

Guidance for drafting a local planning scheme

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**Guidance for local governments when drafting local planning
schemes under the *Planning Act 2016***

November 2017



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Contents

| | |
|--|-----------|
| Introduction | 6 |
| Purpose | 6 |
| Legislative framework | 6 |
| Part 1—Plan drafting | 8 |
| Nine drafting principles | 8 |
| Guidance | 10 |
| Citation and commencement | 10 |
| Strategic vision | 10 |
| Administration and operation of a planning scheme | 10 |
| Introduction of a planning scheme | 10 |
| Planning scheme structure | 10 |
| Interpretation | 11 |
| Categories of development and assessment | 11 |
| Hierarchy of assessment criteria | 12 |
| Building work regulated under the planning scheme | 14 |
| Local government administrative matters | 14 |
| State planning provisions | 15 |
| State planning policy and regional plan | 15 |
| Regulated requirements | 15 |
| Strategic framework | 15 |
| What is the purpose of a strategic framework? | 15 |
| Matters to consider when preparing the strategic framework | 15 |
| Information that may support the strategic framework | 15 |
| Strategic intent | 16 |
| Themes 16 | |
| Tables of assessment | 16 |
| Determining the category of development or assessment | 17 |
| Structure for tables of assessment | 19 |
| Zones | 26 |
| Local plans | 26 |
| Local plan elements | 26 |
| Local plan codes | 27 |
| Overlays | 28 |
| Using an overlay to change the category of development or assessment | 28 |
| Overlays for information purposes | 29 |
| Assessment benchmarks for overlays | 32 |
| Development codes | 32 |
| Code elements | 33 |
| Code structures | 33 |
| Using development codes | 34 |
| Other plans | 35 |
| Definitions | 35 |
| Notations required under the Planning Act 2016 | 35 |
| Notation of designation of premises for development of infrastructure under Chapter 2, Part 5 of the Act | 35 |
| Notations of particular approvals under Chapter 3, Part 5, Division 5 of the Act | 36 |
| Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act | 36 |

Notation of registration for urban encroachment provisions under Chapter 7, Part 4 of the Act

36

| | |
|---|-----------|
| Local government infrastructure plan | 37 |
| Planning scheme policies..... | 37 |
| Mapping | 37 |
| Mapping data enquiries..... | 38 |
| Mandatory RGB values for zone colour mapping | 38 |
| Mapping symbols | 38 |
| Strategic framework mapping | 38 |
| Examples for strategic framework map categories | 38 |
| Technical mapping requirements | 41 |
| Mapping split zonings | 44 |
| Mapping overlays..... | 44 |
| Index, glossary and list of shortened forms..... | 48 |
| Table of amendments..... | 48 |
| Part 2—Planning scheme template | 49 |
| Part 1—About the planning scheme | 53 |
| 1.1 Introduction | 53 |
| 1.2 Planning scheme components | 53 |
| 1.3 Interpretation | 54 |
| 1.3.1 Definitions | 54 |
| 1.3.2 Standard drawings, maps, notes, editor’s notes and footnotes..... | 54 |
| 1.3.3 Punctuation..... | 54 |
| 1.3.4 Zones for roads, closed roads, waterways and reclaimed land | 54 |
| 1.4 Categories of development..... | 55 |
| 1.5 Hierarchy of assessment benchmarks..... | 55 |
| 1.6 Building work regulated under the planning scheme..... | 55 |
| 1.7 Local government administrative matters..... | 56 |
| Part 2—State planning provision..... | 57 |
| 2.1 State Planning Policy | 57 |
| 2.2 Regional plan..... | 57 |
| 2.3 Referral agency delegations..... | 57 |
| Part 3—Strategic framework..... | 59 |
| 3.1 Preliminary..... | 59 |
| 3.2 Strategic intent..... | 59 |
| 3.3 <insert theme name>..... | 59 |
| 3.3.1 Strategic theme outcomes..... | 59 |
| 3.3.2 Element—<insert element name>..... | 59 |
| Part 4—Tables of assessment..... | 60 |
| 4.1 Preliminary..... | 60 |
| 4.2 Reading the tables..... | 60 |
| 4.3 Categories of development and assessment | 60 |
| 4.3.1 Process for determining the category of development and the category of assessment for assessable development | 60 |
| 4.3.2 Determining the category of development and categories of assessment | 61 |
| 4.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development..... | 62 |
| 4.4 Regulated categories of development and categories of assessment prescribed by the Regulation..... | 63 |
| 4.5 Categories of development and assessment—Material change of use..... | 64 |
| 4.6 Categories of development and assessment—Reconfiguring a lot..... | 66 |
| 4.7 Categories of development and assessment—Building work | 68 |
| 4.8 Categories of development and assessment—Operational work..... | 69 |

| | |
|---|----|
| 4.9 Categories of development and assessment—Local plans | 70 |
| 4.10 Categories of development and assessment—Overlays | 71 |
| Part 5—Zones | 72 |
| 5.1 Preliminary | 72 |
| 5.2 Zone codes | 72 |
| Part 6—Local plans | 73 |
| 6.1 Preliminary | 73 |
| 6.2 Local plan codes | 73 |
| Part 7—Overlays | 74 |
| 7.1 Preliminary | 74 |
| 7.2 Overlay codes | 74 |
| Part 8—Development codes | 75 |
| 8.1 Preliminary | 75 |
| 8.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017 | 75 |
| 8.2.1 Requirements for cropping involving forestry for wood production code for accepted development | 76 |
| 8.2.2 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code | 79 |
| 8.3 Use codes | 81 |
| 8.4 Other development codes | 81 |
| Part 9—Other plans | 82 |
| 9.1 <insert names of other plans> | 82 |
| 9.1.1 Preliminary | 82 |
| 9.1.2 <insert additional headings as required> | 82 |
| Schedule 1 Definitions | 83 |
| SC1.1 Use definitions | 83 |
| SC1.1.1 Defined activity groups | 84 |
| SC1.1.2 Industry thresholds | 84 |
| SC1.2 Administrative terms | 84 |
| Schedule 2—Notations required under the Planning Act 2016 | 85 |
| SC2.1 Designation of premises for development of infrastructure | 85 |
| SC2.2 Notation of decisions affecting the planning scheme under section 89 of the Act | 85 |
| SC2.3 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act | 86 |
| SC2.4 Notation of registrations for urban encroachment provisions under section 267 of the Act | 86 |
| Schedule 3—Local government infrastructure plan mapping and supporting material | 86 |
| Schedule 4—Planning scheme policies | 86 |
| SC4.1 Planning scheme policy index | 86 |
| SC4.2 <Insert planning scheme policy name> | 86 |
| Schedule 5—Mapping | 87 |
| SC5.1 Map index | 87 |
| SC5.2 Strategic framework maps | 87 |
| SC5.3 Zone maps | 87 |
| SC5.4 Local plan maps | 87 |
| SC5.5 Overlay maps | 87 |
| SC5.6 Other plans maps | 87 |
| Appendix 1—Index, glossary of terms, and list of shortened forms | 88 |
| Appendix 2—Table of amendments | 88 |

Introduction

Purpose

The purpose of this guidance is to help local governments draft effective planning schemes for their area. Effective schemes will deliver the planning intent efficiently while retaining consistency of zones, use terms and administrative terms for local planning instruments across the state, as prescribed by the regulated requirements (schedules 2, 3 and 4) of the Planning Regulation 2017.

The key objectives of this guidance are to:

- (a) ensure planning schemes address the core provisions required under the *Planning Act 2016*
- (b) reflect the regulated requirements in all local planning instruments to ensure a level of consistency is maintained across the state
- (c) encourage local governments to use good plan-making principles when making or amending local planning instruments
- (d) encourage innovation
- (e) encourage local governments to create local planning schemes that are tailored to local circumstances
- (f) provide local governments with drafting and formatting guidance to help them prepare local planning instruments.

This document supports the regulated requirements, and includes advice on the non-mandatory components that a local government may wish to include when preparing a local planning scheme. A local government must reflect the regulated requirements, where relevant, when preparing its planning scheme.

This guidance should be read in conjunction with the department's [Guidance for applying the regulated requirements to local planning schemes](#).

Part 1: Plan drafting is divided into two sections:

1. **Nine drafting principles** to follow when preparing a planning scheme
2. **Guidance** to assist local governments in drafting a planning scheme, including key matters to consider when preparing specific components of a planning scheme and how to use the examples and template to make fit-for-purpose local planning schemes. Each heading links to a relevant template section in part 2 of the guidance.

Part 2: Planning scheme template provides a template that local governments may choose to use when drafting their schemes.

