

Development in the **Central Highlands**

----- A GUIDE TO ZONE CODES



WHAT IS DEVELOPMENT?

The *Planning Act 2016* defines development as carrying out building work, plumbing or drainage work, operational work, reconfiguring a lot or making a material change of use of premises. The Central Highlands Regional Council Planning Scheme 2016 generally regulates development which relates to the following categories.

Material change of use – is changing the current use of a building, structure or land, or changing the intensity of use. For example, converting a retail shop into a food and drink outlet, expanding a 30-site caravan park to a 60-sites, turning a vacant lot into an office, shop or industrial use.

Reconfiguring a lot – is subdividing land or changing the boundaries. For example, subdividing one lot into multiple lots, dividing land into parts by agreement, re-aligning its boundaries or creating, changing and easing access to a lot.

Operational work – are activities that alter the shape or form of the land. For example, earthworks, vegetation clearing or erecting signage.

Building work – is constructing a new building or structure or extending an existing one. For example, building a new house, shed or garage, partially or entirely demolishing a building or structure, or repairing, altering or extending it.

Under certain circumstances, a development approval from council is required before you can carry out development.

WHEN IS A DEVELOPMENT APPROVAL REQUIRED?

All developments are required to comply with council's planning scheme. However, not all developments are required to be assessed by council. Whether a development application is required depends on the location and type of development proposed. There are five different categories of assessment for development:

1. Prohibited development – is not allowed, and only the state government has the power to prohibit it. You can't lodge an application for prohibited development (e.g. brothel).

2. Accepted development – does not require a development approval from council.

3. Accepted development, subject to requirements – does not require a development approval from council, as long as it is compliant with the relevant planning scheme criteria (assessment benchmarks). If the compliance is not achieved, it's a requirement that council assesses the development.

4. Code assessment – is for development that generally aligns with council's intent for a premise. Development under code assessment require a development approval from council. Council is required to assess the development only against relevant planning scheme criteria (assessment benchmarks) and other matters required by regulation. You are not required to publicly notify your development application in the code assessment category.

5. Impact assessment – is for development that does not strictly align with council's intent for a premise, or has impacts that require assessment against council's planning scheme and other matters required by regulation. Council may also have regard to other relevant matters, not including personal circumstances, financial or otherwise. You will be required to publicly notify your development application and may receive submissions that will be considered in the assessment process. If council receives an objection to the development as part of those submissions, the submitter has third party appeal rights to council's decision on the outcome of council's decision.

USE DEFINITIONS

Schedule One of council's planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

WHAT HAPPENS IF MY DEVELOPMENT DOESN'T MEET ALL THE REQUIREMENTS OF ACCEPTED DEVELOPMENT?

If the criteria can't be met, you need to have a development approval from council.

WHAT HAPPENS IF MY DEVELOPMENT IS ACCEPTED DEVELOPMENT BUT SUBJECT TO REQUIREMENTS AND IT DOESN'T MEET ALL THE IDENTIFIED ACCEPTABLE OUTCOMES?

If all acceptable outcomes can't be met, you need to have a development approval from council.

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your development site may trigger additional assessment requirements for council to consider. For example, if the site is located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code.

Overlays may alter or elevate the category of development and assessment. Often specialist input is required, such as from hydraulic engineers or ecologists, to sufficiently demonstrate that the development meets the assessment benchmarks of an overlay code.

HOW DO THE PLANNING SCHEME ASSESSMENT BENCHMARKS APPLY TO MY DEVELOPMENT?

If your proposed development is assessable, you must justify how the proposed development complies with the required assessment benchmarks for each applicable code. Assessment benchmarks are provisions that an assessing authority must consider when reviewing a development application. Part 5 – Tables of assessment of council's planning scheme outlines which assessment benchmarks apply to your development, and how they should be addressed.

Accepted development subject to requirements must comply with all acceptable outcomes of the applicable assessment benchmarks. Code and impact assessable development must address either the acceptable outcome or the corresponding performance outcome to demonstrate compliance with the applicable assessment benchmarks.

ARE THE ACCEPTABLE OUTCOMES THE ONLY WAY TO COMPLY WITH THE ASSESSMENT BENCHMARKS?

No, the acceptable outcomes identify the minimum acceptable assessment benchmarks for demonstrating compliance with the corresponding performance and overall outcomes. Alternative solutions for performance outcomes can be used to demonstrate compliance of your proposal, where appropriate supporting evidence is provided.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

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Central Highlands
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Centre zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Centre zone code is to provide for a mix of uses and activities. These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities. Centres are found at a variety of scales based on their location and surrounding activities.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



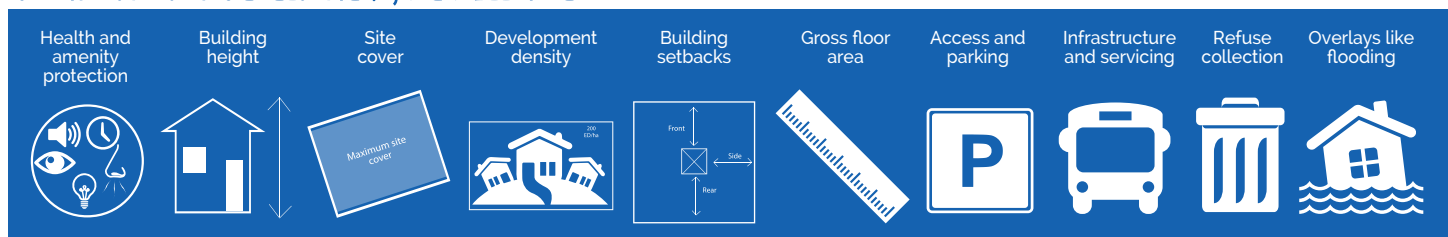
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Centre zone 101

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Regional Council Planning Scheme 2016

FOR MORE INFORMATION

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- If you have planned a development application for submission, you can request a pre-lodgement meeting with council's development assessment team.
- The more information you provide about your proposal as early as possible, the better we can assist.

USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE CENTRE ZONE CODE?

The planning scheme table of assessment 5.5.6 for the Centre zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

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Specialised centre zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Specialised centre zone code is to provide for one or more specialised uses. In context of the Central Highlands, the Specialised centre zone is intended to predominantly provide for large floor plate retail business activities and other activities which require high levels of accessibility by private motor vehicle traffic.

