires isolation from other buildings or areas of human activity or occupation because of the detrimental effect which such processes or materials might have on the amenity of such areas, or the health of its occupants.

"Passenger Terminal" – means the use of premises for road or rail passenger transport terminal.

"Place Of Assembly" – means the use of premises;

- (a) as a public hall, theatre or concert hall;
- (b) as a place of public assembly, being a building whether or not used for purposes of gain;
- (c) as a meeting place of lodges, associations, and the like.

The term does not include an Educational Establishment, Indoor Entertainment, or a Place of Worship.

"Place Of Worship" – means the use of premises for a church, chapel or other place of public worship, or religious instruction, or place used for the purpose of religious training.

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"Public Facility" – means the use of premises to serve the community or for a public purpose. The term includes, but is not limited to;

- (a) federal government purposes; or
- (b) state government purposes; or
- (c) statutory authority purposes; or
- (d) local government purposes.

"Public Infrastructure" – means the use of premises for any of the following infrastructure or activities, namely;

- (a) a road corridor; or
- (b) the supply of water, electricity, gas or oil, or the provision of radio broadcasting, television, cable television, telephone, sewerage and drainage facilities; or
- (c) constructing, maintaining and operating rail infrastructure, facilities and rolling stock. Rail infrastructure and facilities include;
 - (i) rail transport infrastructure as defined by other state legislation
 - (ii) rail maintenance depots, rail workshops, rail freight centres directly connected to and operationally integrated with rail transport infrastructure.

"Refreshment Service" – means the use of premises for the preparation and/or sale of food and drink to the public. The term includes, but is not limited to, the following activities;

- Cafe
- Espresso bar
- Fast food shops
- Kiosk [except when provided with a caravan park]
- Milk Bar
- Restaurant
- Snack bar
- Take away food shops
- Tea garden
- Tearooms

The term does not include Catering Room, Hotel or Motel.

"Removal House" – means any dwelling house and associated outbuildings which are moved or intended to be moved from one allotment of land to another.

"Road Freight Depot" – means the use of premises for the bulk handling of goods for transport by road, including facilities for the parking, loading and unloading and servicing of vehicles, including containers, used to transport such goods. The term does not include a transport depot as herein defined.

"Roadside Stall" – means the use of premises fronting a road, and contains a stall, bench, counter, barrow vehicle, box or structure which does not exceed 50m² for the purpose of the display or sale of unprocessed primary products grown locally. The term does not include premises used for the display or sale of manufactured or processed goods.

"Rural Processing" – means the use of premises for the handling, treating, processing or packing of primary products not grown on the subject land.

"Secondary Rural Dwelling" – means two (2) only dwelling units either attached or detached that are sited on one allotment in Rural Areas, where the occupiers of both dwelling units are wholly engaged in bonafide primary production on the subject land. The term does not include an accommodation unit, caretaker housing or a multiple dwelling as herein defined.

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"Service Station" – means the use of premises for the retail sale of petrol and automotive distillate or any derivatives there from, capable of use in internal combustion engines, and for all or any of the following purposes;

The retail sale of;

- (a) lubricating oils and greases;
- (b) batteries and tyres;
- (c) accessories and other items associated with land or water borne vehicles motivated by internal combustion engines;
- (d) power and lighting kerosene;
- (e) goods for the comfort and convenience of travellers by motor vehicles;
- (f) other products manufactured or distributed by oil companies and motor accessory manufacturers.

Carrying out;

- (a) the fitting, removal and exchange of tyres;
- (b) the repairing of tubes;
- (c) the supply of air;
- (d) the charging of batteries;
- (e) the lubricating and greasing of motor vehicles;
- (f) the adjustment of carburettors;
- (g) the cleaning and adjustment and replacement of spark plugs;
- (h) the receipt of tyres for retreading and other processes and the redelivery thereof;
- (i) the washing of motor vehicles, other than by the use of an automatic or partly automatic process using any mechanically operated brushes, washers and air jet dryers;
- (j) ancillary activities and uses which display and offer goods for sale by retail

"Shop" – means the use of premises for the displaying or offering of goods for sale by retail. The term does not include any of the uses listed under "Refreshment Service".

"Sport And Recreation" – means the use of premises for any activity, purpose or pursuit which includes, but is not limited to the following;

Archery
Athletics
Basketball
Baseball
Boating
Bowling - other than indoor bowling
Children's playgrounds
Commercial or community swimming pools (uncovered)
Cycling tracks
Football
Gardens
Golf
Hockey
Netball
Outdoor cricket
Parks
Picnic areas
Playing fields
Soccer
Softball
Tennis.

"Tourist Accommodation" – means the following;-

- (a) **"Bed and Breakfast Accommodation"** - means the use of premises for short term accommodation of up to eight (8) travellers or tourists, and provides an opportunity for the travellers or tourists to enjoy recreation, sporting or tourism pursuits on the subject land or in the locality. The term does not include an Accommodation Unit, Multiple Dwelling or part thereof.

Laidley Shire Council Planning Scheme

- (b) **"Ecotourism"** – means the use of premises for the provision of an educational or recreational experience to visitors that is based on the environmental features of the land or adjoining land. The term includes accommodation, catering, active or passive recreation, conference facilities, research facilities, provision of cultural activities or the like.
- (c) **"Host Farm"** – means the use of premises for short term accommodation, for up to eight (8) travellers or tourists, in conjunction with uses such as agriculture, animal husbandry, forestry and the like in rural situations on the subject land. The term does not include Accommodation Unit, Caravan Park, Hotel, Motel, or Multiple Dwellings.
- (d) **"Tourist Attraction"** – means any activity designed to attract tourists that is included in, but not limited to the following;

Art Gallery/Museum
Feature building
Historic buildings, such as, Pioneer Village
Artefacts or Machinery

The term does not include Tourist Accommodation, as associated with any of the uses.

"Transport Depot" – means the use of premises for the parking, storing and servicing of trucks or lorries, including buses and other road transport passenger vehicles, but does not include 'Truck Stop' as herein defined.

"Truck Stop" - means the use of premises for the provision of facilities and services for heavy vehicle drivers, where those facilities and services include public amenities, limited overnight accommodation units, which are not self contained, and food services which primarily serve heavy vehicle drivers.

"Veterinary Hospital" – premises for the treatment of animals and domestic pets by a veterinarian, where provision is made for accommodation for animals overnight or for such longer period as may be required.

"Warehouse" – means the use of premises for the storage of goods, merchandise or materials in large quantities, whether or not such storage is required for a Shop or Commercial Premises. The term excludes barns or sheds erected in rural Areas for the storage of farm produce by the landowner.

Note:- Any question as to whether a use, or proposed use, falls within a definition or a class of uses defined herein, shall be determined by the Council.

Laidley Shire Council Planning Scheme

Division 2 - Administrative Terms

"Act" – means the *Integrated Planning Act 1997* (IPA).

"Area" – means the primary layer for organising the provisions of the Planning Scheme based on land use allocations.

"Assessment Category" – means the type of assessment identified for by the Planning Scheme as applicable to development in accordance with the IPA, chapter 3;

- (a) exempt;
- (b) self-assessable;
- (c) assessable requiring code assessment – referred to in the Planning Scheme as code assessable;
- (d) assessable requiring impact assessment - referred to in the Planning Scheme as impact assessable.

"Business Name Sign" – means a sign intended to display the name and/or occupation of the business occupant(s), and sited on the land subject of the business or occupation.

"Council" – means the Laidley Shire Council.

"Development" – has the same meaning as in the IPA.

"Employee" - means a person working for another person or a business on a paid or voluntary basis.

"IDAS" – means the Integrated Development Assessment System, and has the same meaning as defined in the IPA.

"IPA" - means the *Integrated Planning Act 1997*.

"Material change of use" - has the same meaning as defined in the IPA.

"Operational work" - has the same meaning as defined in the IPA.

"Original Ground Level" – means the natural ground level existing prior to any earthworks, site levelling and the like.

"Overland Flow Path" – means the concentrated path taken by stormwater during intense rainfall events, whether the flow path is contained within an easement or not.

"Overlay" – means the secondary layer in the Planning Scheme that organises the provisions of the Planning Scheme. Overlays are based on areas, places or sites that have special attributes, and may;

- (a) be sensitive to effects of development; or
- (b) may constrain development due to an environment hazard or the value of a resource.

"Person" - has the same meaning as defined in the IPA.

"Planning Scheme" – has the same meaning as defined in the IPA.

"Premises" – means;

- (a) a building or other structure; or
- (b) land (whether or not a building or other structure is situated on the land).

"Reconfiguring of a Lot" – has the same meaning as defined in the IPA.

"Shire" – means the Shire of Laidley.

"Site Area" – means that part of a lot where development is proposed to occur or where a use is conducted or works are located.

"Temporary Uses" – means activities that are operational for a limited and short-term time period and on an infrequent basis. The term includes such activities as carnivals, circuses, fairs, fetes, concerts, operational work for road construction and the like.

Laidley Shire Council Planning Scheme

“Use”(in relation to a use class) - means a use for a single purpose that is part of that use class, such as “Cattery” in the “Intensive Animal Husbandry” use class.

“Use class” - means a group of uses having different purposes but broad characteristics in common.