Legislative framework

Section 3(2) of the Planning Act states that the purpose of the Act is to facilitate ecological sustainability, which is defined as a balance that integrates:

- (a) the protection of ecological processes and natural systems at local, regional, State and wider levels; and
- (b) economic development; and
- (c) the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

This is to be achieved through an efficient, effective, transparent, integrated, coordinated, and accountable system for land-use planning, development assessment and related matters. The Planning Act identifies the purpose of a planning scheme is to set out integrated state, regional and local planning and development assessment policies for a local government area.

Section 16(1) of the Planning Act states that a local planning scheme must:

- (a) identify strategic outcomes for the local government area to which the planning scheme applies; and
- (b) include measures that facilitate the achievement of the strategic outcomes; and
- (c) coordinate and integrate the matters dealt with by the planning scheme, including any state and regional aspects of the matters.

The Regulation plays an important role in plan-making by identifying those components that a local government must use, where relevant, when preparing a local planning scheme. Section 16(2) of the Act provides that a regulation may prescribe requirements (referred to as the **regulated requirements**) for the content of a local planning instrument. Section 16(3) confirms that the regulated requirements apply to a planning scheme made under the Act, to the extent of any inconsistency.

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Part 1—Plan drafting

Nine drafting principles

These nine fundamental principles will deliver a well calibrated, focused and locally relevant scheme. Local governments should seek to apply them when drafting their planning schemes.

1. Ensure the planning scheme is focused on being a statutory instrument for strategic land-use planning and development assessment.

- Use supporting documents where they may help interpret a matter, explain the basis for decision-making, or explain how the planning scheme operates.
- Note that supporting documents do not form part of the planning scheme.

2. Coordinate and appropriately integrate matters of state interest as identified in the State Planning Policy (SPP) or a regional plan, where relevant to the planning scheme area.

- Refer to the supporting guidance material for the SPP in relation to the guiding principles and the state interests.
- Refer to a regional plan where it is relevant to the local government area.

3. Ensure the planning scheme establishes governance and administrative arrangements that are both appropriate and effective for the planning scheme area and community expectations.

- Refer to the department's [Community engagement toolkit for planning](#) to help in undertaking meaningful and genuine community engagement in the planning process.

4. Conduct regular reviews of the planning scheme to ensure it remains relevant and up-to-date with local circumstances and community expectations.

- Local governments have a legislative requirement under section 25 of the Planning Act to review their planning scheme regularly (within 10 years).
- To ensure the scheme remains relevant in areas experiencing change, more frequent updates will likely be required.

5. Ensure the development of strategic outcomes for the planning scheme area, and the subsequent measures identified to facilitate strategic outcomes, reflect the local government's policy direction. This will then set the basis for determining appropriate development in desired locations in the planning scheme area.

- The strategic outcomes should clearly identify and express the outcomes sought by the community and agreed to by the local government and the state, and provide the basis for determining the land-use policy for the entire planning scheme area.
- The strategic outcomes should demonstrate how relevant state and regional interests will be given effect through land-use policy.
- The strategic outcomes should determine the more detailed and specific content of the planning scheme through appropriate zones, codes, local plans and overlays.

6. Minimise regulatory requirements through the appropriate application of the categories of development and assessment. This will ensure the minimum practicable level of regulation is applied to reflect the achievement of the desired strategic outcomes and level of community involvement.

- The planning scheme should focus on those matters the local government considers to be of concern or interest to the local community as a whole.
- The level of regulation applied to development in the planning scheme should align with the level of risk the local government is prepared to manage through the development assessment system.
- The appropriate categories of development and assessment should be used to deliver the land-use policy intent contained in the strategic outcomes, down to the purpose of each zone or code.

7. Ensure that the language and format for interpreting and applying the planning scheme can be readily understood by users.

- Ensure the planning scheme is drafted using consistent language and a consistent format.
- Content should be clear and specifically written for its purpose.

8. Include planning provisions at a localised scale (e.g. local plans, neighbourhood plans or similar) only where necessary to provide a more detailed level of planning.

- Local plans, neighbourhood plans or similar should not duplicate information that is contained elsewhere in the planning scheme.
- Local plans and neighbourhood plans or similar should serve only as a way of providing a finer level of localised detail – detail that is unable to be achieved in the zone, use or development codes.

9. Make effective use of the tables of assessment in the planning scheme by incorporating all relevant information for users, including categories of assessment and development and identification of assessment criteria such as assessment benchmarks or requirements for accepted development.

- Include clear and concise information as to the relevant requirements for accepted development (where used) or assessment benchmarks for assessable development.

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Guidance

Citation and commencement

Where the local government uses a citation and commencement component in a planning scheme, consider including the following:

- name of the planning scheme
- date the planning scheme was gazetted in the Queensland Government Gazette
- date the planning scheme commenced
- a reference to where amendments to the planning scheme can be found.

Strategic vision

A local government may choose to include a strategic vision that supports the strategic outcomes identified in the planning scheme. If used, the strategic vision should be presented as a narrative statement that describes the aspirations of the community.

Administration and operation of a planning scheme

Introduction of a planning scheme

It is recommended that local governments include an introductory section in the planning scheme to help users understand the purpose of the scheme and its operational rules.

The matters a local government should consider in this section are as follows:

- how the planning scheme meets the purpose of the Act in terms of setting out integrated state, regional and local planning and development assessment policies for the local government area, through more refined and relevant local responses
- the timeframe for the planning scheme to achieve its stated purpose (i.e. the intention for the future development over the next 'x' (number of) years)
- a timeframe for the review of the planning scheme to ensure it continues to respond appropriately to the changes of community at a local, regional and state level
Note—Section 25(1)(a) of the Act requires a local government to review its planning scheme within 10 years.
- identification of the area the planning scheme applies to – for example, the local government name, including all premises, roads, internal waterways and, where relevant, local government tidal areas, and how they interrelate with surrounding local government areas.
Note: This may be supported by a map.

If the local government wishes to provide a map, consider including:

- local government area boundaries in relation to land subject to the planning scheme
- basic identification markers, e.g. major cities, towns or suburbs
- major environmental features such as rivers, oceans and wetlands
- location of the planning scheme boundaries as they relate to the state and adjoining local government areas.

Guidance for mapping formatting is contained in the Mapping section of part 1 of this guidance.

Planning scheme structure

In addition to the contents page the local government may wish to provide an overview of how the planning scheme is structured. This may be particularly useful when a local government intends to produce hard copies of the planning scheme. An example is provided in the template in the form of a list. A local government may, however, wish to demonstrate this in other ways, particularly if the scheme is expected to be accessed online.

Interpretation

Definitions

The local government may wish to clarify how terms contained in the planning scheme are to be interpreted. The template provides an example that is consistent with the legislative principles of statutory interpretation in accordance with the *Acts Interpretation Act 1954*.

Standard drawings, maps and notes

To help others interpret the planning scheme, the local government may wish to clarify what matters form part of the planning scheme and what matters are extrinsic (provided to assist in interpretation but not part of the planning scheme). The following matters are part of a planning scheme for the purposes of the *Acts Interpretation Act 1954*:

- standard drawings contained in assessment provisions including codes and schedules
- maps that provide information to support the outcomes of the planning scheme
- notes, as identified by the title 'Note'.

The local government should consider providing this clarity for the effective operation of the planning scheme.

Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'Editor's note' or 'Footnote'. They are provided to help interpret the planning scheme. They do not have the force of law.

Punctuation

The local government should use a consistent drafting style throughout the planning scheme, particularly where the scheme uses lists, bullet points or groupings. Drafting examples are provided below.

The first example indicates that all the bullet points apply and all are relevant to the matter being described. The local government may wish to include 'and', if preferred as a drafting style. Each item (apart from the final one) may end with a semicolon or no punctuation, whichever is preferred.

- xxx; <and>
- xxx; <and>
- xxx.

The second example means that not all the bullet points apply to the matter being described:

- xxx; or
- xxx; or
- xxx.

Whatever drafting style is used, it should be applied consistently throughout the planning scheme.

Zones for roads, closed roads, waterways and reclaimed land

Where the local government area has land that is not included in a zone in the planning scheme (e.g. a road, closed road, waterway or reclaimed land), the local government may wish to provide direction on how such land is to be treated in the planning scheme. For example:

Road closures are made under the provisions of the *Land Act 1994*. For information on road closures refer to the *Land Act 1994*.

Categories of development and assessment

A local government may provide information on what the categories of development and assessment are under the Act. This information is contained in Chapter 3 of the Act, 'Development assessment', particularly sections 44 and 45.

A local government may include this in the planning scheme to clarify how the categories of development and assessment, assessment benchmarks, development uses or overlays apply in the planning scheme, as well as whether an application requires public notification.

The department's website provides additional information about the [types of assessment](#).