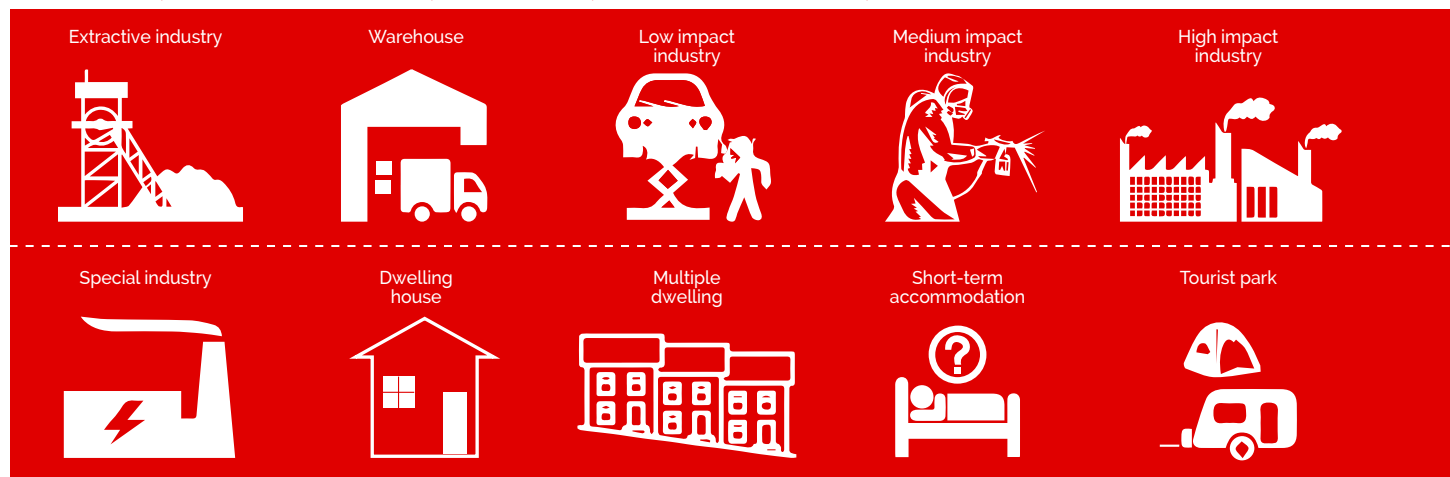
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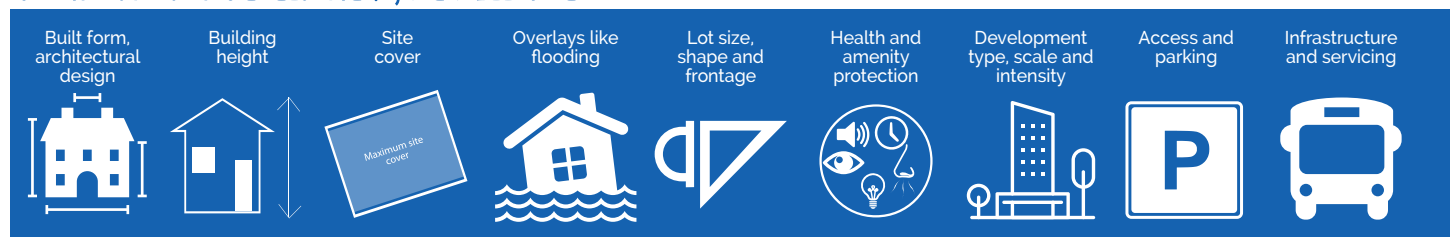
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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE SPECIALISED CENTRE ZONE CODE?

The planning scheme table of assessment 5.5.8 for the Specialised centre zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

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Principal centre zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Principal centre zone code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement. It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



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Principal centre zone 101

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USE DEFINITIONS

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HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE PRINCIPAL CENTRE ZONE CODE?

The planning scheme table of assessment 5.5.7 for the Principal centre zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

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ARE INFRASTRUCTURE CHARGES APPLICABLE?

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Neighbourhood centre zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It includes small-scale convenience shopping; community uses and other uses that directly support the immediate community.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



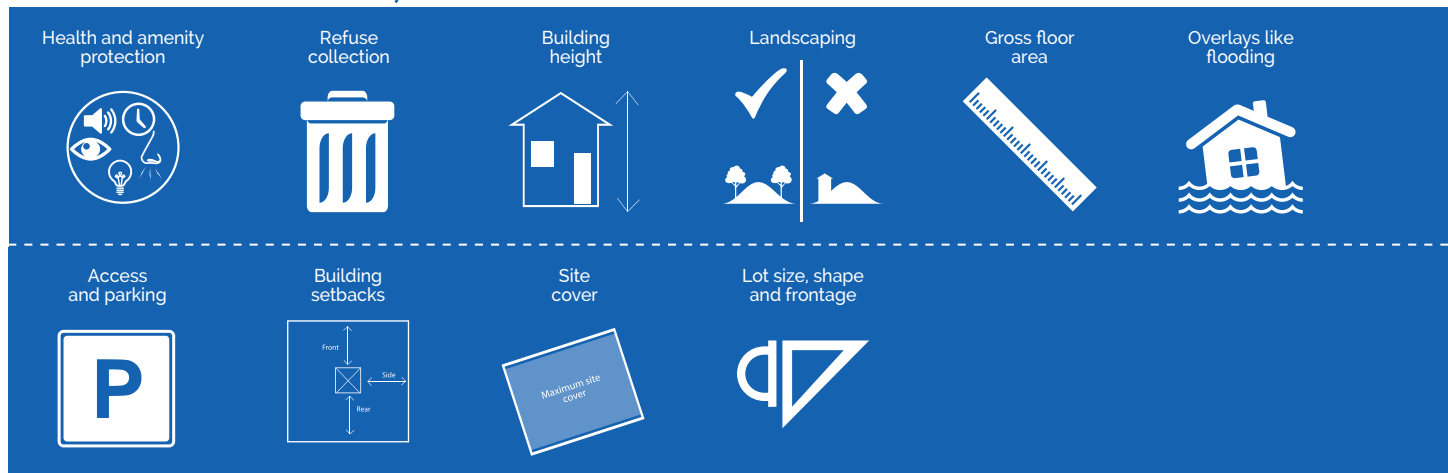
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



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Neighbourhood centre zone 101

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE NEIGHBOURHOOD CENTRE ZONE CODE?