Terms defined in the IPA have the same meaning as in the IPA.

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

SCHEDULE 2 – STORMWATER DRAINAGE

Division 1

SPECIFIC REQUIREMENTS TABLE 1

STORMWATER DRAINAGE
Queensland Urban Drainage Manual (Q.U.D.M.)
Fraction Impervious vs Development Category

Development Category	Fraction Impervious
Business Area	1.00
Industrial Area	0.90
Significant Paved Areas e.g. roads, carpark	0.90
Village & Urban Residential Area (including roads)	0.30 to 0.60
Village & Urban Residential Area (excluding roads)	0.25 to 0.55
Rural Residential Area (4000m ²)	0.10
Open Space & Reserve Area	0.00

Note:

1. For individual development sites, the designer should determine the actual fraction impervious on the basis of the site development plan.

Division 1

**SPECIFIC REQUIREMENTS
TABLE 2**

**STORMWATER DRAINAGE
Queensland Urban Drainage Manual (Q.U.D.M.)**

DEVELOPMENT CATEGORY	FRACTION IMPERVIOUS	C ₁	C ₂	C ₅	C ₁₀	C ₂₀	C ₅₀	C ₁₀₀
(Y1) [X1] [X1]	(1.00) [....] [....]	(0.72)	(0.76)	(0.85)	(0.90)	(0.95)	(1.00)	(1.00)
Business	1.00	-	0.76	-	0.90	-	-	1.00
Industrial	0.90	-	0.73	-	0.86	-	-	1.00
Significant Paved Areas	0.90	-	0.73	-	0.86	-	-	1.00
Village & Urban Residential (including roads)	0.30 to 0.60	-	0.54 to 0.64	-	0.64 to 0.75	-	-	0.77 to 0.90
Village & Urban Residential (excluding roads)	0.25 to 0.55	-	0.53 to 0.63	-	0.62 to 0.74	-	-	0.74 to 0.89
Rural Residential (minimum 6000m ²)	0.10	-	0.48	-	0.57	-	-	0.68
Open Space & Reserves	0.00	-	0.45	-	0.53	-	-	0.64
(Y0)	(0.00)	-	(0.45)	-	(0.53)	(0.56)	(0.61)	(0.64)

References:

1. Australian Rainfall & Runoff (1987), *Probabilistic Mode*.
2. 10 year ARI, 1 hour duration rainfall intensity $^{10}I_1 = 58\text{mm/hr}$

Note:

- (Y0) Runoff Coefficient for 0.00 Fraction Impervious
 (Y1) Runoff Coefficient for 1.00 Fraction Impervious
 [X1] Fraction impervious for 1.00 Runoff Coefficient
 - not applicable in context of ARI's adopted for major/minor storms

Division 1

**SPECIFIC REQUIREMENTS
TABLE 3**

**STORMWATER DRAINAGE
Queensland Urban Drainage Manual (Q.U.D.M.)**

I). MAJOR SYSTEM DESIGN ARI (YEARS)	100
--	-----

II). MINOR SYSTEM DESIGN ARI (YEARS)		
Development Category		
Business & Villages		10
Industrial		2
Village & Urban Residential		2
Rural Residential		2 (see Note 5)
Open Space & Reserves		1
Major Road: (see Note 4)	i). Kerb & Channel Flow	10 (see Note 1)
	ii). Cross Drainage including culverts	10 (see Note 2)
Minor Road: (see Note 4)	i). Kerb & Channel Flow	(see Note 3)
	ii). Cross Drainage including culverts	10 (see Note 2)

Notes:

1. The design ARI for the minor drainage system in a minor road shall be that indicated for the major road, not that for the Development Category of the adjacent area.
2. Culverts under roads should be designed to accept the full flow for the minor system ARI shown. In addition, the designer must ensure that the 100 year ARI backwater does not enter properties upstream. If upstream properties are at a relatively low elevation, it may be necessary to install culverts of capacity greater than that for the minor system ARI design storm to ensure flooding of upstream properties does not occur. In addition, the downstream face of the causeway embankment may need protection where overtopping is likely to occur.
3. Refer to relevant development category.
4. Major Road for Residential Streets: - Trunk Collector Street
Minor Road for Residential Streets: - Access Place, Access Street, Collector Street
5. In Rural Residential, 150mm is the allowable depth in kerb and channel.

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Division 2

SPECIFIC REQUIREMENTS TABLE 4

STORMWATER DRAINAGE Rainfall/Intensity/Duration For Times of Concentration of < 60 Minutes Rainfall Intensity (mm/hr.)

ration		Average Recurrence Interval (Years)						
(minutes)	(hours)	1	2	5	10	20	50	100
5.00	0.083	106	136	173	195	226	268	301
6.00	0.100	98	127	161	182	211	250	281
7.00	0.117	93	119	151	171	199	236	265
8.00	0.133	88	113	144	163	189	224	252
9.00	0.150	84	108	137	155	180	214	241
10.00	0.167	80	104	132	149	173	205	231
11.00	0.183	77	100	127	144	166	198	222
12.00	0.200	75	96	122	139	161	191	215
13.00	0.217	72	93	119	134	156	185	208
14.00	0.233	70	90	115	130	151	179	202
15.00	0.250	68	88	112	126	147	174	196
16.00	0.267	66	85	108	123	143	169	191
17.00	0.283	64	83	106	120	139	165	186
18.00	0.300	63	81	103	117	135	161	181
19.00	0.317	61	79	100	114	132	157	177
20.00	0.333	60	77	98	111	129	153	173
21.00	0.350	58	75	96	109	126	150	169
22.00	0.367	57	74	94	106	123	147	165
23.00	0.383	56	72	92	104	121	144	162
24.00	0.400	55	70	90	102	118	141	159
25.00	0.417	53	69	88	100	116	138	156
26.00	0.433	52	68	86	98	114	135	153
27.00	0.450	51	66	85	96	112	133	150
28.00	0.467	50	65	83	94	110	131	147
29.00	0.483	49.4	64	82	93	108	128	145
30.00	0.500	48.5	63	80	91	106	126	142
31.00	0.517	47.7	62	79	89	104	124	140
32.00	0.533	46.9	61	77	88	102	122	137
33.00	0.550	46.1	60	76	86	100	120	135
34.00	0.567	45.3	59	75	85	99	118	133
35.00	0.583	44.6	58	74	84	97	116	131
36.00	0.600	43.9	57	73	82	96	114	129
37.00	0.617	43.2	56	71	81	94	112	127
38.00	0.633	42.5	55	70	80	93	111	125
39.00	0.650	41.9	54	69	79	92	109	123
40.00	0.667	41.3	53	68	78	90	108	121
41.00	0.683	40.7	53	67	76	89	106	120
42.00	0.700	40.1	52	66	75	88	105	118
43.00	0.717	39.6	51	65	74	86	103	116
44.00	0.733	39.0	50	65	73	85	102	115
45.00	0.750	38.5	49.8	64	72	84	100	113
46.00	0.767	38.0	49.2	63	71	83	99	112
47.00	0.783	37.5	48.5	62	71	82	98	110
48.00	0.800	37.0	47.9	61	70	81	97	109
49.00	0.817	36.6	47.3	60	69	80	95	108
50.00	0.833	36.1	46.7	60	68	79	94	106
51.00	0.850	35.7	46.2	59	67	78	93	105
52.00	0.867	35.2	45.6	58	66	77	92	104
53.00	0.883	34.8	45.1	58	65	76	91	102
54.00	0.900	34.4	44.5	57	65	75	90	101
55.00	0.917	34.0	44.0	56	64	74	89	100
56.00	0.933	33.6	43.5	56	63	74	88	99

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57.00	0.950	33.3	43.0	55	63	73	87	98
58.00	0.967	32.9	42.6	54	62	72	86	97
59.00	0.983	32.5	42.1	54	61	71	85	96
60.00	1.000	32.2	41.6	53	60	70	84	95

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Division 2

SPECIFIC REQUIREMENTS

TABLE 5(A)

STORMWATER DRAINAGE

Rainfall/Intensity/Duration For Times of Concentration of > 60 Minutes

Regional Co-efficients

ARI (years)	Regional Co-efficients						
	A	B	C	D	E	f	G
1	3.4716	-0.6428	-0.0668	0.01078	0.002817	-0.0006786	-0.0000073
2	3.7291	-0.6444	-0.0705	0.01046	0.003340	-0.0006279	-0.0000286
5	3.9743	-0.6482	-0.0799	0.00901	0.004810	-0.0004072	-0.0001033
10	4.1024	-0.6498	-0.0855	0.00806	0.005714	-0.0002714	-0.0001505
20	4.2531	-0.6514	-0.0899	0.00730	0.006410	-0.0001602	-0.0001861
50	4.4291	-0.6536	-0.0953	0.00658	0.007239	-0.0000457	-0.0002268
100	4.5497	-0.6550	-0.0991	0.00606	0.007827	0.0000325	-0.0002551

TABLE 5(B)

Rainfall Intensity (mm/hr.)