Hierarchy of assessment criteria

Local governments should explain clearly how the provisions of the scheme will apply to the assessment of specific development applications. Applying a category of assessment to assessable development – including higher thresholds of the same type of development, if relevant – is an important consideration for a local government. It helps ensure the planning scheme provides a hierarchy for determining and achieving the intended outcomes in the planning scheme.

Accepted development

The Planning Regulation prescribes that development is accepted development if it complies with the requirements stated in the Regulation; any provisions in a planning scheme that are inconsistent with this category of development are of no effect, to the extent of the inconsistency. A planning scheme may, however, make this development assessable if it does not comply with the relevant requirements for accepted development.

As a categorising instrument, a planning scheme may also make development accepted, or accepted with requirements (the latter meaning that the requirements must be met for the development to be accepted), provided there is no inconsistency with the category for the development under the Planning Regulation.

Additional information on accepted development is provided on the department's [planning website](#).

The Act identifies two categories of assessment for assessable development: code assessment and impact assessment.

Code assessment

Code assessment is bounded assessment against applicable matters. These matters are called assessment benchmarks in the planning scheme and any applicable local government infrastructure plan (LGIIP). Sections 27 and 28 of the Planning Regulation set out what are assessment benchmarks for code assessment and matters code assessment must have regard to generally. There is no opportunity to assess or have regard to any other matter.

Under the Act, there is a presumption in favour of approval where the assessment benchmarks and other assessment matters are met. The assessment manager must approve an application to the extent it complies with the assessment benchmarks, unless refusal has been directed by a referral agency.

For further information, refer to the department's fact sheet [Understanding assessment benchmarks](#).

Impact assessment

Impact assessment is broader assessment against the applicable assessment benchmarks and any other matters as stated in the Planning Regulation. In particular, consideration should be given to section 30(2)(a)(i) of the Planning Regulation which requires that where the prescribed assessment manager is the local government the assessment must be carried out against the assessment benchmarks in a relevant regional plan. This provision applies regardless of whether the local government has appropriately integrated the relevant aspects of the regional plan in its planning scheme.

As section 45(5) of the Act states, the assessment may be carried out against, or have regard to, any other relevant matter, other than a person's personal circumstances—for example:

- a planning need
- the current relevance of the assessment benchmarks in light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors.

Section 53 of the Act also requires that public notification be undertaken for any development applications that are impact-assessment applications.

Additional information in relation to the development assessment process can be found in the department's [Development Assessment Rules](#) (DA Rules).

Development that may not be made assessable under the planning scheme

Similar to the *Sustainable Planning Act 2009* and the Sustainable Planning Regulation 2009, the Planning Regulation prescribes the type of development that a local categorising instrument, such as a planning scheme, may **not** state is assessable development. Some of the developments that a planning scheme may not make assessable, provided the stated requirements are met, include:

- material change of use for:
 - particular buildings or structures (i.e. dwelling houses, dual occupancy)
 - particular cropping that involves forestry for wood production
 - off-road motorcycling facilities
 - community residence
- operational work:
 - for or by a public sector entity
 - for ancillary works and encroachments
 - for agriculture.

Some of the requirements applying to these types of development under the Regulation have been transitioned from the former Queensland Planning Provisions – for example, the forestry for wood production code is now reflected as requirements for the relevant development in the Regulation. A planning scheme may not make a development assessable development if it complies with these requirements.

Another form of development that this arrangement applies to is development previously subject to a State Planning Regulatory Provision (SPRP) under the former Act – for example, development for an off-road motorcycling facility. Under the now repealed SPRP, this development was self-assessable, provided it complied with the stated requirements. These requirements have been reflected in the requirements applying to the development under schedule 6, part 2, section 5 of the Planning Regulation. Where a development complies with these requirements, a planning scheme may not make it assessable development.

Any provisions in a planning scheme that are inconsistent with the Planning Regulation are of no effect in relation to these types of development.

Assessable development category under the Planning Regulation

The Planning Regulation may prescribe the category of assessment for development for which the local government is the assessment manager, which may not be changed under a planning scheme. For example, schedule 12 of the Planning Regulation provides that reconfiguring a lot (subdividing one lot into two lots) is code assessable where the assessment benchmarks in schedule 12 are met.

Under the former Act, this development was subject to compliance assessment. The compliance assessment category is not continued under the Planning Act. The requirements previously

applying to compliance assessment were included in the former Queensland Planning Provisions, and the associated operational work code contained the requirements applying to compliance assessment for reconfiguring a lot. These requirements now apply to the code-assessable development in the Planning Regulation. The assessment benchmarks have also been included in the template planning scheme where a local government wishes to include the details in the planning scheme.

Building work regulated under the planning scheme

This section identifies the building work that the local government may regulate in a planning scheme. Section 8(5) of the Planning Act provides that a local planning instrument must not include a provision about building work to the extent the building work is regulated under the building assessment provisions (BAPs), unless allowed under the *Building Act 1975*.

Section 17 of the Planning Regulation identifies the assessment benchmarks that may not be changed under a local planning scheme. These include the BAPs, as listed in section 30(a) to (d), (f) and (g) of the Building Act. Section 17 of the Regulation should be read in conjunction with sections 32 and 33 of the Building Act.

The following are examples of the permitted BAPs that a planning scheme may include:

- alternative boundary clearances and site cover for Class 1 and Class 10 structures under section 33 of the Building Act
- matters permitted under section 10 of the Building Regulation 2006 – these include variations to provisions contained in parts MP1.1 and MP 1.2 (and MP1.3 if council 'opts in') of the Queensland Development Code (QDC), such as the height of a building in relation to obstruction and overshadowing, the siting and design of a building to provide visual privacy and adequate sight lines, on-site parking, and outdoor living spaces
- designating bushfire-prone areas under section 12 of the Building Regulation 2006
- designating land liable to flooding, and other aspects, under section 13 of the Building Regulation 2006
- end-of-trip facilities additional to those imposed by part MP 4.1 of the QDC
- designating transport noise corridors for part MP 4.4 of the QDC.

Local government administrative matters

Where necessary, the local government may include additional administrative matters in the planning scheme to clarify specific matters relevant to the local government planning scheme area. These provisions must not include new policy provisions, assessment benchmarks or elements that should be included in other components of the planning scheme.

Example content:

Where a mall is established or proposed to be established under section 80A of the *Local Government Act 2009*, the local government may wish to include additional matters in this section. These may be included as editor's notes.

Where a mall has been, or is proposed to be, established in the local government area, the local government is required, under section 58(3) of the *Local Government Regulation 2012*, to identify the mall or proposed mall in its planning scheme. This may be supported by an image/plan.

For clarity, the department recommends that the local government also identify any mall or proposed mall in its planning scheme mapping. This may sit best in either a local plan or zone precinct, or similar.

State planning provisions

State planning policy and regional plan

The regulated requirements state that a local planning scheme must include a statement about relevant state planning instruments. Refer to the department's [Guidance for applying the regulated requirements to local planning schemes](#) for advice on how to express this information in a planning scheme, as well as detailed information about the regulated requirements and their effect on planning schemes.

Regulated requirements

Section 16(2) of the Act provides that the Planning Regulation may prescribe regulated requirements for the contents of a planning scheme. Sections 6–9 of the Regulation lists these requirements as follows:

- zone names, purpose statements and mapping colours
- definitions for use terms and administrative terms
- identification of state planning instruments in a planning scheme.

This section provides for the local government to state the date of the latest amendment to the scheme to reflect the relevant regulated requirements as identified by the Minister. It therefore can assist in determining if there are any inconsistencies between the planning scheme and the current version of the regulated requirements as identified in the Regulation.

Strategic framework

What is the purpose of a strategic framework?

The purpose of the strategic framework is to set the policy direction for the planning scheme and provide a basis for ensuring appropriate development occurs at the right time in the right location in the planning scheme area. As section 16(1) of the Act states that a planning scheme must identify the strategic outcomes for the local government area to which the planning scheme applies, local governments may choose to refer to this section as the 'strategic outcomes'.

Matters to consider when preparing the strategic framework

When preparing the strategic framework, the local government should:

- ensure this section sets the core policy statements for the whole planning scheme area
- identify development the local government intends to be delivered for the planning scheme area for the life of the planning scheme
- express the state's interests that are identified in the state planning policy and any relevant regional plan.

The content of the strategic framework is decided by the local government in consultation with the community. Consultation with relevant state agencies early in the drafting stage is recommended to ensure that state interests are integrated appropriately when addressing a local government's planning intent, and to reduce the time taken for the state interest review. Refer to the [Minister's Guidelines and Rules](#) (the MGR).

Information that may support the strategic framework

The local government may wish to use mapping or other illustrative material including tables, diagrams or images to support the written content of the strategic framework. General guidance on how mapping for the strategic framework may be presented is provided in the section 'Mapping' in part 1 of this guidance.