The planning scheme table of assessment 5.5.5 for the Neighbourhood centre zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

Township zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Township zone code is to provide for the small urban settlements located within a rural area. Development provides for a mix of uses including residential, retail, business, education, low impact and service industries, community purpose, recreation and open space that support the needs of the local community. Facilities such as tourist attractions and short-term accommodation may be appropriate.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



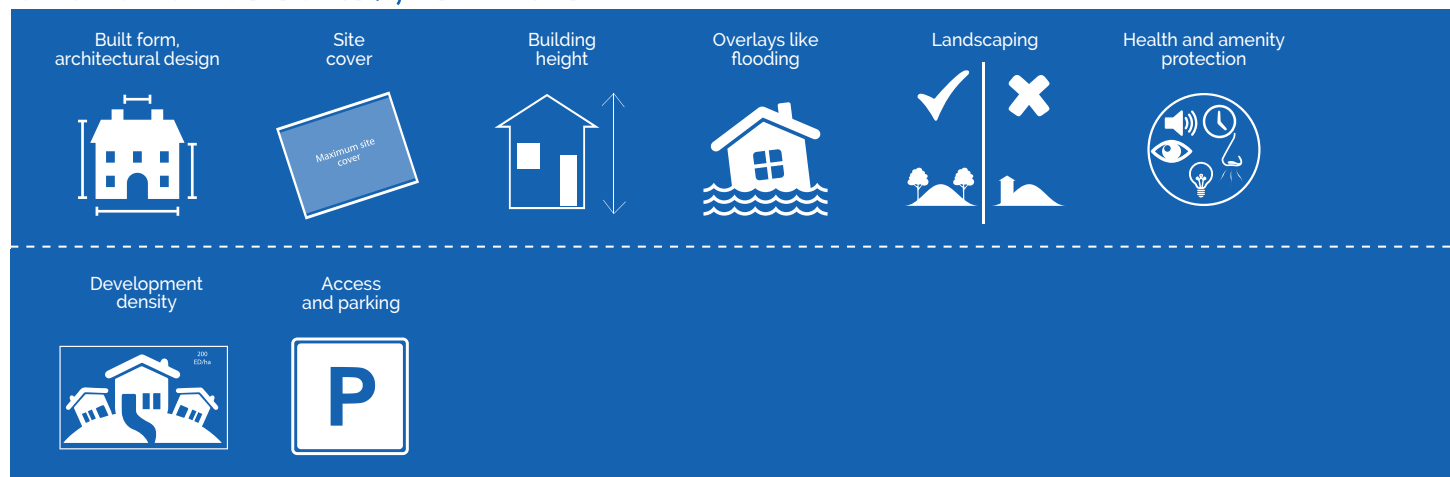
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USE DEFINITIONS

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HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE TOWNSHIP ZONE CODE?

The planning scheme table of assessment 5.5.17 for the Township zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

Emerging community zone 101

Your guide to navigating the Central Highlands Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Emerging community zone code is to identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future. The Emerging community zone also manages the timely conversion of non-urban land to urban purposes and prevents or discourages development that is likely to compromise appropriate longer-term land use.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT

Variation approval (master planned in concept approval) that grants future development land use rights for urban purposes (subject to related approvals) and discourages development that is likely to compromise the timely conversion of non-urban land to urban land.

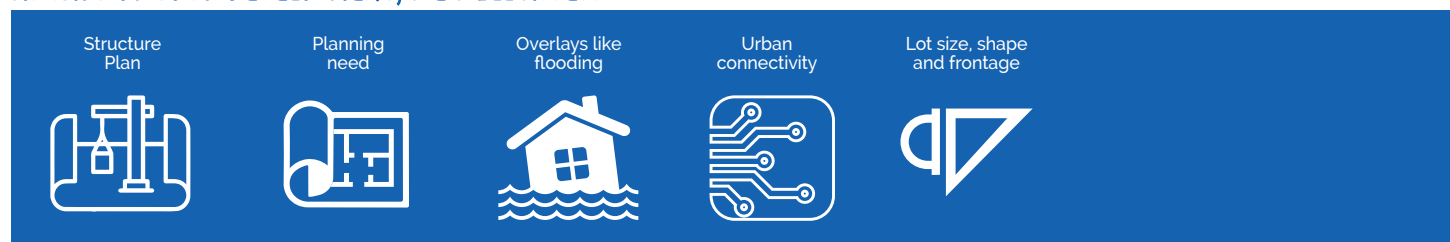
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT

Land uses that would compromise the land to be used for urban purposes in the future.

AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Emerging community zone 101

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE EMERGING COMMUNITY ZONE CODE?

The planning scheme table of assessment 5.5.4 for the Emerging community zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

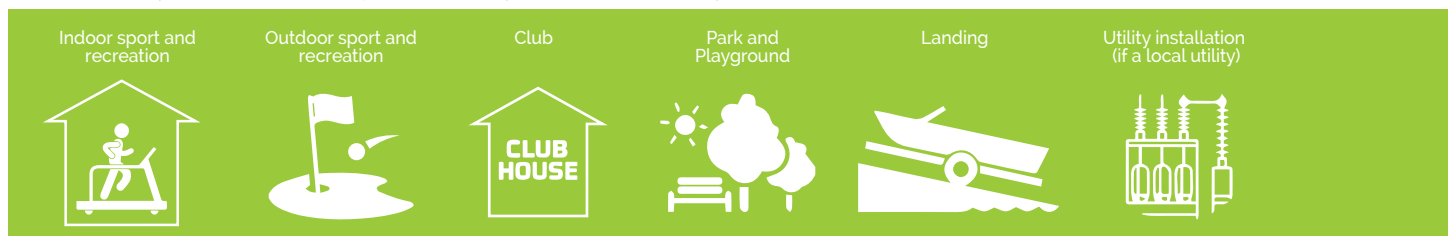
Recreation and open space zone 101

Your guide to navigating the Central Highlands Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities. It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation of natural values. Areas such as parks, playing fields and playgrounds are generally accessible to the public. However, access may be limited in certain areas and at certain times. Where required to meet community needs, development may include structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support recreational or sporting activities.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