Duration		Average Recurrence Interval (Years)						
(hours)	(minutes)	1	2	5	10	20	50	100
1.0	60	32.2	41.6	53	60	70	84	95
1.5	90	24.6	31.7	40.4	45.9	53	63	71
2.0	120	20.0	25.9	32.8	37.1	43.0	51	58
3.0	180	14.9	19.2	24.1	27.2	31.4	37.1	41.7
4.5	270	11.0	14.1	17.6	19.8	22.7	26.8	29.9
6.0	360	8.88	11.4	14.1	15.8	18.1	21.2	23.7
9.0	540	6.56	8.38	10.4	11.6	13.3	15.5	17.3
12.0	720	5.30	6.78	8.41	9.39	10.8	12.6	14.1
18.0	1080	3.94	5.05	6.32	7.11	8.18	9.65	10.8
24.0	1440	3.19	4.11	5.20	5.88	6.82	8.09	9.10
30.0	1800	2.70	3.49	4.47	5.10	5.94	7.09	8.01
36.0	2160	2.35	3.05	3.95	4.53	5.30	6.37	7.23
48.0	2880	1.87	2.44	3.22	3.72	4.40	5.34	6.10
72.0	4320	1.31	1.73	2.32	2.70	3.22	3.95	4.54

Division 3

**SPECIFIC REQUIREMENTS
TABLE 6**

**STORMWATER DRAINAGE
Roof and Allotment Drainage - General**

This table nominates the required level of allotment drainage, to be provided where allotments cannot be adequately drained to kerb and channel.

DEVELOPMENT CATEGORY	LEVEL OF ALLOTMENT DRAINAGE
Industrial	Level V*
Residential	Level III*

Gully Inlets – Types approved for use

The following gully inlets systems are approved for use within Laidley Shire.

- Humes “Drainway” system or approved equivalent
- Brisbane City Council Type “A” Gully Inlet or approved equivalent.
- Institute of Public Works Engineering Australia Standards.

Note:

* Refer to Table 5.18.3 of the *Queensland Urban Drainage Manual 1994* for details.

SCHEDULE 3 – STANDARDS FOR ROAD & STREET DESIGN***Division 1*****STANDARDS FOR RESIDENTIAL USES – URBAN RESIDENTIAL****TABLE 1**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
<i>Type of Development</i>	Urban Residential/ Village		
<i>Typical Lot Size</i>	600m ² – 800m ²		
<i>Traffic Catchment</i> (max.)	40 lots	300 lots	>300 lots
<i>Design Speed</i> (max.)	50kph	60 kph	60 kph
<i>No. of Carriageway Lanes</i>			
<i>Carriageway Widths</i> (measured between channel inverts)			
▪ Normal situation	5.5m up to 40 lots	7.5m	10m
<i>Verge Width</i> (min.)	4.0m	4.0m	4.0m
<i>Road Reserve Width</i>			
▪ Minimum	16m	20m	30m
<i>Carriageway Longitudinal Drainage</i>			
▪ Kerb Required (Yes/No)	Yes	Yes	Yes
▪ Swale Drains required (Yes/No)	-	-	-
<i>Kerb Types</i>			
▪ Kerb and channel	Yes	Yes	Yes
▪ Semi mountable	Yes	Yes	No
▪ Kerb connectors required at subdivisional stage (Yes/No)	Yes	Yes	Yes
<i>Swale Drains</i>			
▪ Configuration	-	-	-
<i>Footpaths</i>			
▪ (Yes/ No)	No	No	No
▪ Width			
<i>Cycleways</i>			
▪ (Yes/No)	No	No	No
▪ Width			

Division 1**STANDARDS FOR RESIDENTIAL USES – URBAN RESIDENTIAL****TABLE 2**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Dual Use Footpath/ Cycleway <ul style="list-style-type: none"> Required (Yes/No) Width 	No	No	No
Parking Requirements	-	-	-
Carriageway Grades <ul style="list-style-type: none"> Desirable max. Absolute max. Desirable min. Absolute min. 	10% 16.7% 0.35% 0.25%	6% 10% 0.35% 0.25%	6% 8% 0.35% 0.25%
Vertical Sight Distance <ul style="list-style-type: none"> General min. distance 	60m	75m	115m
Carriageway Crossfall <p>(a) Crossfall</p> <ul style="list-style-type: none"> One way, two way or both <p>(b) Asphalt Seal</p> <ul style="list-style-type: none"> Min. crossfall Max. crossfall <p>(c) Bitumen Seal</p> <ul style="list-style-type: none"> Min. crossfall Max. crossfall 	Any 2% 4% 3% 5%	2 way 2% 4% 3% 5%	2 way 2% 4% 3% 5%
Sealed Carriageway <ul style="list-style-type: none"> Required (Yes/No) Asphalt preferred (Yes/No) Bitumen sealed preferred (Yes/No); bitumen seal details (e.g. prime & 2 coat) 	Yes Yes - prime & 2 coat seal	Yes Yes - prime & 2 coat seal	Yes Yes - prime & 2 coat seal
Road Widenings <ul style="list-style-type: none"> Seal type Crossfall <ul style="list-style-type: none"> Min. Max. 	prime & 2 coat seal 3% 5%	prime & 2 coat seal 3% 5%	prime & 2 coat seal 3% 5%
Pavement Design Method (nominate ESA's if applicable)	QT 5 x 10 ⁴	QT 1.75 x 10 ⁵	QT 2 x 10 ⁶

Note:

ESA – Equivalent Standard Axles

QT – Queensland Transport – Pavement Design Manual

Division 1

STANDARDS FOR RESIDENTIAL USES – URBAN RESIDENTIAL

TABLE 3

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Minimum Pavement Depths	200mm	200mm	300mm
Speed Control Devices <ul style="list-style-type: none"> Required (Yes/No) If required, preferred type, horizontal, vertical or both. 	No -	No -	No -
No -Street Length <ul style="list-style-type: none"> max. length 	-	-	-
Turning Facility at end of Cul-de-sac Streets <p>a) single movement turn preferred (Yes/No) If preferred:</p> <ul style="list-style-type: none"> min. radius in head approach radius min. footpath width at any point <p>b) three point turns preferred (Yes/No) If preferred, nominate types acceptable</p> <ul style="list-style-type: none"> “Tee” junction (Yes/No) “Offset square” junction (Yes/No) “Wye” junction (Yes/No) min. footpath width at any point 	<p>Yes</p> <p>9.0m 30.0m 3.5m</p> <p>No</p> <p>Yes</p> <p>-</p> <p>Yes</p> <p>3.5m</p>	<p>Yes</p> <p>9.0m 30.0m 3.5m</p> <p>No</p> <p>Yes</p> <p>-</p> <p>Yes</p> <p>3.5m</p>	<p>Yes</p> <p>- - - -</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>

Division 1

STANDARDS FOR RESIDENTIAL USES – URBAN RESIDENTIAL

TABLE 4

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Utility Service Allocations			
(a) electrical (overhead) <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 3.05m	Yes 3.05m	Yes 3.05m
(b) telecommunications (underground) in single trench <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 2.2m	Yes 2.2m	Yes 2.2m
(c) electrical (underground) and telecommunications in shared trench <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 0.6m	Yes 0.6m	Yes 0.6m
(d) water reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 1.5m	Yes 1.5m	Yes 1.5m
(e) sewerage reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes In property	Yes	Yes
(f) natural gas reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	N/A	N/A	N/A
Superelevation of Carriageway <ul style="list-style-type: none"> required (Yes/No) 	No	No	No
Private Access to Property <ul style="list-style-type: none"> max. grade 	25%	25%	-
Street Lighting <ul style="list-style-type: none"> nominate standard required 	Minimum at intersections, and at maximum 100m spacings		
Features in Paving (e.g. paving, patterned concrete to thresholds, infills etc.) <ul style="list-style-type: none"> required or acceptable 	Not required but acceptable		

Division 2**STANDARDS FOR RESIDENTIAL USES – RURAL RESIDENTIAL****TABLE 5**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Type of Development	Rural Residential		
Typical Lot Size	4000m ² – 2ha		
Traffic Catchment (max.)	20 - 40 lots	100 lots	>100 lots
Design Speed (max.)	70kph	70 kph	70 kph
No. of Carriageway Lanes	-		
Carriageway Widths (measured between channel inverts)			
▪ Normal situation	6m	7.5m	10m
Verge Width (min.)	4.0m	4.0m	4.0m
Road Reserve Width			
▪ Minimum	16m	20m	30m
Carriageway Longitudinal Drainage			
▪ Kerb Required (Yes/No)	Yes	Yes	Yes
▪ Swale Drains required (Yes/No)	No	No	No
Kerb Types			
▪ Kerb and channel	Yes	Yes	Yes
▪ Semi mountable	Yes	Yes	No
▪ Kerb connectors required at subdivisional stage (Yes/No)	Yes	Yes	Yes
Swale Drains			
▪ Configuration	-	-	-
Footpaths			
▪ (Yes/ No)	No	No	No
▪ Width			
Cycleways			
▪ (Yes/No)	No	No	No
▪ Width			