Although the strategic framework may contain separate components, it is to be read in its entirety

as the strategic outcomes for the planning scheme area. An example strategic framework structure is provided in the planning scheme template in part 2 of this guidance.

Strategic intent

A local government's planning intent may be referred to as its strategic intent. The purpose of the strategic intent is to identify the aspirations of the community through concise and locally relevant policy statements. The purpose is to identify the economic, social and environmental characteristics (as identified in section 3 of the Act as meeting the purpose of ecological sustainability) that have shaped the community, and how the planning scheme intends to deliver the desired future community.

Themes

A local government may wish to provide a finer level of detail in addressing the strategic outcomes. This may be achieved by expanding on the key themes identified in the strategic intent. The themes may be structured around addressing the key policy matters identified in the SPP:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

Alternatively, the local government may wish to select its own themes, having regard to the relevant state planning instruments. It may choose to describe each theme with a supporting policy statement or it may simply consider that the strategic outcomes sufficiently express the policy position for its area. The use of themes should incorporate the strategic outcomes in a manner that clearly shows their applicability to the local government area.

Alternatively, the local government may wish to use the policy statements set out in the SPP state interest guidance material as a basis for the drafting of the strategic framework. Refer to the guidance material available on the department's website.

Tables of assessment

The categories of development and assessment for the planning scheme should be presented under this section. Where a development does not comply with the requirements for accepted development (as identified in the tables of assessment), the development becomes assessable development under the 'category of development or assessment' section of the planning scheme.

Tables of assessment should be provided for material change of use, reconfiguring a lot, building work, operational work, and, if used, local plans and overlays. If a planning scheme uses precincts, these may be referred to in the tables to identify when the category of development or assessment differs from that identified in the zone or local plan. Where a precinct changes a category of development or assessment, it should be shown in the table of assessment as an 'if' and placed in the 'category of development and assessment' column. Local plans and overlays may alter the category of development or assessment from the category specified in the relevant zone. A code should not change a category of development or assessment.

Separate tables should be provided for material change of use, reconfiguring a lot, building work or operational work, where required. An example structure of the tables of assessment has been provided in the template in part 2 of this guidance.

The tables of assessment structure shown in section 4.5 of the template (see part 2 of this

guidance) provide for each of the relevant categories of development and assessment. However, where a category of development or assessment is not required, it is not necessary to include it in the table. For example, where accepted development is not used in the material change of use or local plan tables, the heading does not need to be included in the table.

A local government may also wish to use activity groups in the tables of assessment to achieve a more streamlined result. Various activity groups have been included in schedule 1 of the template (see part 2 of the guidance). Local governments may choose to use these, or create their own activity groups.

Only those categories of development or assessment defined in the Act are to be used in the tables of assessment. Terms such as 'code notifiable', 'impact inappropriate', 'consistent', or 'inconsistent' (or similar) may not be used. Similarly, the terms 'exempt' and 'self-assessable' from the repealed Act may not be used. 'Consistent' and 'inconsistent' uses (or similar) may be expressed through code provisions.

Determining the category of development or assessment

The categories of development and the categories of assessment are directly related to the complexity of a development application and its impacts. In determining an appropriate category of development or assessment, local governments should consider the following matters:

- scale of the impact
- ability to regulate the impact
- ability to provide appropriately informed decisions
- alignment with the local government's strategic outcome aspirations expressed in the strategic framework.

The category of development or assessment should be appropriate to the type of development and the associated risk to ensure the delivery of an efficient and effective planning scheme.

In determining the appropriate category of development or assessment for types of development, local governments should ensure each category reflects the higher-order strategic outcomes expressed in the strategic framework. This will ensure the efficient delivery of land use and development aspirations in keeping with the community's expectations. Local governments may consider conducting a risk assessment exercise to help determine the appropriate category of development or assessment for their local government area.

When determining a development or assessment category, the local government should consider the level of community engagement in relation to that type of development in certain locations. This should reflect the level of community engagement during the drafting of the planning scheme and/or amendments. It should also acknowledge that where a development aligns with the strategic outcomes for the planning scheme it is subject to an appropriately relevant low category of development or assessment.

Accepted development

Where the local government chooses to include whole-of-scheme exemptions for a development, it may include the details of the exemption under the section for local government administrative matters of the planning scheme. However, a notation should be made in each table of assessment that there are whole-of-scheme exemptions (i.e. particular development that is accepted development) for the planning scheme contained in this section. This will ensure the user can find this information easily.

Accepted development subject to requirements

Accepted development subject to requirements should be used where development outcomes can

be clearly expressed through acceptable outcomes in a code. When deciding if a development should be accepted development subject to requirements the following matters should be considered:

- the development outcomes can be clearly articulated in quantifiable measures with no element of subjectivity
- the proposed development does not involve technical issues (e.g. building standards) that could require a level of professional expertise to assess.

Code assessment

Code assessment is generally used in assessing development against applicable planning scheme codes and relevant state planning instruments (such as the SPP, where these are not integrated into the planning scheme).

Development should be classified as code assessable, rather than accepted development subject to requirements, if the achievement of the desired outcomes requires some discretion when assessing the application. When deciding if a development should be code assessable, local government should consider the following matters:

- the development has low impacts that require more regulation than those of accepted development subject to requirements
- the impacts of development can be regulated in a code.

The department has prepared a fact sheet, [Understanding assessment benchmarks](#), which provides additional information about assessment benchmarks generally and assessment benchmarks for code assessment.

Drafting example 1

Where a local government wishes to retain the purpose statement and overall outcomes as part of the code as assessment benchmarks for code-assessable development, amendments can be made (as shown below).

Code-assessable development:

- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
- (b) that occurs as a result of development becoming code assessable pursuant to sub-section <insert relevant section relating to this subheading> must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section <insert relevant section relation to this subheading>
 - (ii) comply with all required acceptable outcomes identified in sub-section <insert relevant section relating to this subheading> other than those mentioned in sub-section <insert relevant section relating to this subheading>;
- (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

Drafting example 2

Where a local government wishes to use only the acceptable outcomes (AOs) and performance outcomes (POs) in the code as assessment benchmarks:

Code-assessable development:

- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
- (b) that occurs as a result of development becoming code assessable pursuant to sub-section <insert relevant section relating to this subheading>, must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section <insert relevant section relating to this subheading> (that is, the performance outcome(s) (corresponding to the relevant acceptable outcome(s))
 - (ii) comply with all required acceptable outcomes identified in sub-section <insert relevant section relating to this subheading>, other than those mentioned in sub-section <insert relevant section relating to this subheading>;
- (c) that complies with:
 - (i) the performance or acceptable outcomes complies with the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation also identifies the matters code assessment must have regard to.

Impact assessment

Impact assessment involves the assessment of the impacts of development against relevant state planning instruments (to the extent that they are not integrated into the planning scheme) and relevant sections of the planning scheme, including the strategic framework. For the purposes of impact assessment where the prescribed assessment manager is the local government, the assessment must also be carried out against the assessment benchmarks stated in the relevant regional plan, regardless of whether those aspects have already been integrated in the local planning scheme.

Development that is impact assessable requires public notification and may be subject to [appeals by third parties](#) (see Step 6: Appealing a decision). Impact-assessable development has the potential for higher impacts or impacts that are largely unknown when an application is submitted, and therefore requires broad discretionary assessment. Impact-assessable development may include:

- high-impact developments or developments with unknown impacts that require greater regulation than those of accepted development subject to requirements and code assessment
- developments with impacts that cannot be entirely regulated in a code.

Prohibited development

Local governments are not permitted to prohibit development. Schedule 10 of the Regulation prescribes prohibited development.

Structure for tables of assessment

Regulated categories of development and assessment prescribed by the Regulation

Local governments may wish to include this section to identify the types of development for which the state has prescribed a category of assessment or category of development. For example, schedule 12 of the Regulation prescribes the category of development for reconfiguring a lot (subdividing one lot into two lots) and associated operational work as accepted development for which the applicable code is the reconfiguring a lot code contained in the development codes section.

Drafting example 1

Where a local government wishes to retain the regulated categories of assessment prescribed by the Regulation, amendments as shown below may be made.

For the development specified in the ‘use’, ‘zone’ or ‘development’ columns, the categories of development and assessment are prescribed.