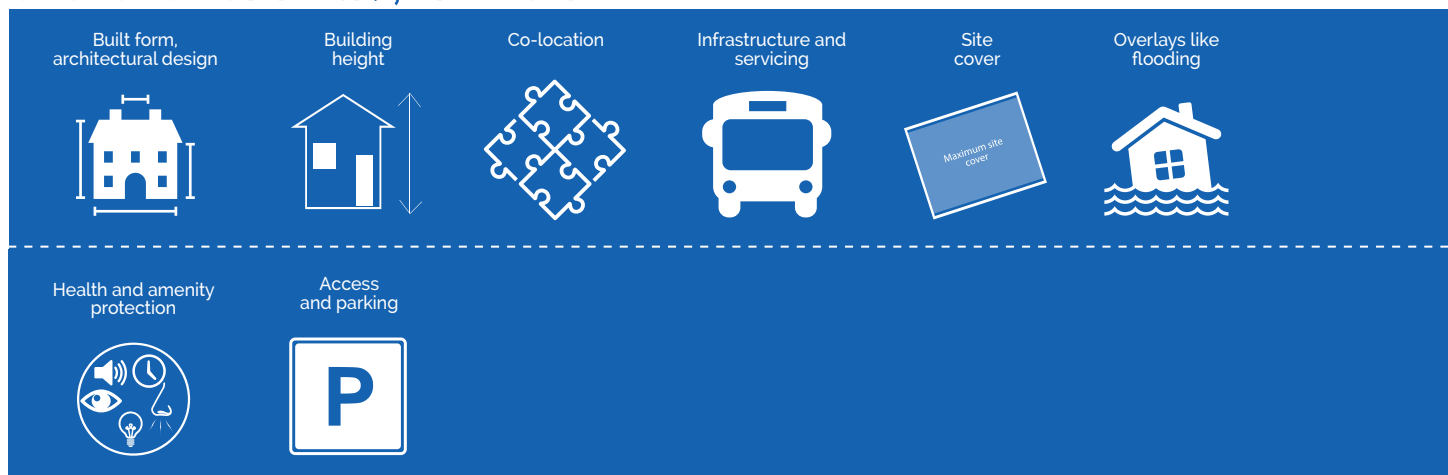
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



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AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Recreation and open space zone 101

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USE DEFINITIONS

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HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE RECREATION AND OPEN SPACE ZONE CODE?

The planning scheme table of assessment 5.5.14 for the Recreation & open space zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

Community facilities zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, public utilities, government installations, hospitals, educational establishments, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



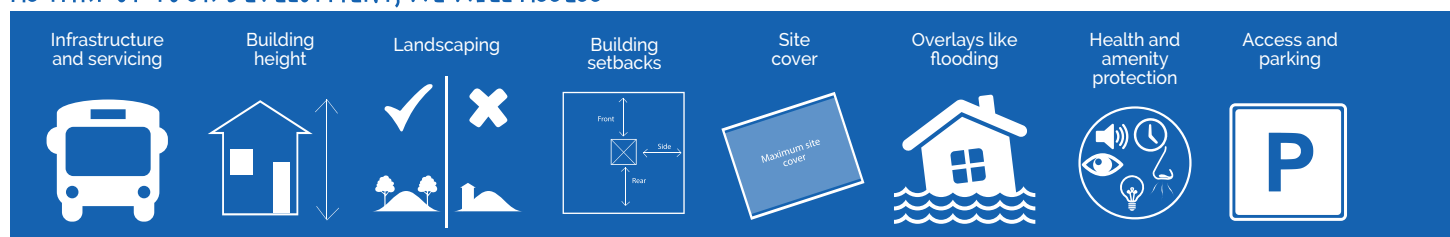
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HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE COMMUNITY FACILITIES ZONE CODE?

The planning scheme table of assessment 5.5.15 for the Community facilities zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

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ARE INFRASTRUCTURE CHARGES APPLICABLE?

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Industry investigation zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Industry investigation zone code is to identify and protect land that may be suitable for industrial activities where further detailed planning, investigations and studies are required to determine the suitability of the Industry investigation zone for use as an industry zone.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT

Variation approval, like in concept approval, granting future development land use rights for industry purposes subject to related approvals.

DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE

Animal
husbandry



Emergency
services



Cropping



Wholesale
nursery



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT

Land uses that would compromise the land to be used for industry purposed in the future.

AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS

Structure
Plan



Planning
need



Buffering from
sensitive land uses



Lot size, shape
and frontage



Industry investigation zone 101

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HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE INDUSTRY INVESTIGATION ZONE CODE?

The planning scheme table of assessment 5.5.12 for the Industry investigation zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

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Low impact industry zone 101

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PURPOSE OF ZONE CODE

The purpose of the Low impact industry zone code is to provide for service and low impact industry uses. It may include non-industrial and business uses that are compatible with the predominant use of the zone for industrial activities where they do not compromise the long-term use of the land for industrial purposes.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