Division 2**STANDARDS FOR RESIDENTIAL USES – RURAL RESIDENTIAL****TABLE 6**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Dual Use Footpath/ Cycleway <ul style="list-style-type: none"> Required (Yes/No) Width 	No	No	No
Parking Requirements	-	-	-
Carriageway Grades <ul style="list-style-type: none"> Desirable max. Absolute max. Desirable min. Absolute min. 	10% 16.7% 0.35% 0.25%	6% 10% 0.35% 0.25%	6% 8% 0.35% 0.25%
Vertical Sight Distance <ul style="list-style-type: none"> General min. distance 	60m	75m	115m
Carriageway Crossfall <p>(a) Crossfall</p> <ul style="list-style-type: none"> One way, two way or both <p>(b) Asphalt Seal</p> <ul style="list-style-type: none"> Min. crossfall Max. crossfall <p>(c) Bitumen Seal</p> <ul style="list-style-type: none"> Min. crossfall Max. crossfall 	Any N/A 3% 5%	2 way N/A 3% 5%	2 way N/A 3% 5%
Sealed Carriageway <ul style="list-style-type: none"> Required (Yes/No) Asphalt preferred (Yes/No) Bitumen sealed preferred (Yes/No); bitumen seal details (e.g. prime & 2 coat) 	Yes No Yes prime & 2 coat seal	Yes No Yes prime & 2 coat seal	Yes No Yes prime & 2 coat seal
Road Widenings <ul style="list-style-type: none"> Seal type Crossfall <ul style="list-style-type: none"> Min. Max. 	prime & 2 coat seal 3% 5%	prime & 2 coat seal 3% 5%	prime & 2 coat seal 3% 5%
Pavement Design Method (nominate ESA's if applicable)	QT 5 x 10 ⁴	QT 2.5 x 10 ⁵	QT 2 x 10 ⁶

Note:

ESA – Equivalent Standard Axles

QT – Queensland Transport – Pavement Design Manual

Division 2

STANDARDS FOR RESIDENTIAL USES – RURAL RESIDENTIAL

TABLE 7

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Minimum Pavement Depths	200mm	200mm	300mm
Speed Control Devices <ul style="list-style-type: none"> Required (Yes/No) If required, preferred type, horizontal, vertical or both. 	No -	No -	No -
No-Street Length <ul style="list-style-type: none"> max. length 	-	-	-
Turning Facility at end of Cul-de-sac Streets (a) single movement turn preferred (Yes/No) If preferred: <ul style="list-style-type: none"> min. radius in head approach radius min. footpath width at any point (b) three point turns preferred (Yes/No) If preferred, nominate types acceptable <ul style="list-style-type: none"> "Tee" junction (Yes/No) "Offset square" junction (Yes/No) "Wye" junction (Yes/No) min. footpath width at any point 	Yes 9.0m 30.0m 3.5m No - - Yes 3.5m	Yes 9.0m 30.0m 3.5m No - - Yes 3.5m	Yes - - - No - - - -

Division 2**STANDARDS FOR RESIDENTIAL USES – RURAL RESIDENTIAL****TABLE 8**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Utility Service Allocations			
(a) electrical (overhead) <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 3.05m	Yes 3.05m	Yes 3.05m
(b) telecommunications (underground) in single trench <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 2.2m	Yes 2.2m	Yes 2.2m
(c) electrical (underground) and telecommunications in shared trench <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 0.6m	Yes 0.6m	Yes 0.6m
(d) water reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 1.5m	Yes 1.5m	Yes 1.5m
(e) sewerage reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 			
(f) natural gas reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	N/A N/A	N/A N/A	N/A N/A
Superelevation of Carriageway <ul style="list-style-type: none"> required (Yes/No) 	-	Yes	Yes
Private Access to Property <ul style="list-style-type: none"> max. grade 	25%	25%	-
Street Lighting <ul style="list-style-type: none"> nominate standard required 	At intersections and changes in directions, and 500m max. spacings		
Features in Paving (e.g. paving, patterned concrete to thresholds, infills etc.) <ul style="list-style-type: none"> required or acceptable 	Not required but acceptable		

Division 3**STANDARDS FOR INDUSTRIAL/COMMERCIAL/RETAIL USES****TABLE 9**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Type of Development	Industrial/Commercial/Retail		
Design Speed (max.)	50kph	60 kph	60 kph
Carriageway Widths (measured between channel inverts)			
▪ Minimum	12m	12m	12m
Verge Width (min.)	4.0m	4.0m	4.0m
Road Reserve Width			
▪ Minimum	20m	20m	30m
Carriageway Longitudinal Drainage			
▪ Kerb Required (Yes/No)	Yes	Yes	Yes
Kerb Types			
▪ Kerb and channel	Yes	Yes	Yes
▪ Semi mountable	Yes	Yes	No
▪ Kerb connectors required at subdivisional stage (Yes/No)	Yes	Yes	Yes
Footpaths			
▪ (Yes/ No)	Yes	Yes	Yes
▪ Width			

Division 3**STANDARDS FOR INDUSTRIAL/COMMERCIAL/RETAIL USES****TABLE 10**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Dual Use Footpath/ Cycleway <ul style="list-style-type: none"> Required (Yes/No) Width 	Yes	Yes	Yes
Parking Requirements	-	-	-
Carriageway Grades <ul style="list-style-type: none"> Absolute max. Desirable min. Absolute min. 	6% 0.25%	6% 0.35%	6% 0.35%
Carriageway Crossfall <p>(a) Crossfall</p> <ul style="list-style-type: none"> One way, two way or both <p>(b) Asphalt Seal</p> <ul style="list-style-type: none"> Min. crossfall Max. crossfall <p>(c) Bitumen Seal</p> <ul style="list-style-type: none"> Min. crossfall Max. crossfall 	2 way 2% 4% 3% 5%	2 way 2% 4% 3% 5%	2 way 2% 4% 3% 5%
Sealed Carriageway <ul style="list-style-type: none"> Required (Yes/No) Asphalt preferred (Yes/No) Bitumen sealed preferred (Yes/No); bitumen seal details (e.g. prime & 2 coat) 	Yes Yes prime & 2 coat seal	Yes Yes prime & 2 coat seal	Yes Yes prime & 2 coat seal
Road Widenings <ul style="list-style-type: none"> Seal type Crossfall <ul style="list-style-type: none"> Min. Max. 	prime & 2 coat seal 3% 5%	prime & 2 coat seal 3% 5%	prime & 2 coat seal 3% 5%
Pavement Design Method (nominate ESA's if applicable)	QT 1.5 x 10 ⁶	QT 2.0 x 10 ⁶	QT 3.25 x 10 ⁶

Note:

ESA – Equivalent Standard Axles

QT – Queensland Transport – Pavement Design Manual

Division 3**STANDARDS FOR INDUSTRIAL/COMMERCIAL/RETAIL USES****TABLE 11**

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Minimum Pavement Depths	200mm	200mm	300mm
Speed Control Devices <ul style="list-style-type: none"> ▪ Required (Yes/No) ▪ If required, preferred type, horizontal, vertical or both. 	No -	No -	No -
Turning Facility at end of Cul-de-sac Streets (a) single movement turn preferred (Yes/No) If preferred: <ul style="list-style-type: none"> ▪ min. radius in head ▪ approach radius ▪ min. footpath width at any point ▪ three point turns preferred 	Yes 11.0m 30.0m 4.0m No	Yes 11.0m 30.0m 4.0m No	Yes - - - No

Division 3

STANDARDS FOR INDUSTRIAL/COMMERCIAL/RETAIL USES

TABLE 12

DESCRIPTION	ACCESS & ACCESS STREET	COLLECTOR STREET	TRUNK COLLECTOR STREET
Utility Service Allocations			
(a) electrical (overhead) <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 3.05m	Yes 3.05m	Yes 3.05m
(b) telecommunications (underground) in single trench <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 2.2m	Yes 2.2m	Yes 2.2m
(c) electrical (underground) and telecommunications in shared trench <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 0.6m	Yes 0.6m	Yes 0.6m
(d) water reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes 1.5m	Yes 1.5m	Yes 1.5m
(e) sewerage reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	Yes In property	Yes	Yes
(f) natural gas reticulation <ul style="list-style-type: none"> required (Yes/No) alignment 	N/A	N/A	N/A
Superelevation of Carriageway <ul style="list-style-type: none"> required (Yes/No) 	No	No	No
Street Lighting <ul style="list-style-type: none"> nominate standard required 	AS 1158 – Road Lighting		
Features in Paving (e.g. paving, patterned concrete to thresholds, infills etc.) <ul style="list-style-type: none"> required or acceptable 	Not required but acceptable		

WATER SUPPLY RETICULATION REQUIREMENTS

Water Supply Reticulation Pipework – Acceptable Materials

* Constant Flow System (Refer Technical Services Department)

Dead-End Mains

<ul style="list-style-type: none"> • Acceptable (Yes/No) • If acceptable, please provide Council's standard details 	<p>Yes</p> <p>Loops to Cul-de-sac (Poly)</p>
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Connection to Existing Water Reticulation System

<ul style="list-style-type: none"> • Please provide details of Council's requirements for the supply materials, labour and supervision by Council, the Contractor or the supervising Engineer. 	<p>Council to make connection at applicants cost. 1m maximum gap for connection.</p>
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Provision of Water Services

[illegible]

TABLE 13(E)
Other Criteria

<ul style="list-style-type: none">• Description of requirements	Clean bedding sand surrounding pipes in accordance with AS3500
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Division 2