Table <insert table reference>— Development under schedule 6 of the Regulation: material change of use

| Use term | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|--|---|
| Community residence | <p>Accepted development subject to requirements</p> <p>Editor’s note—Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development.</p> <p>Editor’s note—The community residence provisions apply to a <i>prescribed zone</i> as defined in schedule 6, part 2, section 6 of the Planning Regulation.</p> | <p>Editor’s note—Requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2 item 6 of the Regulation.</p> |
| <p><Particular cropping (involving forestry for wood production)></p> <p>Editor’s note—Delete if regulated as part of cropping.</p> | <p><insert category of development and assessment: Accepted development/Accepted development subject to requirements/ Code assessment></p> <p>If in a rural zone</p> <p>Editor’s note—Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.</p> | <p><insert reference> Forestry for wood production code></p> <p>Editor’s note—Requirements for cropping (involving forestry for wood production) are prescribed in schedule 13 of the Regulation.</p> |
| <p><Dual occupancy if used></p> | <p><Accepted development></p> <p><If identified in schedule 6, part 2(2) of the Regulation></p> | <p>Editor’s note—The Queensland Development Code also applies to dual occupancies.</p> |
| <p><Dwelling house if used></p> | <p><Accepted development></p> <p><If in a residential zone and identified in schedule 6, part 2(2) of the Regulation></p> | <p>Editor’s note—The Queensland Development Code also applies to dwelling houses.</p> |

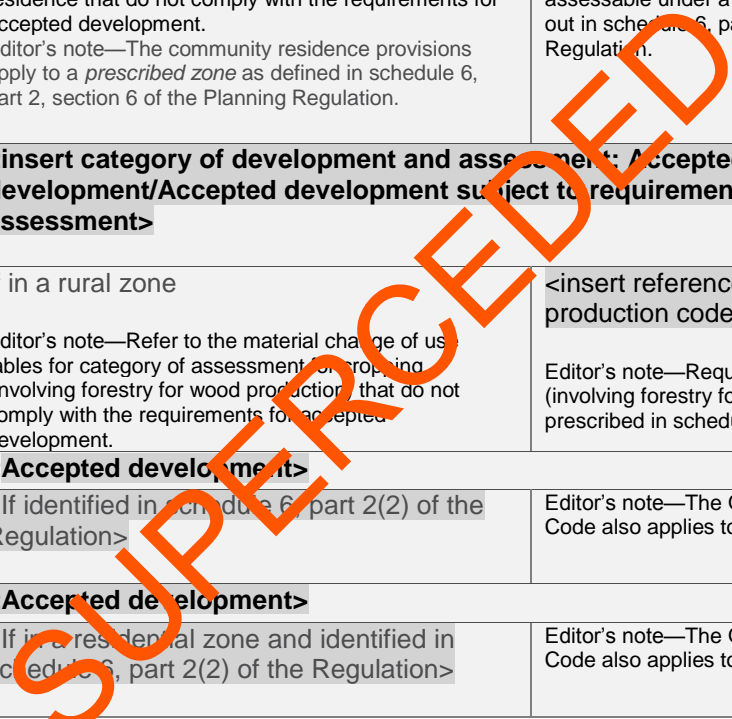


Table <insert table reference>—Regulated categories of development and categories of assessment: reconfiguring a lot

| Zone | Category of assessment | Assessment benchmarks |
|---|--|--|
| Residential zone category or industry zone category (other than a rural residential zone) | Code assessment | |
| | Subdivision of one lot into two lots (and associated operational work) if code assessment is required under schedule 10 (part 12) of the Regulation. | <insert reference> Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor’s note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation. |

Table <insert table reference>—Regulated categories of development and categories of assessment: operational work

| Zone | Category of assessment | Assessment benchmarks |
|---|---|---|
| Residential zone category or industry zone category | Code assessment | |
| | Operational work associated with reconfiguring a lot requiring code assessment under schedule 10, part 12 division 2 of the Regulation. | <insert reference> Editor’s note – Assessment benchmarks for the reconfiguring a lot and associated operational work are set out in schedule 12 of the Regulation. |

Drafting example 2

Where a local government wishes to rely on the provisions in the Regulation and not include the content of the regulated development codes in the planning scheme, it may insert an editor’s note, as shown below. This is also recommended for the development codes section of the planning scheme.

Editor’s note—The following schedules of the Regulation are relevant to the <insert local government planning scheme>

- schedule 6, part 2, 6 of the regulation, Material change of use for community residence
- schedule 12 of the regulation, Particular reconfiguring a lot requiring code assessment
- schedule 13 of the regulation, Requirements for cropping involving forestry for wood production

Development involving material change of use

The material change of use tables should identify:

- the zone in the table heading
- the use or activity group (where used)
- the level of assessment for the development
- any variation (such as height or gross floor area) for a zone or a zone precinct – this should be shown in the ‘category of development or assessment’ column as an ‘if’, as shown in the table below
- any variation to the use by reference to one of the ‘example uses’ listed in column 3 of the use definitions table – for example, in the centre zone, a theatre may be accepted development with requirements if complying with the relevant ‘accepted with requirements’ acceptable outcomes and not a concert hall or dance hall
- the assessment criteria applicable to the development, which may be a code or certain provisions of a code.

Example table of assessment for development involving material chance of use:

Table x—Centre zone

| Use term | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| All uses | No change | |
| ... | ... | |
| Office | Accepted development | |
| | If on land in the Brunswick Centre Precinct | Not applicable |
| | <Accepted development subject to requirements> | |
| | If not accepted development | Centre activity code |
| Bar | Code assessment | |
| | If not within the Lilac Entertainment Precinct | Centre activity code |
| ... | ... | |
| Impact assessment | | |
| Any other use note listed in this table. Any use listed in this table and not meeting the description listed in the category of development or assessment column. Any other undefined use. | | The planning scheme including <insert details as relevant> |

Editor's note—The above categories of development and assessment apply, unless otherwise prescribed in the Regulation.

Development involving reconfiguring a lot, building work or operational work

Reconfiguring a lot, building work or operational work tables should identify:

- the relevant zone
- the category of development or assessment for the development
- any variation (such as height or gross floor area), including for a zone precinct or local plan. This should be shown in the 'category of development or assessment' column.
Editor's note—Variations are to be a measurable threshold or a quantifiable statement.
- the assessment benchmarks that are applicable for the development, which may be a code or certain provisions of a code.

Example tables of assessment for development involving reconfiguring a lot, building work or operational work:

Table x—Reconfiguring a lot

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|----------------|---|--|
| All zones | No change | <insert assessment benchmarks> |
| <insert zones> | Accepted development | |
| | <insert details> | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| | Impact assessment | |
| | <insert details> | The planning scheme including <insert details> |
| <insert additional rows as required> | | |
| Any other reconfiguring a lot not listed in this table. <insert if relevant 'Any reconfiguring a lot listed in this table and not meeting the description listed in the category of development or assessment column'> | | |

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table X – Building work

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|--|
| <insert zone or "All zones"> | No change | <insert details> |
| <insert zones> | Accepted development | |
| | <insert details> | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| <insert zones> | Impact assessment | |
| | <insert details> | The planning scheme including <insert details> |
| <insert additional rows as required> | | |
| Accepted development | | |
| Any other building work not listed in this table. <insert if relevant 'Any building work listed in this table and not meeting the description listed in the category of development or assessment column'> | | |

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table x – Operational work

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|---|--|
| <insert zone or 'All zones'> | No change | <insert details> |
| <insert zones> | Accepted development | |
| | <insert details> | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| | Impact assessment | |
| <insert details> | The planning scheme including <insert details> | |
| <insert additional rows as required> | | |
| Accepted development | | |
| Any other operational work not listed in this table. <insert if relevant 'Any operational work listed in this table and not meeting the description listed in the category of development or assessment column'> | | |

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

If there are no tables of assessment for development involving building work or operational work, the local government may wish to insert the following statements, as relevant, for the purposes of clarity.

<There is no building work regulated by the planning scheme.>

<There is no operational work regulated by the planning scheme.>

Development in local plan

The local plan's tables of assessment should identify the following:

- the name of the local plan
- the type of development the table applies to (i.e. material change of use, reconfiguring a lot, building work or operational work)
- the use or activity group (where used)
- the category of development or assessment for the development
- any variation (such as height or gross floor area) for the local plan or local plan precinct – this should be shown in the 'category of development or assessment' column as an 'if', as shown in the table below
Editor's note—Variations are to be a measurable threshold or a quantifiable statement.
- any variation to the use by reference to one of the 'example uses' listed in column 3 of the use definitions table – for example, in the Queens Valley Local Plan, a home-based business may be accepted development with requirements, if meeting the relevant requirements for acceptable outcomes and not home-based child care or bed and breakfast
- the assessment benchmarks applicable to the development, which may be a code or certain provisions of a code.

The local government may provide the tables of assessment in a local plan either:

- by exception, where the tables of assessment only identify the changes to the categories of development or assessment in a zone or zones
- on a comprehensive basis where the table of assessment includes a combination of:

- the categories of development or assessment in a zone or zones
- any changes to the categories of development or assessment in a zone or zones.

The local government should also consider making a notation on the table to clarify the basis on which the table is provided. See example in the table below.