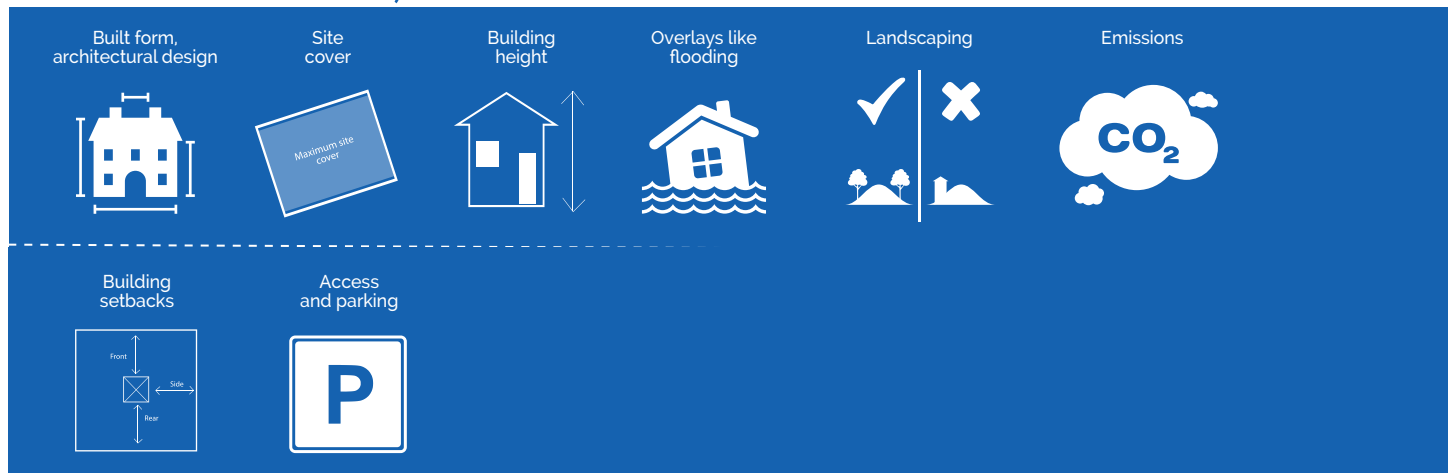
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Low impact industry zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

FOR MORE INFORMATION

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- The more information you provide with your idea and proposal, the better we can assist.

USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE LOW IMPACT INDUSTRY ZONE CODE?

The planning scheme table of assessment 5.5.9 for the Low impact industry zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

Industry zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



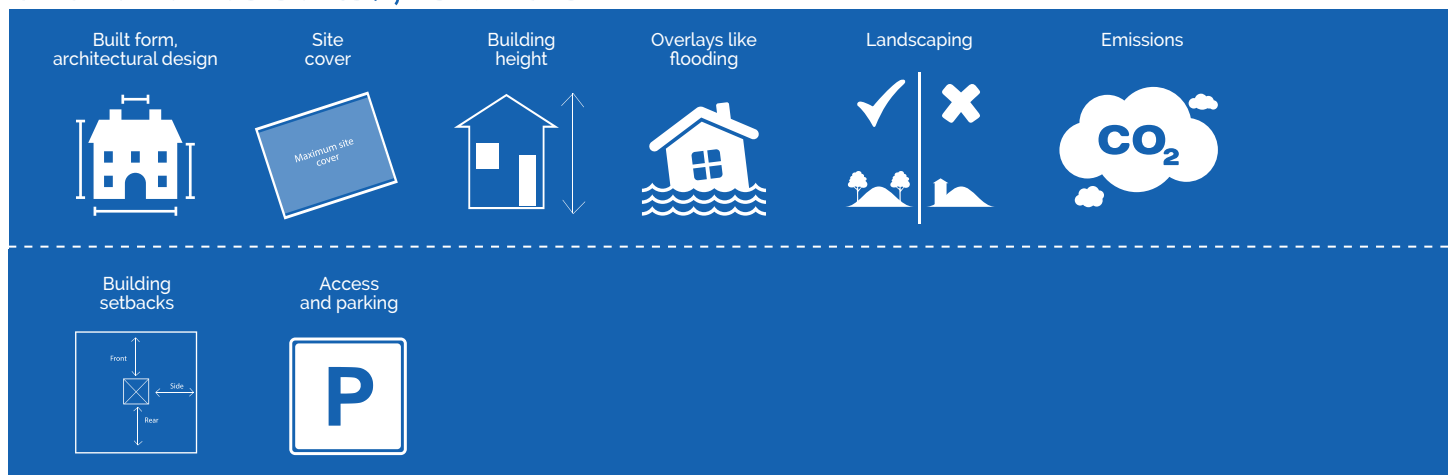
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Industry zone 101

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Regional Council Planning Scheme 2016

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE INDUSTRY ZONE CODE?

The planning scheme table of assessment 5.5.10 for the Industry zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

Special industry zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Special industry zone code is to provide for specialised industry uses including land consumptive uses and those that are noxious and hazardous. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purpose. Activities considered appropriate in this zone are defined as special industry in Schedule 1 (Definitions) of the planning scheme.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



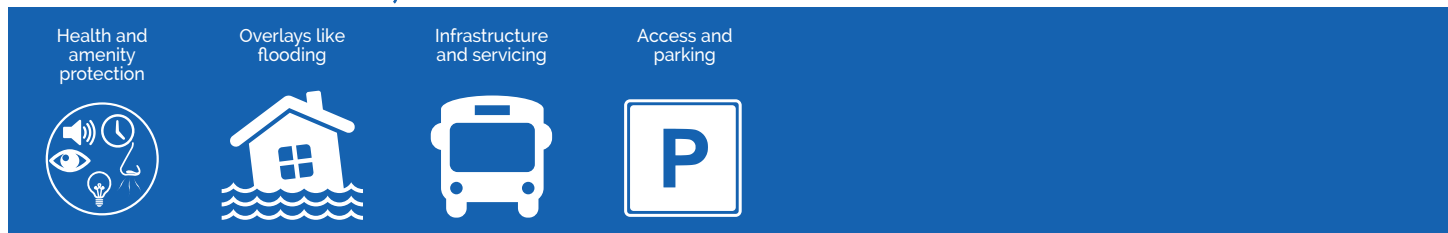
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Special industry zone 101

Your guide to navigating the Central Highlands Regional Council Planning Scheme 2016

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE SPECIALISED CENTRE ZONE CODE?

The planning scheme table of assessment 5.5.11 for the Special industry zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

General residential zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents' community. It consists predominantly of low density, low-rise residential uses on a range of urban type lot sizes. Limited other residential type uses may also be established where compatible with the prevailing residential character and amenity of the area.