SEWERAGE RETICULATION REQUIREMENTS

TABLE 14(A)

Sewer Reticulation Pipework – Acceptable Materials

Minimum Pipe Size	Material Type	Minimum Class of Pipe	Joint Type	Relevant A.S.
150 mm	uPVC	SH	Rubber Ring	AS1260

TABLE 14(B)

Connection of Existing Sewer Reticulation System

<ul style="list-style-type: none">Please provide Council's requirements for the supply of materials, labour and supervision by the Contractor, Council or the Supervising Engineer	Connection by Council at developers expense. Pipe to finish 1 m maximum from personal access openings.
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TABLE 14(C)

Other Criteria

<ul style="list-style-type: none">Description of requirements	2 shorts with Flexible Joints near all personal access openings. Full sand surround to pipes in accordance with AS3500.
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Schedule 5 – Local government infrastructure plan mapping and tables

SC5.1 Planning assumption tables

Table SC5.1.1: Existing and projected population

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
			2016	2021	2026	2031	2036	Ultimate development
Gatton	Gatton	Single dwelling	6,202	7,437	8,672	10,048	11,118	13,663
		Multiple dwelling	292	350	408	473	523	643
		Other dwelling	232	278	325	376	416	512
		Total	6,726	8,065	9,405	10,897	12,058	14,818
	Grantham	Single dwelling	70	135	181	212	219	237
		Multiple dwelling	3	6	9	10	10	11
		Other dwelling	3	5	7	8	8	9
		Total	76	146	197	230	238	257
	Helidon	Single dwelling	804	911	999	1,060	1,367	2,073
		Multiple dwelling	38	43	47	50	64	98
		Other dwelling	30	34	37	40	51	78
		Total	872	988	1,083	1,149	1,482	2,248
	Inside priority infrastructure area (Gatton scheme)	Single dwelling	7,077	8,482	9,852	11,320	12,704	15,973
		Multiple dwelling	333	399	464	533	598	752
		Other dwelling	265	318	369	424	476	598
		Total	7,675	9,199	10,685	12,277	13,778	17,323
Laidley	Laidley	Single dwelling	3,669	3,923	4,427	4,950	5,567	7,017
		Multiple dwelling	173	185	208	233	262	330
		Other dwelling	137	147	166	185	208	263
		Total	3,980	4,255	4,802	5,368	6,037	7,610
	Forest Hill	Single dwelling	448	459	468	473	491	537

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
			2016	2021	2026	2031	2036	Ultimate development
		Multiple dwelling	21	22	22	22	23	25
		Other dwelling	17	17	18	18	18	20
		Total	485	498	507	513	533	582
		Plainland	Single dwelling	43	169	261	324	337
		Multiple dwelling	2	8	12	15	16	18
		Other dwelling	2	6	10	12	13	14
		Total	46	183	283	351	366	405
	Inside priority infrastructure area (Laidley scheme)	Single dwelling	4,160	4,551	5,156	5,747	6,395	7,927
		Multiple dwelling	196	214	243	271	301	373
		Other dwelling	156	170	193	215	239	297
		Total	4,511	4,936	5,592	6,233	6,936	8,597
	Lockyer Valley Regional Council	Inside priority infrastructure area (total)	Single dwelling	11,236	13,033	15,008	17,067	19,099
Multiple dwelling			529	614	707	804	899	1,125
Other dwelling			421	488	562	639	715	895
Total			12,186	14,135	16,277	18,510	20,714	25,920
Outside priority infrastructure area (total)		Single dwelling	25,472	27,386	29,451	31,555	33,665	59,148
		Multiple dwelling	1,199	1,289	1,387	1,486	1,585	2,785
		Other dwelling	954	1,025	1,103	1,182	1,261	2,215
		Total	27,625	29,701	31,941	34,223	36,511	64,148
Lockyer Valley Regional Council		Single dwelling	36,708	40,419	44,460	48,622	52,765	83,048
		Multiple dwelling	1,728	1,903	2,093	2,289	2,484	3,910
		Other dwelling	1,375	1,514	1,665	1,821	1,976	3,110
		Total	39,811	43,835	48,218	52,732	57,225	90,068

SC5.1.2– Existing and projected employees

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
			2016	2021	2026	2031	2036	Ultimate development
Gatton	Gatton	Retail	483	553	622	699	760	903
		Commercial	982	1,130	1,278	1,443	1,571	1,876
		Industry	691	818	945	1,087	1,197	1,459
		Community Purposes	985	1,067	1,148	1,239	1,310	1,478
		Rural and Other Uses	871	1,125	1,380	1,663	1,883	2,407
		Total	4,013	4,693	5,373	6,131	6,720	8,122
	Grantham	Retail	1	1	2	2	2	3
		Commercial	2	6	8	10	11	12
		Industry	6	11	15	17	18	19
		Community Purposes	1	3	4	5	5	6
		Rural and Other Uses	8	13	16	18	19	20
		Total	19	34	46	53	55	59
	Helidon	Retail	9	11	13	14	20	33
		Commercial	26	32	36	40	56	93
		Industry	69	79	86	91	118	179
		Community Purposes	16	19	21	22	29	45
		Rural and Other Uses	93	99	104	108	126	167
		Total	214	239	260	275	348	516
	Inside priority infrastructure area (Gatton Scheme)	Retail	493	565	637	716	782	938
		Commercial	1,010	1,167	1,323	1,492	1,637	1,980
		Industry	767	908	1,046	1,196	1,333	1,657
		Community Purposes	1,003	1,089	1,173	1,266	1,344	1,528
		Rural and Other Uses	973	1,237	1,500	1,789	2,028	2,594
		Total	4,246	4,966	5,679	6,459	7,123	8,697
Laidley	Laidley	Retail	75	81	92	104	118	152
		Commercial	214	230	262	294	333	423
		Industry	122	136	164	193	227	308
		Community Purposes	167	176	193	211	233	282
		Rural and Other Uses	218	227	244	261	282	331

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
			2016	2021	2026	2031	2036	Ultimate development
		Total	796	849	955	1,064	1,193	1,496
	Forest Hill	Retail	11	11	12	12	12	12
		Commercial	37	38	38	39	40	44
		Industry	37	37	38	38	40	42
		Community Purposes	20	21	21	21	22	24
		Rural and Other Uses	30	31	31	32	33	37
		Total	135	138	140	142	147	159
	Plainland	Retail	1	4	7	8	8	9
		Commercial	4	13	19	24	25	27
		Industry	4	13	20	25	26	29
		Community Purposes	2	7	11	14	15	16
		Rural and Other Uses	3	9	14	17	17	19
		Total	13	47	71	88	92	101
	Inside priority infrastructure area (Laidley Scheme)	Retail	87	96	110	124	139	173
		Commercial	254	280	319	357	398	494
		Industry	162	186	222	256	293	379
		Community Purposes	190	204	226	247	269	322
		Rural and Other Uses	251	267	289	310	333	386
		Total	944	1,034	1,166	1,294	1,431	1,756
Lockyer Valley Regional Council	Inside priority infrastructure area (total)	Retail	580	661	747	840	921	1,111
		Commercial	1,264	1,447	1,642	1,849	2,035	2,474
		Industry	929	1,094	1,268	1,452	1,626	2,036
		Community Purposes	1,193	1,293	1,399	1,513	1,613	1,850
		Rural and Other Uses	1,224	1,504	1,789	2,099	2,361	2,980
		Total	5,190	6,000	6,845	7,753	8,554	10,453
	Outside priority infrastructure area (total)	Retail	471	487	505	522	556	705
		Commercial	1,300	1,394	1,496	1,600	1,740	2,273
		Industry	1,399	1,510	1,632	1,759	1,908	2,476
		Community Purposes	999	1,055	1,116	1,178	1,260	1,574
		Rural and Other Uses	2,123	2,109	2,104	2,092	2,151	2,442
		Total	6,292	6,555	6,853	7,150	7,615	9,469

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
			2016	2021	2026	2031	2036	Ultimate development
	Lockyer Valley Regional Council	Retail	1,051	1,148	1,252	1,362	1,476	1,816
		Commercial	2,564	2,841	3,138	3,448	3,775	4,748
		Industry	2,328	2,605	2,901	3,212	3,533	4,512
		Community Purposes	2,191	2,348	2,515	2,690	2,874	3,424
		Rural and Other Uses	3,347	3,612	3,892	4,191	4,512	5,422
		Total	11,482	12,555	13,698	14,903	16,169	19,922

Table SC5.1.3 – Planned density and demand generation rate for a trunk infrastructure network