Table x—<name of local plan> Local Plan – Material change of use

| Use term | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| <insert precinct/zone heading(s) where relevant> | | |
| <insert use> | Accepted development | |
| | <insert details> | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| | Impact assessment | |
| | <insert details> | The planning scheme <including: insert detail> |
| <insert additional rows as required> | | |

Editor’s note—When the local plan’s tables of assessment do not have a default category of development or assessment, the zone default applies.

Development affected by an overlay

The table of assessment for development affected by an overlay should identify:

- development where the overlay changes the category of development or assessment to the category specified in another table of assessment (e.g. in the zone category of development or assessment table)
- any variation (such as height or gross floor area) – this is shown as an ‘if’ in the ‘category of development or assessment’ column
 Editor’s note—Variations are to be a measurable threshold or a quantifiable statement.
- the assessment benchmarks, whether contained in the provisions of the overlay code or overlay map.

Overlays should not automatically change the category of development or assessment and there are few instances where this would occur. Overlays generally affect a development either as a constraint, environmental value or an opportunity, and typically require the application of additional assessment benchmarks. Therefore, overlays usually trigger assessment against an overlay code or an overlay map rather than increase the category of development or assessment. Assessment benchmarks for an overlay are contained in the ‘assessment criteria’ column for an overlay (see table below).

An example of development affected by an overlay may be expressed as shown below.

Table x—Assessment benchmarks for overlays

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--------------------------------------|--|--|
| Flood hazard overlay | | |
| MCU* for dwelling house | Code assessment | Flood hazard overlay code |
| ROL* for one lot into five lots | Impact assessment | Flood hazard overlay code |
| Heritage overlay | | |
| Any MCU | No change | Heritage overlay code |
| <insert use> | <insert details> | <insert details> |
| <insert additional rows as required> | | |

Note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.

*Note—These abbreviations should be spelt out in the planning scheme. The planning scheme template prepared by the department has these in Appendix 1

If there are no overlays for the planning scheme, the local government may wish to insert the following statement:

<There are no overlays in the planning scheme.>

Zones

The zones are identified as regulated requirements under the Regulation. The local government may only adopt the zone names and zone purpose statements as identified in the Regulation. Refer to the [Guidance for applying the regulated requirements to local planning schemes](#) for information on the relevant zone names, purpose statements as well as guidance on drafting and applying the zones in a local planning scheme.

Local plans

A local plan focuses on the finer-grain level of planning that occurs at the level of a suburb, group of suburbs or geographical area sharing special attributes within a local planning scheme.

A local plan may be named '[suburb/area/etc.] local plan'. Alternatively, a local government may choose to call its plan a 'neighbourhood plan', 'local area plan', or similar. Where a term is used, it should be used consistently throughout the planning scheme.

Local plan elements

A local plan may include:

- an application statement – explaining how it is applied in the assessment of development
- statement(s) describing the purpose and overall outcome(s) of the local plan.
- statement(s) describing the overall outcomes of the precinct(s) (if one or more precincts are used in the local plan area)
- mapping – a map of the local plan area and any precinct(s) should be provided in the mapping schedule of the planning scheme; the mapping should be referred to in the local plan.

A local plan may also include:

- assessment benchmarks, which may include performance outcomes and acceptable outcomes – applicable to either the full local plan area or certain precincts
- supporting tables, diagrams, animations and figures, as appropriate.

Precincts

Precincts may be used in local plans to provide more refined planning intent for specific areas. Where a precinct is included, a map showing the location of the precinct should be included in the mapping schedule of the planning scheme.

A precinct may vary the provisions (such as height, gross floor area, parking provisions) for specific areas in the local plan area. This should be made clear in the local plan's purpose section and overall outcomes. For example, the local plan's overall outcomes for the precinct may provide for 'higher density in the north shore precinct'.

Where a precinct is used, the precinct provisions should be in the local plan and identified as a precinct provision. A precinct provision may be expressed in precinct-specific assessment benchmarks, including overall outcomes, performance outcomes and acceptable outcomes.

Category of development or assessment

A local plan may vary the category of development or assessment of development from that specified in the relevant zone table of assessment to promote a land use that has been identified as suitable for an area. For example, a local plan may lower the category of development or assessment for multiple dwellings to promote higher density development in a specified area.

A variation to the category of development or assessment may affect the entire local plan area or apply only to one precinct. Where this occurs, the reason for the variation should be clearly expressed in the applicable assessment benchmarks in the local plan purpose, overall outcomes and/or precinct provisions, as applicable.

The category of development or assessment applicable to the local plan area should be contained in 'Category of development or assessment - Local plans'.

Note: Any change in the category of development or assessment cannot change a category of development or assessment as prescribed by the Regulation.

Local plan codes

A local plan should include a local plan code to give effect to the policy intent of the local planning area. A local plan code is used in the assessment of development in a local plan area and should include statements that describe:

- the application of the code
- the purpose
- the overall outcomes that are consistent with the code's purpose.

When preparing the planning scheme, the local government should consider the hierarchy of assessment for matters in the scheme. Generally, a local plan will prevail over the relevant zone provisions to the extent of any inconsistency, as its purpose is to supplement, or, where appropriate, vary, the zone provisions for the local plan area by providing more information or greater detail.

An example of a local plan varying its zone provisions is where the residential zone code provisions relating to height or gross floor area are modified in response to a development opportunity or constraint that is present in the local area.

Where a local plan varies or supplements zone provisions, this should be clearly stated in the local plan's purpose and overall outcome statements. For example, there may be a statement in the local plan advising that the intention is to provide for 'higher density in the local plan area'.

A local plan code is not required to address all aspects of the assessment criteria for a certain type

of development. A local plan should only regulate development where it varies or supplements the criteria for a relevant zone code or development code, and not repeat provisions found elsewhere in the scheme.

In drafting a local plan code the local government should ensure:

- the purpose and overall outcomes do not conflict with the strategic framework or other relevant scheme elements
- overall outcomes reflect and enable the outcomes included in the strategic framework to be delivered in a finer level of detail
- assessment benchmarks, including performance outcomes and acceptable outcomes are included in the code
- where illustrative material (tables, diagrams, figures, including animated figures) are used in the code to support or explain the criteria for assessment, these are easy to understand and provide additional supporting or explanatory information about meeting the relevant assessment benchmark.

For more details about code structure, see the information provided under the development codes heading.

Overlays

The purpose of an overlay is to address state and local government interests by identifying areas that have one or more of the following characteristics:

- a sensitivity to the effects of development
- a constraint on land or development outcomes
- the presence of valuable resources
- opportunities for development.

The local government may wish to select from a standard suite of overlays included in table 1, where they are appropriate for the local context. Where an overlay is used, it should be supported by a map. If the local government chooses from the standard suite of overlays, it may amend the purpose statement to reflect the local context by, for example, altering the level of detail provided or providing more locally relevant detail.

The overall intent of an overlay should remain consistent with the purpose statement. Mapping should be presented in a consistent format with the rest of the mapping for the scheme. The local government may also wish to provide sub-categories to an overlay, where it is necessary to reflect local circumstances that are not provided for in the standard suite (e.g. bushfire mapping (include sub-categories of various levels of bushfire categories to the landslide overlay). An overlay should not contain precincts.

Using an overlay to change the category of development or assessment

The intention of an overlay is to indicate where a constraint, environmental value or opportunity affects development. The overlay is intended to provide additional or more specific assessment benchmarks related to the purpose of the overlay, rather than change the category of development or assessment.

Circumstances may, however, exist where a local government seeks to use an overlay to change the category of development or assessment for all types of development (material change of use, reconfiguring a lot, building work or operational work) from the category of development or assessment identified in the tables of assessment. Nonetheless, it is recommended that a change to a category of development or assessment by way of an overlay should be avoided wherever possible.

Where a category of development or assessment is changed by an overlay, this should be noted in the 'Category of development or assessment – Overlays'.

Overlays for information purposes

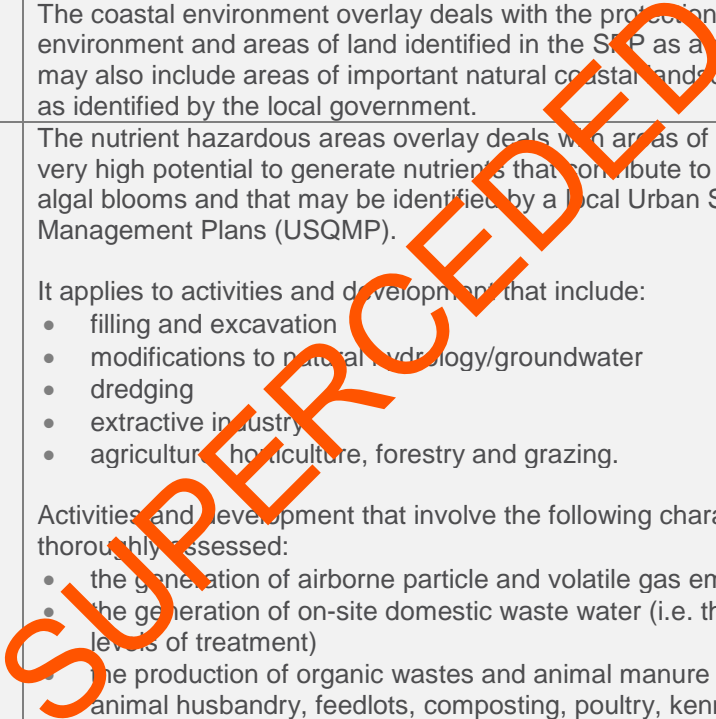
An overlay may also be used for information purposes only. An information overlay should not change the category of development or assessment or contain any assessment criteria. It should only provide information (e.g. while a transport noise corridor overlay provides a trigger for building matters under the *Building Act 1975*, it does not affect the provisions of a planning scheme).