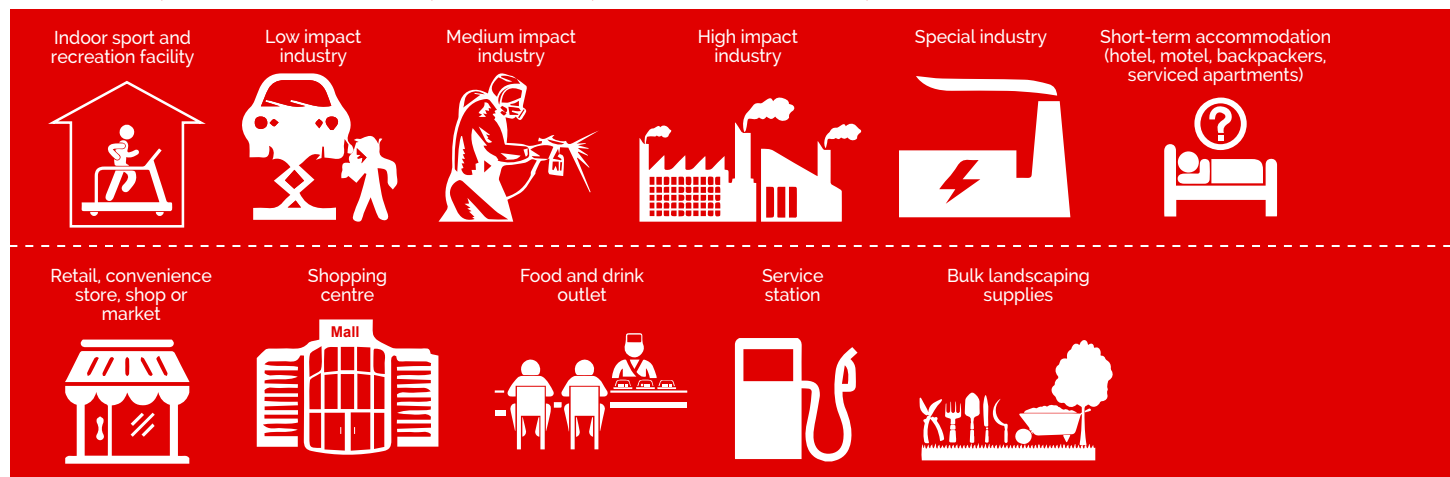
DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



General residential zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

FOR MORE INFORMATION

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE GENERAL RESIDENTIAL ZONE CODE?

The planning scheme table of assessment 5.5.2 for the General residential zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

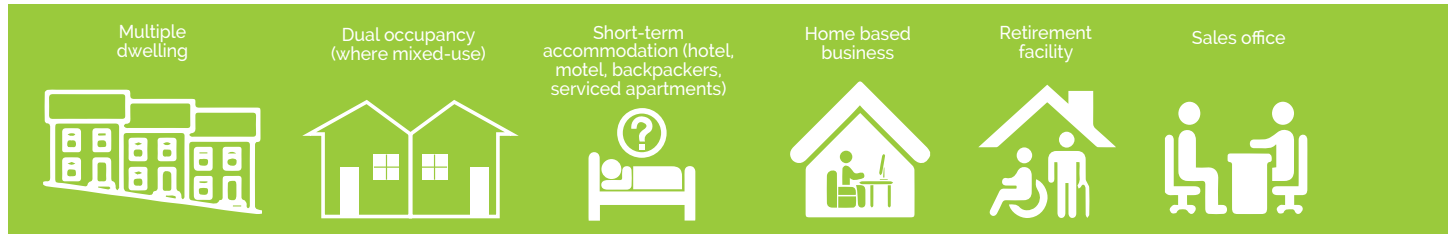
High density residential zone 101

Your guide to navigating the Central Highlands Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the High density residential zone code is to provide for higher density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

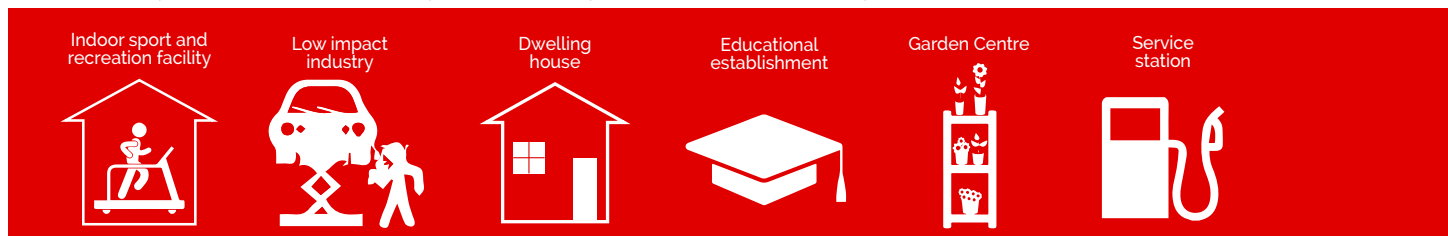
DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



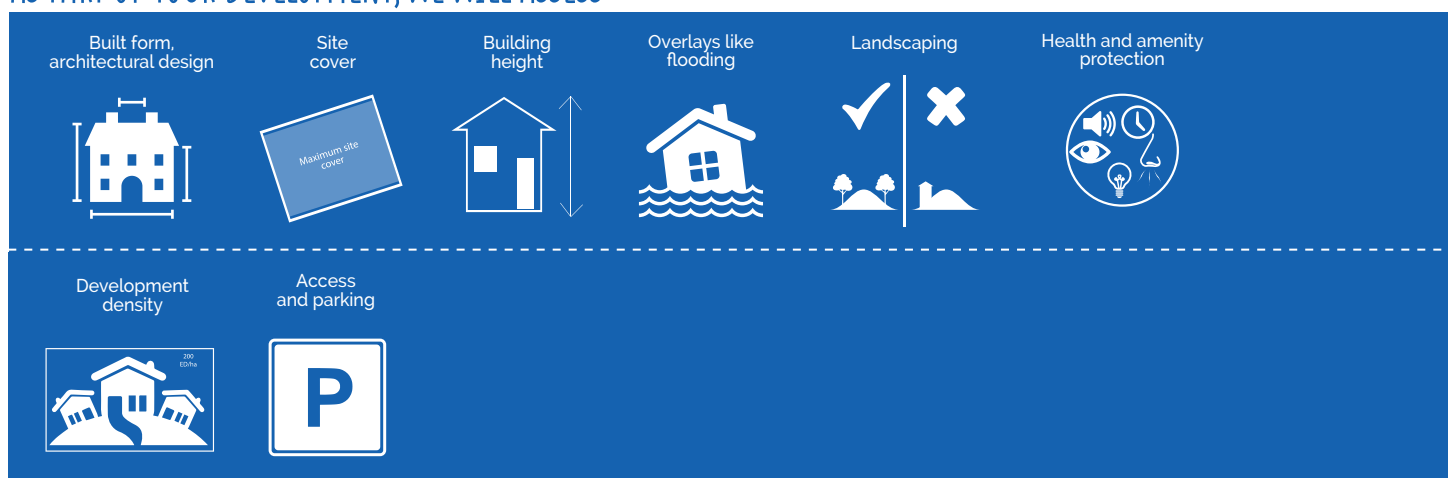
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



High density residential zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

FOR MORE INFORMATION

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE HIGH DENSITY RESIDENTIAL ZONE CODE?