Column A Planning Scheme	Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network		
			Non-residential plot ratio	Residential density (dwellings/ dev ha)	Transport network (trips/dev ha)	Parks and land for community facilities network (persons/dev ha)	Stormwater network (imp ha/dev ha)
Residential development							
Gatton	Urban Residential – Gatton and Helidon	Detached		12.58	125.8	34.38	0.5
		Attached		12.58	125.8	26.56	0.5
		Other		12.58	125.8	26.98	0.5
	Urban Residential - 3,000m² Lots (Withcott)	Detached		2.67	26.7	7.30	0.5
	Urban Residential - 1,000m² Lots (Grantham)	Detached		8	80	21.86	0.5
	Urban Residential -2,000m² Lots (Grantham)	Detached		4	40	10.93	0.5
	Village	Detached		2.67	26.7	7.30	0.15
	Park Residential	Detached		2.67	26.7	7.30	0.15
	Homestead Residential - Within Water Supply Service Area	Detached		2.25	22.5	6.15	0.15
	Homestead Residential - Outside Water Supply Service Area	Detached		1.125	11.25	3.07	0.15
	Rural Residential - 1. Adare	Detached		0.6	6	1.64	0.15
	Rural Residential - 2. Woodlands	Detached		0.45	4.5	1.23	0.15
	Rural Residential - 3. Placid Hills	Detached		0.45	4.5	1.23	0.15
	Rural Residential - 4. Winwill	Detached		0.45	4.5	1.23	0.15
	Rural Residential - 5. Veradilla	Detached		0.3	3	0.82	0.15
	Rural Residential - 6. Helidon	Detached		0.45	4.5	1.23	0.15
	Rural Residential - 7. Helendale Drive	Detached		0.9	9	2.46	0.15
	Rural Residential - 8. Postmans Ridge	Detached		0.26	2.6	0.71	0.15
	Rural Residential - 9. Blanchview	Detached		0.225	2.25	0.61	0.15
	Rural Residential - 10. Diana Crescent	Detached		0.9	9	2.46	0.15
	Rural Residential - 11. Park Ridge Drive	Detached		1.5	15	4.10	0.15
	Rural Residential - 12. Table Top	Detached		1.8	18	4.92	0.15

Column A Planning Scheme	Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network		
			Non-residential plot ratio	Residential density (dwellings/dev ha)	Transport network (trips/dev ha)	Parks and land for community facilities network (persons/dev ha)	Stormwater network (imp ha/dev ha)
	Rural Residential - 13. Withcott West	Detached		0.36	3.6	0.98	0.15
	Rural Residential - 14. Murphys Creek	Detached		0.45	4.5	1.23	0.15
	Rural Residential - 10,000m ² Lots (Grantham)	Detached		0.9	9	2.46	0.15
	Rural Residential - 20,000m ² Lots (Grantham)	Detached		0.45	4.5	1.23	0.15
	Rural	Detached		0.009	0.09	0.02	0
Laidley	Urban Residential	Detached		12.58	125.8	34.38	0.5
		Attached		12.58	125.8	26.56	0.5
		Other		12.58	125.8	26.98	0.5
	Village	Detached		2.67	26.7	7.30	0.15
	Rural Residential	Detached		2.25	22.5	6.15	0.15
	Rural	Detached		0.015	0.15	0.04	0
Non-residential development and mixed development*							
Gatton	Commercial	Commercial	0.8		250	0	0.9
	Industrial	Industrial	0.6		150	0	0.9
	Community Facilities	Community Purposes	0.8		150	0	0.2
	Low Impact Industry	Industrial	0.6		75	0	0.45
	Local Centre	Retail	0.6		75	0	0.45
	Limited Development	Rural and Other Uses	0.8		0	0	0
	Open space	Rural and Other Uses	0.8		0	0	0
Laidley	Commercial	Commercial	0.8		250	0	0.9
	Industrial	Industrial	0.6		150	0	0.9
	Community Facilities	Community Purposes	0.8		150	0	0.2
	Open Space	Rural and Other Uses	0.8		0	0	0

* Mixed development is development that includes residential and non-residential development.

Table SC5.1.4: Existing and projected residential dwellings

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
			2016	2021	2026	2031	2036	Ultimate development
Gatton	Gatton	Single dwelling	2,269	2,731	3,196	3,716	4,127	5,071
		Multiple dwelling	138	166	195	226	251	309
		Other dwelling	108	130	153	177	197	242
		Total	2,516	3,028	3,543	4,119	4,575	5,623
	Grantham	Single dwelling	26	50	67	79	81	88
		Multiple dwelling	2	3	4	5	5	5
		Other dwelling	1	2	3	4	4	4
		Total	29	55	74	87	90	98
	Helidon	Single dwelling	294	334	368	392	507	769
		Multiple dwelling	18	20	22	24	31	47
		Other dwelling	14	16	18	19	24	37
		Total	326	371	408	435	562	853
	Inside priority infrastructure area (Gatton scheme)	Single dwelling	2,589	3,115	3,631	4,186	4,715	5,929
		Multiple dwelling	158	190	221	255	287	361
		Other dwelling	124	149	173	200	225	283
		Total	2,871	3,453	4,025	4,641	5,228	6,573
Laidley	Laidley	Single dwelling	1,343	1,441	1,632	1,830	2,066	2,604
		Multiple dwelling	82	88	99	112	126	159
		Other dwelling	64	69	78	87	99	124
		Total	1,488	1,597	1,809	2,029	2,291	2,887
	Forest Hill	Single dwelling	164	169	172	175	182	199
		Multiple dwelling	10	10	11	11	11	12
		Other dwelling	8	8	8	8	9	10
		Total	182	187	191	194	202	221
	Plainland	Single dwelling	16	62	96	120	125	138
		Multiple dwelling	1	4	6	7	8	8
		Other dwelling	1	3	5	6	6	7
		Total	17	69	107	133	139	154
	Inside priority	Single dwelling	1,522	1,671	1,900	2,125	2,374	2,942

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
			2016	2021	2026	2031	2036	Ultimate development
	infrastructure area (Laidley scheme)	Multiple dwelling	93	102	116	130	145	179
		Other dwelling	73	80	91	101	113	140
		Total	1,687	1,853	2,107	2,356	2,632	3,262
Lockyer Valley Regional Council	Inside priority infrastructure area (total)	Single dwelling	4,111	4,786	5,531	6,311	7,089	8,871
		Multiple dwelling	251	292	337	385	432	541
		Other dwelling	196	228	264	301	338	423
		Total	4,558	5,306	6,132	6,997	7,859	9,835
	Outside priority infrastructure area (total)	Single dwelling	9,320	10,057	10,853	11,669	12,496	21,954
		Multiple dwelling	568	613	661	711	762	1,338
		Other dwelling	445	480	518	557	596	1,048
		Total	10,333	11,150	12,033	12,937	13,854	24,340
	Lockyer Valley Regional Council	Single dwelling	13,431	14,843	16,384	17,981	19,585	30,825
		Multiple dwelling	819	905	999	1,096	1,194	1,879
		Other dwelling	641	708	782	858	935	1,471
		Total	14,891	16,456	18,165	19,935	21,713	34,175

Table SC5.1.5: Existing and projected non-residential floor space

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					Ultimate development
			2016	2021	2026	2031	2036	
Gatton	Gatton	Retail	483	553	622	699	760	903
		Commercial	982	1,130	1,278	1,443	1,571	1,876
		Industry	691	818	945	1,087	1,197	1,459
		Community Purposes	985	1,067	1,148	1,239	1,310	1,478
		Rural and Other Uses	871	1,125	1,380	1,663	1,883	2,407
		Total	4,013	4,693	5,373	6,131	6,720	8,122
	Gранtham	Retail	1	1	2	2	2	3
		Commercial	2	6	8	10	11	12
		Industry	6	11	15	17	18	19
		Community Purposes	1	3	4	5	5	6
		Rural and Other Uses	8	13	16	18	19	20
		Total	19	34	46	53	55	59
	Helidon	Retail	9	11	13	14	20	33
		Commercial	26	32	36	40	56	93
		Industry	69	79	86	91	118	179
		Community Purposes	16	19	21	22	29	45
		Rural and Other Uses	93	99	104	108	126	167
		Total	214	239	260	275	348	516
	Inside priority infrastructure area (Gatton scheme)	Retail	493	565	637	716	782	938
		Commercial	1,010	1,167	1,323	1,492	1,637	1,980
		Industry	767	908	1,046	1,196	1,333	1,657
		Community Purposes	1,003	1,089	1,173	1,266	1,344	1,528
		Rural and Other Uses	973	1,237	1,500	1,789	2,028	2,594
		Total	4,246	4,966	5,679	6,459	7,123	8,697
Laidley	Laidley	Retail	75	81	92	104	118	152
		Commercial	214	230	262	294	333	423
		Industry	122	136	164	193	227	308
		Community Purposes	167	176	193	211	233	282
		Rural and Other Uses	218	227	244	261	282	331