Table 1—Standard suite of overlays

| Overlay | Purpose |
|---|---|
| Development opportunities category | |
| Transport node | The transport node overlay identifies areas suited to the delivery of development located near an identified transport node in accordance with local and regional priorities. |
| Development constraints category | |
| Airport environs | <p>The airport environs overlay deals with issues relating to development near certain airports and aviation facilities. This includes:</p> <ul style="list-style-type: none"> • the Obstacle Limitation Surface (OLS) or height restriction zone • public safety areas • wildlife hazard buffer zones • lighting area buffer zones • Australian Noise Exposure Forecast (ANEF) contour • Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) surfaces • Building restricted areas • aviation facilities. <p>It may also include locally identified issues that relate to airport environments.</p> |
| Bushfire hazard | <p>The bushfire hazard overlay deals with areas of land identified in the state planning policy as very high, high and medium bushfire hazard areas. It applies, at a minimum, to development that:</p> <ul style="list-style-type: none"> • increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis or • involves institutional uses where evacuating people may be difficult or • involves the manufacture or storage of hazardous materials in bulk. <p>Note: The <i>Building Act 1975</i> adopts the requirements of the Building Code of Australia and AS 3959-2009 and regulates construction standards of all premises identified in bushfire-prone areas after development approval.</p> |
| Erosion management | The erosion management overlay deals with areas of land prone to erosion or other land degradation processes. |
| Flood hazard | <p>The flood hazard overlay deals with areas of land identified as a flood hazard area, as defined in the state planning policy. It may include the following areas of land identified in the local government area as:</p> <ul style="list-style-type: none"> • having flooding and inundation potential • overland flow paths. <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none"> • increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis or • involves institutional uses where evacuating people may be difficult or • involves the manufacture or storage of hazardous materials in bulk. |

| Overlay | Purpose |
|---|---|
| Landslide hazard | <p>The landslide hazard overlay deals with areas of land identified as a landslide hazard area as defined in the state planning policy. It may also include areas of land identified in the local government area as having landslide potential. It applies, at a minimum, to development that:</p> <ul style="list-style-type: none"> increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis or involves institutional uses where evacuating people may be difficult or involves the manufacture or storage of hazardous materials in bulk. |
| Acid sulfate soils | <p>The acid sulfate soils overlay deals with areas of land as being subject to acid sulfate soils. It may include areas of land identified in the local government area as having potential or actual acid sulfate soils.</p> |
| Transport noise corridor | <p>The transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the <i>Building Act 1975</i>. It may include areas of land affected by noise from:</p> <ul style="list-style-type: none"> state-controlled roads franchised roads local-government-controlled roads railway land. <p>Residential development on land located in a transport noise corridor should comply with Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.</p> <p>Note—This overlay is provided for information purposes only and does not regulate development under the planning scheme.</p> <p>Editor's note—Further information and specifications are available from Building Codes Queensland of the Department of Housing and Public Works.</p> |
| Character category | |
| Heritage | <p>The heritage overlay deals with areas or sites identified as having local or state heritage significance.</p> |
| Landscape character | <p>The landscape character overlay deals with landscapes with significant Indigenous or non-Indigenous cultural heritage value identified in a regional plan or by a local government.</p> |
| Neighbourhood character | <p>The neighbourhood character overlay deals with neighbourhoods that have a defined character identified by the local government. This may include areas where demolition is controlled.</p> |
| Scenic amenity | <p>The scenic amenity overlay deals with areas of high scenic amenity and significant view corridors identified by a regional plan or by the local government.</p> |
| Infrastructure category | |
| Regional infrastructure corridors and substations | <p>The regional infrastructure corridors and substations overlay deals with electricity substations and regional infrastructure corridors for major electricity infrastructure, pipelines, regional recreation trails and stock routes.</p> <p>Editor's note—The culverts mapped in this overlay do not include those that are under the jurisdiction of the Department of Transport and Main Roads.</p> |
| Road hierarchy | <p>The road hierarchy overlay applies to existing and future road networks, including state-controlled roads.</p> <p>Editor's note—Mapping of the state-controlled road network is shown on the SPP Interactive Mapping System.</p> <p>Editor's note—The local government may wish to show this as a sub-category under the 'Transport noise corridor' overlay.</p> |
| State Transport infrastructure | <p>The state transport infrastructure overlay deals with state transport infrastructure and existing and future state transport corridors, as defined under the SPP.</p> |

| Overlay | Purpose |
|-----------------------------------|---|
| | Editor's note—Mapping of this network is shown on the State Planning Policy Interactive Mapping System. |
| Environment category | |
| Environmental significance | <p>The environmental significance overlay deals with matters of environmental significance, which must include matters of state environmental significance (MSES) as defined under the SPP. A local government should also consider identifying matters of national environmental significance (MNES) and may include matters of local environmental significance (MLES).</p> <p>Editor's note—In accordance with the <i>Environmental Offsets Act 2014</i>, a local government can only include environmental offset provisions in its planning scheme for MLES, or another prescribed environmental matter under the Environmental Offsets Regulation 2014. These matters must be included in a local government planning scheme that is approved by the state, and not just in a planning scheme policy. MLES must not be the same or substantially the same as MSES or MNES. A local government may wish to use separate overlay maps to help them identify these matters.</p> |
| Coastal environment | The coastal environment overlay deals with the protection of the coastal environment and areas of land identified in the SPP as a management district. It may also include areas of important natural coastal landscapes, views and vistas as identified by the local government. |
| Nutrient hazardous areas | <p>The nutrient hazardous areas overlay deals with areas of land that have high and very high potential to generate nutrients that contribute to the generation of coastal algal blooms and that may be identified by a local Urban Stormwater Quality Management Plans (USQMP).</p> <p>It applies to activities and development that include:</p> <ul style="list-style-type: none"> • filling and excavation • modifications to natural hydrology/groundwater • dredging • extractive industry • agriculture, horticulture, forestry and grazing. <p>Activities and development that involve the following characteristics should be thoroughly assessed:</p> <ul style="list-style-type: none"> • the generation of airborne particle and volatile gas emissions • the generation of on-site domestic waste water (i.e. that may require higher levels of treatment) • the production of organic wastes and animal manure (e.g. from intensive animal husbandry, feedlots, composting, poultry, kennels etc.). <p>Editor's note—Further information is available from the Department of Environment and Heritage Protection.</p> |
| Waterway corridors | The waterway corridors overlay deals with waterway corridors and surrounding riparian areas. |
| Natural resources category | |
| Extractive resources | <p>The extractive resources overlay deals with Key Resource Areas (KRAs) identified in the state planning policy, including the resource/processing area, separation area, transport route and transport separation route. It may also include extractive resources of a local nature.</p> <p>The overlay may also include mining tenements that have been granted or renewed under the <i>Mineral Resources Act 1989</i>.</p> |
| Declared fish habitat areas | <p>The declared fish habitat area overlay deals with areas declared as fish habitat areas under the Fisheries Regulation 2008 identified in the SPP.</p> <p>Editor's note—Declared fish habitat areas are a matter of state environmental significance and are</p> |



| Overlay | Purpose |
|---------------------------|--|
| | shown on the SPP Interactive Mapping System. |
| Agricultural land | <p>The agricultural land overlay deals with areas of land identified as being important agricultural areas, and land identified as Agricultural Land Classification (ALC) Class A and Class B. It may also include locally important agricultural areas.</p> <p>Editor's note—Mapping for important agricultural areas and Agricultural Land Classification (ALC) class A and class B are shown on the SPP Interactive Mapping System.</p> |
| Water resource catchments | <p>The water resource catchments overlay deals with catchment areas and areas identified by a local government or Bulk Water Supply Authority as a water resource requiring protection of water quality (e.g. local catchments or bores).</p> <p>Editor's note—Mapping of water supply areas within South East Queensland are available on the SPP Interactive Mapping System.</p> |

Assessment benchmarks for overlays

The assessment benchmarks for an overlay may be in the form of provisions in an overlay code. Alternatively, an overlay map may be sufficient to identify the relevant assessment benchmarks. For example, the local government overlay map for a buffer may indicate a separation distance.