The planning scheme table of assessment 5.5.3 for the High density residential zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

Rural residential zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Rural residential zone code is to provide for residential development on large lots where all local government infrastructure and services may not be provided, and the intensity of development is generally dispersed.

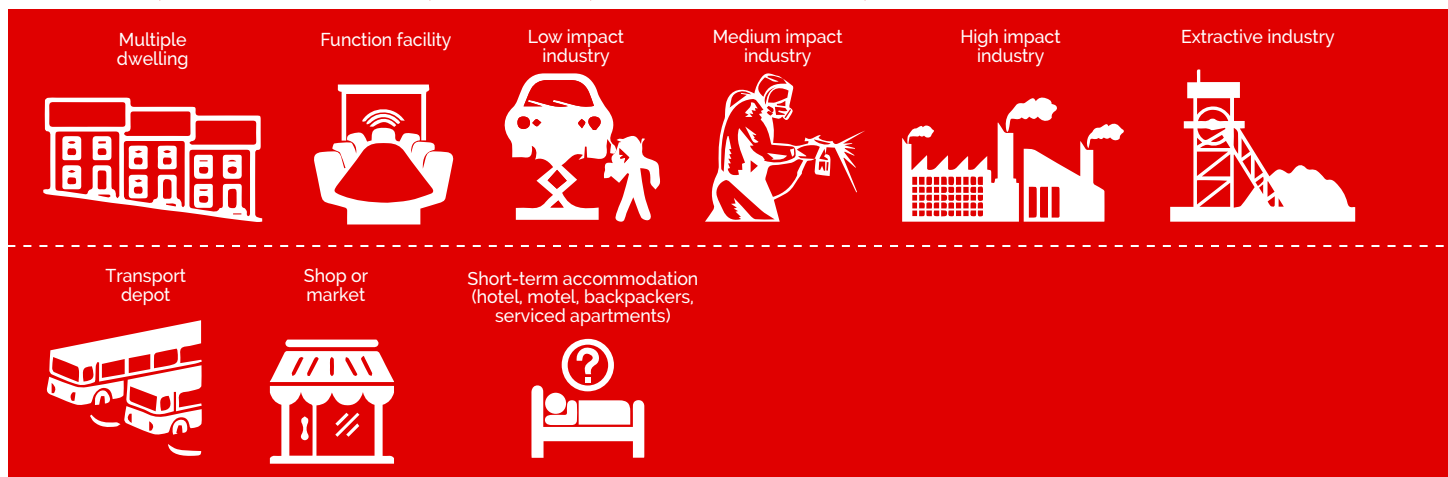
DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



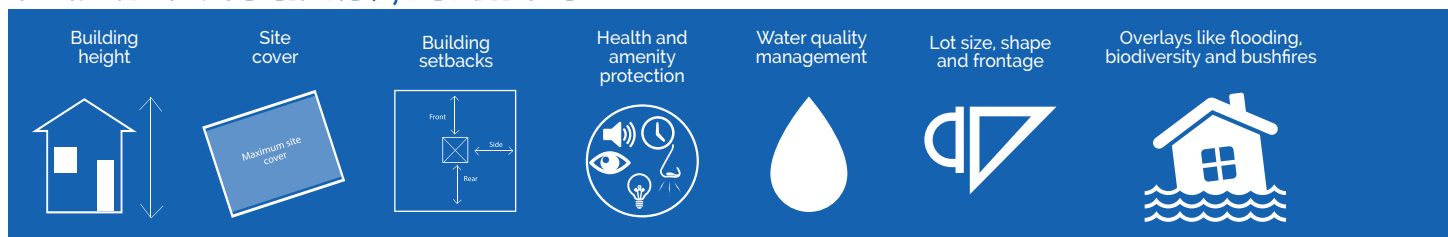
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Rural residential zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE RURAL RESIDENTIAL ZONE CODE?

The planning scheme table of assessment 5.5.1 for the Rural residential zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

Infrastructure charges may apply to your development as per council's Charges Resolution. Where applicable, an adopted infrastructure charges notice will be issued along with your decision notice approval package.

Rural zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

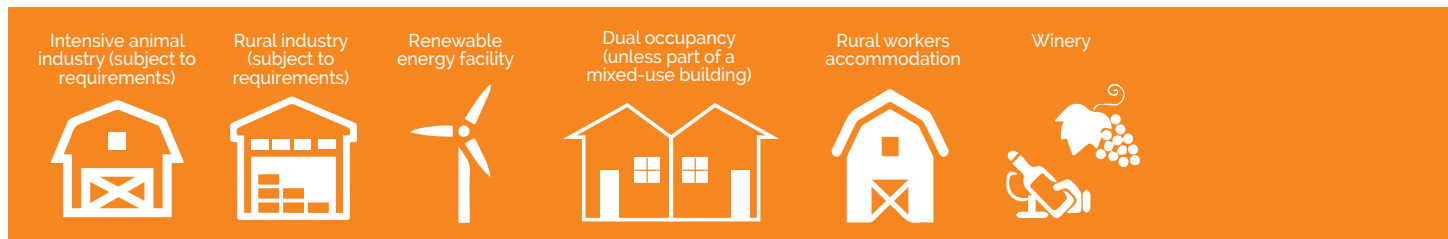
PURPOSE OF ZONE CODE

The purpose of the Rural zone code is to provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities. The zone provides opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes. Lastly, it must protect or manage significant natural resources and processes to maintain the capacity for primary production.