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
			2016	2021	2026	2031	2036	Ultimate development
	Forest Hill	Total	796	849	955	1,064	1,193	1,496
		Retail	11	11	12	12	12	12
		Commercial	37	38	38	39	40	44
		Industry	37	37	38	38	40	42
		Community Purposes	20	21	21	21	22	24
		Rural and Other Uses	30	31	31	32	33	37
		Total	135	138	140	142	147	159
	Plainland	Retail	1	4	7	8	8	9
		Commercial	4	13	19	24	25	27
		Industry	4	13	20	25	26	29
		Community Purposes	2	7	11	14	15	16
		Rural and Other Uses	3	9	14	17	17	19
		Total	13	47	71	88	92	101
	Inside priority infrastructure area (Laidley scheme)	Retail	87	96	110	124	139	173
		Commercial	254	280	319	357	398	494
		Industry	162	186	222	256	293	379
		Community Purposes	190	204	226	247	269	322
		Rural and Other Uses	251	267	289	310	333	386
		Total	944	1,034	1,166	1,294	1,431	1,756
Lockyer Valley Regional Council	Inside priority infrastructure area (total)	Retail	580	661	747	840	921	1,111
		Commercial	1,264	1,447	1,642	1,849	2,035	2,474
		Industry	929	1,094	1,268	1,452	1,626	2,036
		Community Purposes	1,193	1,293	1,399	1,513	1,613	1,850
		Rural and Other Uses	1,224	1,504	1,789	2,099	2,361	2,980
		Total	5,190	6,000	6,845	7,753	8,554	10,453
	Outside priority infrastructure area (total)	Retail	471	487	505	522	556	705
		Commercial	1,300	1,394	1,496	1,600	1,740	2,273
		Industry	1,399	1,510	1,632	1,759	1,908	2,476
		Community Purposes	999	1,055	1,116	1,178	1,260	1,574
		Rural and Other Uses	2,123	2,109	2,104	2,092	2,151	2,442
		Total	6,292	6,555	6,853	7,150	7,615	9,469

Column A Planning Scheme	Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
			2016	2021	2026	2031	2036	Ultimate development
	Lockyer Valley Regional Council	Retail	1,051	1,148	1,252	1,362	1,476	1,816
		Commercial	2,564	2,841	3,138	3,448	3,775	4,748
		Industry	2,328	2,605	2,901	3,212	3,533	4,512
		Community Purposes	2,191	2,348	2,515	2,690	2,874	3,424
		Rural and Other Uses	3,347	3,612	3,892	4,191	4,512	5,422
		Total	11,482	12,555	13,698	14,903	16,169	19,922

Table SC5.1.6– Existing and projected demand for the stormwater network

Column A Planning Scheme	Column 1 Service catchment*	Column 2 Existing and projected demand (impervious ha)					
		2016 (base date)	2021	2026	2031	2036	Ultimate development
	Due to incomplete network information, a table of existing and projected demand for the stormwater network is unable to be included. Recommendations identified as a result of future network planning is anticipated to be incorporated into future amendments to the LGIP.						

* Column 1 The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP Stormwater network – Catchment Maps SWC-1:2 in Schedule 5 (local government infrastructure mapping and tables).

Table SC5.1.7: Existing and projected demand for the transport network

Column A Planning Scheme	Column 1 Service catchment [*]	Column 2 Existing and projected demand (ET)					
		2016 (base date)	2021	2026	2031	2036	Ultimate development
Gatton	TR1 - Gatton Town	3,997	4,869	5,744	6,752	7,848	17,972
	TR4 - Grantham	70	108	138	164	185	315
	TR5 - Helidon	444	533	615	691	880	1,678
	TR7 - Withcott	683	758	838	924	1,025	1,763
	TR8 - Former GSC Regional	5,919	6,253	6,614	7,007	7,461	11,066
Laidley	TR2 - Laidley Town	1,957	2,222	2,677	3,144	3,625	5,707
	TR3 - Forest Hill	179	184	188	191	199	217
	TR6 - Plainland	72	209	348	470	548	930
	TR9 - Former LSC Regional	6,002	6,454	6,880	7,260	7,447	8,566
	TOTAL	19,323	21,589	24,043	26,603	29,218	48,214

* Column 1 The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP Transport network – Catchment Maps TRC-1:2 in Schedule 5 (local government infrastructure mapping and tables).

Table SC5.1.8: Existing and projected demand for the parks and land for community facilities network

Column A Park Level	Column B Planning Scheme	Column 1 Service catchment*	Column 2 Existing and projected demand (ET)					
			2016 (base date)	2021	2026	2031	2036	Ultimate development
Level 1	Gatton	PPCL1 - Helidon	307	354	393	423	557	899
		PPCL2 - Withcott	401	440	482	527	580	912
		PPCL3 - Grantham	55	85	108	125	137	210
		PPCL4 - Rural West	-	-	-	-	-	-
		PPCL5 - Gatton Town	2,390	3,033	3,673	4,436	5,265	13,235
		PPCL6 - Helidon Hills and Grantham North	-	-	-	-	-	-
		PPCL7 - Murphys Creek and Surrounds	-	-	-	-	-	-
		PPCL10 - Rural South (GSC)	-	-	-	-	-	-
	Laidley	PPCL8 - Forest Hill	178	183	187	189	197	216
		PPCL9 - Laidley Town	1,500	1,683	2,040	2,415	2,824	4,553
		PPCL10 - Rural South (LSC)	-	-	-	-	-	-
		PPCL11 - Morton Vale	-	-	-	-	-	-
		PPCL12 - Laidley North and Plainland	20	74	114	142	150	176
Level 2	Gatton	PPCL1 - Helidon	450	510	563	604	748	1,144
		PPCL2 - Withcott	690	772	861	955	1,066	1,761
		PPCL3 - Grantham	259	291	317	337	358	482
		PPCL4 - Rural West	-	3	4	5	5	7
		PPCL5 - Gatton Town	3,211	3,910	4,613	5,428	6,298	14,463
		PPCL6 - Helidon Hills and Grantham North	-	0	0	0	0	0
		PPCL7 - Murphys Creek and Surrounds	232	243	254	265	279	361
		PPCL10 - Rural South (GSC)	-	-	-	-	-	-
	Laidley	PPCL8 - Forest Hill	178	183	187	190	198	217

Column A Park Level	Column B Planning Scheme	Column 1 Service catchment*	Column 2 Existing and projected demand (ET)					
			2016 (base date)	2021	2026	2031	2036	Ultimate development
		PPCL9 - Laidley Town	2,014	2,212	2,587	2,978	3,402	5,213
		PPCL10 - Rural South (LSC)	-	1	3	4	4	6
		PPCL11 - Morton Vale	1	1	1	1	1	1
		PPCL12 - Laidley North and Plainland	2,209	2,647	3,042	3,382	3,524	4,375
Level 3	Gatton	PPCL1 - Helidon	645	710	768	814	960	1,372
		PPCL2 - Withcott	806	889	979	1,075	1,189	1,896
		PPCL3 - Grantham	352	380	405	425	445	564
		PPCL4 - Rural West	883	889	890	891	890	890
		PPCL5 - Gatton Town	3,656	4,339	5,044	5,860	6,728	14,881
		PPCL6 - Helidon Hills and Grantham North	151	154	155	157	158	171
		PPCL7 - Murphys Creek and Surrounds	506	519	532	545	561	659
		PPCL10 - Rural South (GSC)	377	368	363	357	349	300
	Laidley	PPCL8 - Forest Hill	181	186	190	193	201	220
		PPCL9 - Laidley Town	2,259	2,466	2,849	3,247	3,672	5,494
		PPCL10 - Rural South (LSC)	702	707	711	716	720	747
		PPCL11 - Morton Vale	638	639	639	640	640	644
		PPCL12 - Laidley North and Plainland	3,427	3,869	4,267	4,612	4,759	5,643
		TOTAL	14,583	16,116	17,793	19,530	21,273	33,482

* Column 1 The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network – Catchment Maps PPCLC-1:2 in Schedule 5 (local government infrastructure mapping and tables).

SC5.2 Schedules of works

Table SC5.2.1: Stormwater network schedule of works

Column A Planning Scheme	Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
	Due to incomplete network information, a schedule of works for the stormwater network is unable to be included.			
	Recommendations identified as a result of future network planning is anticipated to be incorporated into future amendments to the LGIP.			
	TOTAL			

* Column 4 The establishment cost is expressed in current cost terms as at the base date

Table SC5.2.2– Transport network schedule of works

Column A Planning Scheme	Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
	Intersections			
Gatton	INTF_001	Intersection	2026	\$855,133
Gatton	INTF_002	Intersection	2031	\$892,313
Gatton	INTF_003	Intersection	2036 to Ultimate	\$892,313
Gatton	INTF_004	Intersection	2021	\$817,953
Gatton	INTF_005	Intersection	2036 to Ultimate	\$892,313
Gatton	INTF_006	Intersection	2036 to Ultimate	\$892,313
Gatton	INTF_007	Intersection	2031	\$892,313
Gatton	INTF_008	Intersection	2036 to Ultimate	\$892,313
Gatton	INTF_010	Intersection	2026	\$855,133
Laidley	INTF_013	Intersection	2026	\$855,133
Gatton	INTF_015	Intersection	2036 to Ultimate	\$892,313
Gatton	INTF_017	Intersection	2031	\$892,313
Gatton	INTF_019	Intersection	2026	\$855,133
Gatton	INTF_020	Intersection	2026	\$855,133
Gatton	INTF_023	Intersection	2026	\$855,133
Gatton	INTF_024	Intersection	2026	\$855,133
	Structures			
Gatton	STRF001	Culvert - Woodlands Road Dev No. 7	2036 to Ultimate	\$385,187
Gatton	STRF002	Culvert - Woodlands Road Dev No. 2	2021	\$353,088
Gatton	STRF003	Culvert - Woodlands Road Dev No. 4	2036 to Ultimate	\$385,187
Gatton	STRF006	Culvert - Golf Links Drive No. 4	2036 to Ultimate	\$385,187
Laidley	STRF008	Culvert - Mountain View Drive	2026	\$369,138
Laidley	STRF009	Culvert - Zischke Road	2026	\$369,138
	Roads			

Laidley	TRF001	Rural Collector - Zischke Road Upgrade	2026	\$2,938,267
Gatton	TRF003	Collector - Woodlands Dev Road No. 4	2021	\$323,083
Gatton	TRF004	Sub-Arterial - Roches Road No. 2	2036 to Ultimate	\$2,044,192
Gatton	TRF005	Sub-Arterial - Roches Road to Gittins Road Connector	2036 to Ultimate	\$1,763,336
Laidley	TRF008	Rural Collector - Mountain View Drive Upgrade	2026	\$1,029,754
Gatton	TRF010	Collector - Woodlands Dev Road No. 3	2036 to Ultimate	\$2,113,197
Gatton	TRF016	Sub-Arterial - Golf Links Drive No. 1	2031	\$2,620,095
Gatton	TRF017	Sub-Arterial - Golf Links Drive No. 2	2036 to Ultimate	\$2,231,401
Gatton	TRF018	Rural Collector - Connors Road to Airforce Road Connector	2036 to Ultimate	\$981,785
Gatton	TRF019	Sub-Arterial - Woodlands Road No. 1	2026	\$2,487,047
Gatton	TRF020	Sub-Arterial - Woodlands Road No. 6	2031	\$2,503,072
Gatton	TRF021	Sub-Arterial - Rangeview Drive Extension	2036 to Ultimate	\$1,418,979
Gatton	TRF023	Sub-Arterial - Rangeview Drive Upgrade	2031	\$3,911,986
Gatton	TRF024	Sub-Arterial - Roches Road No. 1	2031	\$1,629,296
Gatton	TRF025	Sub-Arterial - Gatton CBD Bypass Road No. 5	2021	\$2,612,497
Gatton	TRF028	Sub-Arterial - Princes Road Extension	2036 to Ultimate	\$724,758
Gatton	TRF031	Sub-Arterial - Gatton CBD Bypass Road No. 2	2036 to Ultimate	\$2,317,093
Gatton	TRF032	Sub-Arterial - Gatton CBD Bypass Road No. 3	2036 to Ultimate	\$1,723,945
Gatton	TRF033	Sub-Arterial - Gatton CBD Bypass Road No. 4	2026	\$3,502,509
Gatton	TRF034	Collector - Woodlands Dev Road No. 2	2031	\$1,451,665
Gatton	TRF052	Collector - Princes Rd to Woodlands Rd Connection No. 3	2036 to Ultimate	\$1,395,524
Gatton	TRF035	Collector - Princes Rd to Woodlands Rd Connection No. 2	2026	\$2,775,488
Gatton	TRF036	Collector - Princes Rd to Woodlands Rd Connection No. 1	2026	\$1,805,875
Gatton	TRF037	Sub-Arterial - Woodlands Road No. 2	2036 to Ultimate	\$1,449,218
Gatton	TRF038	Collector - Woodlands Dev Road No. 1	2036 to Ultimate	\$4,653,227
Laidley	TRF040	Rural Collector - Otto Road Extension	2036 to Ultimate	\$1,832,077
Laidley	TRF041	Rural Collector - Otto Road Upgrade	2036 to Ultimate	\$1,676,535
Laidley	TRF042	Rural Collector - Zischke Road Connection	2026	\$950,954
Gatton	TRF045	Collector - Deviney Street to Seventeen Mile Connector	2036 to Ultimate	\$2,231,856
Laidley	TRF049	Sub-Arterial - Breuer St to Summer St Extension No. 1	2036 to Ultimate	\$1,778,204
Laidley	TRF050	Sub-Arterial - Breuer St to Summer St Extension No. 2	2036 to Ultimate	\$1,088,055
Laidley	TRF051	Sub-Arterial - Breuer St to Summer St Extension No. 3	2036 to Ultimate	\$1,751,138
TOTAL				\$79,905,422

* Column 4 The establishment cost is expressed in current cost terms as at the base date

Table SC5.2.3– Parks and land for community facilities schedule of works

Column A Planning Scheme	Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
	Future Parks			
Gatton	OSF060	Recreation District - New district recreation park (Woodlands Rise)	2031	\$1,980,624
Gatton	OSF063	Recreation District - New district recreation park (west of Woodlands Rise)	2036 to Ultimate	\$1,380,624
Gatton	OSF064	Recreation District - New district recreation park (Golflinks)	2036 to Ultimate	\$1,380,624
Gatton	OSF066	Recreation District - New district recreation park (Lake Freeman Development)	2036 to Ultimate	\$1,380,624
Gatton	OSF068	Recreation District - James Norman Hedges	2031	\$780,624
Gatton	OSF069	Recreation District - Burrumbin Park	2026	\$672,730
Laidley	OSF070	Recreation District - Johnson Drive Park (Lockrose Park)	2031	\$701,979
Laidley	OSF071	Recreation District - Unnamed Park (Gehrke Road)	2021	\$715,572
Laidley	OSF072	Recreation District - Unnamed Park (Otto Road)	2031	\$780,624
Laidley	OSF074	Recreation District - New district recreation park (Plainland)	2026	\$1,048,098
Laidley	OSF077	Recreation District - New district recreation park	2036 to Ultimate	\$1,180,624
Laidley	OSF078	Recreation District - New district recreation park	2036 to Ultimate	\$1,180,624
Laidley	OSF080	Recreation District - Laidley Shire Sports and Recreation Reserve	2026	\$748,098
Laidley	OSF081	Recreation District - Enoch Semph Park	2031	\$701,979
Gatton	OSF083	Recreation District - New district recreation park (west of Woodlands Rise)	2036 to Ultimate	\$1,180,624
Laidley	OSF085	Recreation Regional - Lake Clarendon Recreation Area	2036 to Ultimate	\$1,880,627
Gatton	OSF086	Recreation Regional - New regional recreation park (Woodlands Rise)	2036 to Ultimate	\$4,668,789
Gatton	OSF087	Recreation Regional - Additional regional park adjacent to Lake Apex Park	2031	\$1,619,068
Gatton	OSF088	Recreation Regional - New regional recreation park, Grantham	2036 to Ultimate	\$2,150,636
Laidley	OSF089	Recreation Regional - Lions Park (Narda Lagoon)	2026	\$717,374
Laidley	OSF090	Recreation Regional - Lake Dyer Recreation Area	2036 to Ultimate	\$1,229,499
Gatton	OSF091	Recreation Regional - Lake Apex Park	2031	\$1,229,499
Laidley	OSF092	Recreation Regional - Narda Lagoon	2031	\$701,979
Gatton	OSF093	Sport District - Gatton Soccer Club	2036 to Ultimate	\$150,000
Gatton	OSF095	Sport District - McGovern Park (Sport)	2036 to Ultimate	\$1,179,548
Gatton	OSF097	Sport Regional - New sport park (Woodlands Rise)	2031	\$5,280,615
Gatton	OSF098	Sport Regional - Springbrook Park	2036 to Ultimate	\$676,670
Gatton	OSF096	Sport Regional - New sport park (south Gatton)	2036 to Ultimate	\$4,880,615
Gatton	OSF099	Recreation District - New district recreation park (west of Woodlands Rise)	2026	\$1,348,098
Gatton	OSF094	Sport District - New sport park (Grantham)	2036 to Ultimate	\$1,346,398
Gatton	OSF100	Recreation District - New district recreation park	2036 to Ultimate	\$980,624
Laidley	OSF101	Recreation District - New district recreation park	2026	\$798,098
Laidley	OSF102	Recreation District - New district recreation park	2018	\$915,572
Laidley	OSF103	Sport Regional - New sport park (Plainland)	2031	\$3,130,615
	TOTAL			\$50,698,404

* Column 4 The establishment cost is expressed in current cost terms as at the base date

SC5.3 Local government infrastructure plan maps

Local Government Infrastructure Plan Map LGIP Priority infrastructure area PIA-1:7

Local Government Infrastructure Plan Map LGIP Transport network - Plans for trunk infrastructure TR-1:13

Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network PPCL-1:20

Local Government Infrastructure Plan Map LGIP Stormwater network – Catchment Maps SWC-1:2

Local Government Infrastructure Plan Map LGIP Transport network – Catchment Maps TRC-1:2

Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network – Catchment Maps PPCLC-1:2

MAPS

Area Maps A1, A2 - Overall

Area Map B – Towns & Villages

Area Map C – Rural Residential Areas

Overlay Map D - Areas of Natural and Environmental Significance – Bushfire Prone Areas

Overlay Maps E1, E2 – Areas of Natural and Environmental Significance – Ecologically Significant Native Vegetation Areas

Overlay Map F — Areas of Natural and Environmental Significance - Flood Inundation Areas

Overlay Maps G1, G2 - Areas of Natural and Environmental Significance – Environmental Constraints

Overlay Map H – Places/Areas of Cultural Heritage Significance

Overlay Maps I1, I2 – Development Constraints

Strategy Map J – Identified Kennel Area

Strategy Maps K1, K2 – Major Infrastructure & Linkages

Strategy Maps L1, L2, L3, L4 – Open Space & Recreation

Strategy Map M – Agricultural Land Classes Map – Good Quality Agricultural Land