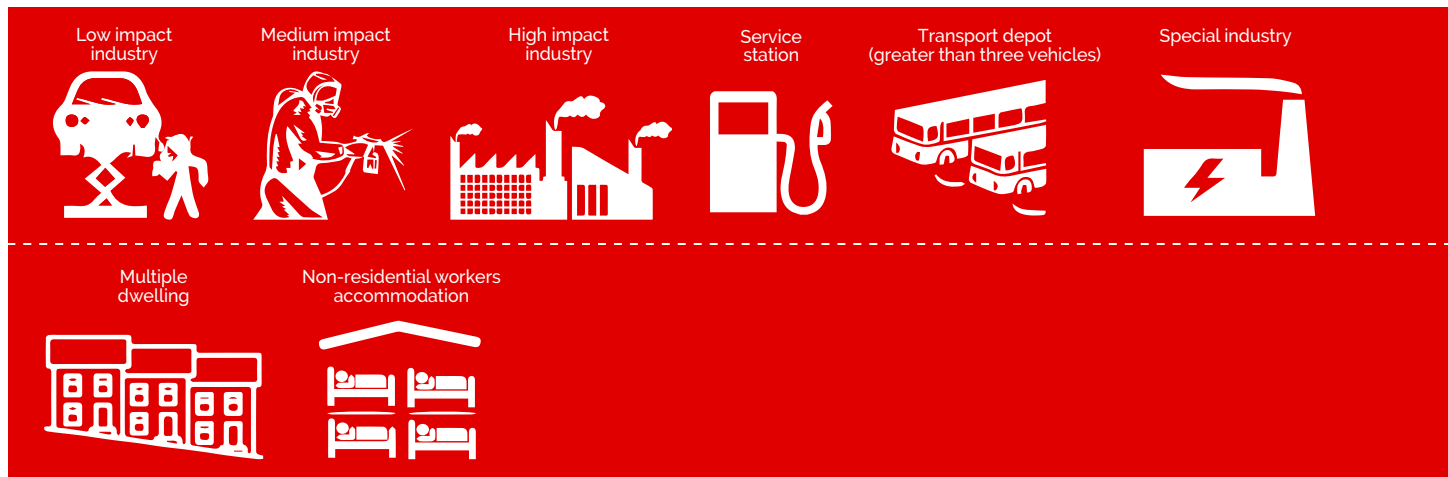
DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT



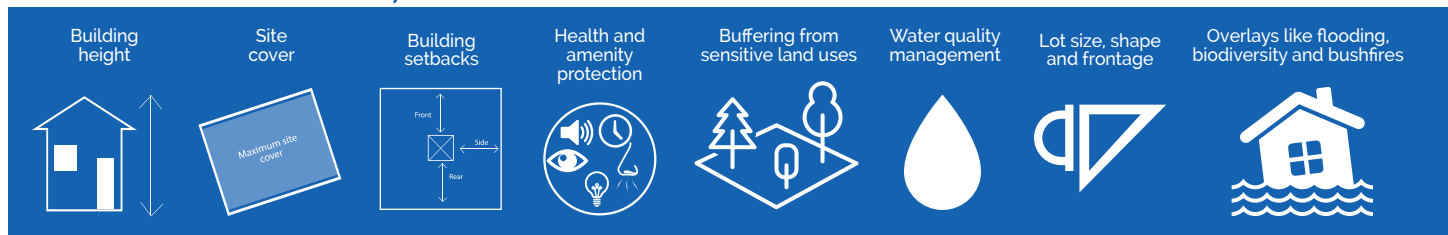
DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS



Rural zone 101

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Regional Council Planning Scheme 2016

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USE DEFINITIONS

Schedule 1 of the planning scheme defines the different use types for development including examples of what 'may be' and what 'may not be' considered consistent with the different use type(s).

HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE RURAL ZONE CODE?

The planning scheme table of assessment 5.5.16 for the Rural zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

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Environmental management and conservation zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

PURPOSE OF ZONE CODE

The purpose of the Environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.

DEVELOPMENT WE WOULD LIKE TO SEE AND WHAT YOU CAN EXPECT

Environmental facility



Parks



Landings like boat ramps



Utility installation (if a local utility)



DEVELOPMENT WE WILL CONSIDER AND WHAT YOU COULD SEE

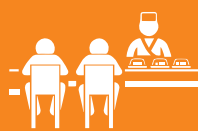
Caretaker's accommodation



Nature-based tourism



Food and drink outlet (where ancillary to nature-based tourism)



Community use



Educational establishment



Emergency services



DEVELOPMENT WE WOULD PREFER NOT TO SEE AND WHAT YOU SHOULDN'T EXPECT

Low impact industry



Medium impact industry



High impact industry



Extractive industry



Animal husbandry



Dwelling house



Dual occupancy (where mixed-use)



Multiple dwelling



Intensive animal industry



Retail, convenience store, shop or market (street level)



Shopping centre



Tourist park



AS PART OF YOUR DEVELOPMENT, WE WILL ASSESS

Natural environment values



Overlays like flooding & biodiversity



Building height



Development density



Access and parking



Infrastructure and servicing



Environmental management & conservation zone 101

Your guide to navigating the Central Highlands
Regional Council Planning Scheme 2016

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USE DEFINITIONS

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HOW DOES THE CHRC PLANNING SCHEME RELATE TO THE ENVIRONMENTAL MANAGEMENT & CONSERVATION ZONE CODE?

The planning scheme table of assessment 5.5.13 for the Environmental management & conservation zone prescribes the minimum assessment benchmarks for compliance with the relevant planning scheme codes depending on the category of assessment and proposed use type(s).

WHAT DO OVERLAYS MEAN FOR DEVELOPMENT?

Overlays on your site may introduce additional assessment requirements for consideration by council. For example, if located within a flood hazard area, you may be required to demonstrate how your proposed development will meet the minimum assessment benchmarks of the Flood hazard overlay code. Overlays may alter or elevate the category of development and assessment and often require specialist input (i.e. hydraulic engineer, ecologist) to sufficiently demonstrate that the assessment benchmarks of an overlay code have been achieved.

ARE INFRASTRUCTURE CHARGES APPLICABLE?

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Central Highlands
Regional Council

65 Egerton Street, Emerald, QLD T. 1300 242 686

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