Some overlays, such as the transport noise corridor overlay, should only be used for information purposes and should not have any related assessment benchmarks. Such overlays should be included to assist in the understanding of the scheme and of any potential overlay triggers.

Where an overlay code is used, consider including the following matters:

- a statement describing the application of the code
- a purpose statement for the overlay
- a statement describing the overall outcome, that would be consistent with the code's purpose.

When drafting the code:

- the assessment benchmarks should not conflict with the outcomes included in the strategic framework or other scheme elements
- the assessment benchmarks may be drafted using the purpose statements for overlays provided above in table 1
- overall outcomes should reflect and enable the delivery of the outcomes included in the strategic framework
- performance outcomes and acceptable outcomes may be used, where appropriate
- illustrative material (tables, diagrams, figures) may be used in the code to support or explain the assessment benchmarks.

Development codes

A local government should contain all development codes in this section that are not zone codes, local plan codes or overlay codes. The local government may also wish to either include or refer to those matters that are prescribed by the Regulation:

- **Community residence** provisions applying to development that may not be made assessable development under the planning scheme
- **Cropping involving forestry for wood production** provisions applying to development that may not be made assessable development under the planning scheme
- **Reconfiguring a lot (subdividing one lot into two lots)** and associated operational works provisions applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14, division 2 of the Regulation.

The relevant matters for each of these provisions are included in the template in part 2 of this guidance for local government to include if they wish.

In cases where no development code is included in the applicable criteria column for impact assessment, the application section at the beginning of each development code should provide the direction on the circumstances in which the code may apply.

Code elements

When drafting a code the local government should consider including only the key matters it wishes to have considered in the assessment for either accepted development (subject to requirements) or assessable development (code assessment or impact assessment). A code may include:

- a statement describing the application of the code
- a statement describing the purpose of the code
- statements of overall outcomes describing how the purpose of the code will be achieved
- criteria for assessment including performance outcomes and acceptable outcomes that achieve the overall outcomes and the purpose of the code
- acceptable outcomes that achieve the performance outcomes, the overall outcomes and the purpose of the code.

A code may be presented either in the standard structure of a table or as a list of points. Examples of drafting of a code are provided below and in the template in part 2.

Code structures

The following example outlines the basic structure of a traditional code. Where appropriate, accepted development, subject to requirements, and assessable development (code and impact), the relevant requirements and assessment benchmarks should be included in the same code to minimise duplication and improve useability.

<Example> code

Application

This code applies to assessing <insert> change of use/building work/reconfiguring a lot/operational work> for <insert detail as appropriate, such as:

- development for a defined use (e.g. a dwelling house)
- development in the <name> overlay (e.g. bushfire hazard)
- development in the <zone name> (e.g. low density residential zone)
- development in the <insert name> local plan area shown on map <insert map reference number and title> contained in schedule <insert mapping section reference>
- other development (e.g. reconfiguring a lot code, access and parking code or landscape code)
- any other specific instances (including use of thresholds) such as impact assessable development for a <use> if in the <zone precinct> and on a lot less than <insert lot size> square metres.

When using this code, reference should be made to the relevant section for determining the category of development and assessment and, where applicable, the relevant section for determining the requirements or assessment benchmarks, in the section related to tables of assessment.

Purpose <for all codes other than zone codes>

- (1) The purpose of the <insert> code is <insert purpose statement>.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) <insert outcome(s)>
 - (b) <insert precinct specific outcome(s)>.

Requirements and assessment benchmarks

Criteria for accepted development (with requirements), and assessable development

< Where accepted development (subject to requirements) or assessable development criteria are applicable, insert the following table.>

<Example> Table xxx—<Accepted development (subject to requirements) and> assessable development

| Performance outcomes | Acceptable outcomes |
|---|--|
| <insert 'For accepted development (with requirements) and assessable development'>* | |
| <insert sub-heading(s) if required (i.e. bulk and scale> | |
| PO1 <insert assessment benchmarks or requirements>. Note—<insert supporting notes if required> | AO1.1 <insert assessment benchmark or requirements>. Note—<insert supporting notes if required> |
| | AO1.2 <insert assessment benchmark or requirements> |
| | AO1.3 <insert assessment benchmark or requirements> |
| PO2 <insert assessment benchmark> | AO2 <insert assessment benchmark or requirements> |
| <insert 'For assessable development'>* | |
| <insert sub-heading(s) if required> | |
| PO3 <insert assessment benchmark>. Note—<insert supporting notes if required> | AO3.1 <insert assessment benchmark>. Note—<insert supporting notes if required> |
| | AO3.2 <insert assessment benchmark> |

*Editor's note—Subheadings may be used to differentiate between requirements for accepted development and assessment benchmarks for assessable development. Alternatively, the code table may be divided into further 'parts' to improve useability.

Editor's note—Subheadings to identify assessment benchmarks specific to a zone precinct or local plan precinct may be included.

Editor's note—Tables and figures may be used in support of the above assessment benchmarks. These may be included in the assessment column or referenced in the outcomes and placed at the end of the code.

Editor's note—Notes may be included in a performance outcome or acceptable outcome to draw attention to other legislation to be complied with; for example, an Australian Standard to support an acceptable outcome or local laws, or providing guidance on interpretation of a performance outcome.

Using development codes

Codes generally

Codes have been traditionally drafted in a table format as shown in this document. There is no longer a mandatory requirement for them to be in a table and a local government may format them in any style appropriate. The format must, however, clearly demonstrate the relevant assessment benchmark provisions for the type of development.

If using the traditional table format, as shown in the tables above, acceptable outcomes may be placed in the right-hand column of the code table and performance outcomes in the left-hand column. Performance outcomes provide for one or more statements that the corresponding acceptable outcomes should achieve. Acceptable outcomes describe the local government's preferred way of achieving the performance outcome. There may also be multiple acceptable outcomes for a single performance outcome. Acceptable outcomes should be included for all performance outcomes applicable to assessable development, where appropriate.

Codes in accepted development subject to requirements

Where a code is identified as being applicable to accepted development subject to requirements in a table of assessment, the provisions should contain only measurable acceptable outcomes. In some cases, a code may specify which acceptable outcomes apply (via the use of the subheading 'for accepted development subject to requirements'.

Codes in assessable development (code and impact assessment)

Where a code applies to assessable development, it should identify the relevant assessment benchmarks. These may include the purpose of the code, the overall outcomes, the performance outcomes and the acceptable outcomes. A planning scheme policy containing technical information to support the code may be referred to in the assessment benchmarks. Acceptable outcomes should be included for all performance outcomes applicable to assessable development, where appropriate.

Other plans

The local government may need to reference in the planning scheme other plans that have ongoing effect in the planning scheme area. For example, a plan prepared under other legislation may be referenced in this part to ensure users of the scheme are made aware of the provisions applying to the land affected by the other plans.

This component relates to an area for which a plan has been produced under the Act or any other legislation and that has been approved by the state or that the local government considers should form part of the planning scheme. For example, a plan may include:

- land contained in the South Bank Corporation Area made under the *South Bank Corporation Act 1989*
- a priority development area (PDA) made under the *Economic Development Act 2013*
- an area to which a local government development approval applies.

This part may also be used to incorporate structure plans prepared for a declared master planned area made under the old Act and referenced under section 314 of the Act.

Definitions

Use terms and administrative terms as prescribed by the Regulation as *regulated requirements*. Refer to the [Guidance for applying the regulated requirements to local planning schemes](#) for information on applying the definitions in a planning scheme.

Notations required under the *Planning Act 2016*

It is recommended that notations required under the Act be included in schedules to the planning scheme.

Notation of designation of premises for development of infrastructure under Chapter 2, Part 5 of the Act

In accordance with section 42(1) of the Act, if either the local government makes, amends, extends or repeals a designation or receives a notice about the Minister making, amending, extending or repealing a designation, the local government must include a note in the local government's planning scheme. Section 42(3) of the Act requires that the note must include the following information:

- identify the premises that were designated
- describe the type of infrastructure for which the premises were designated (schedule 5 of the Regulation prescribes the types of infrastructure that can have premises designated)
- state the day the designation, amendment, extension or repeal started to have effect.

Sub-sections 42(4) and (5) of the Act provide additional information for the local government to consider regarding the effect of the note in the planning scheme, including that the note must be included in the planning scheme so as not to affect the other provisions of the planning scheme that apply to the designated premises.

Note: Section 42(5)(a) of the Act states that a note in the planning scheme for the purposes of a designation is not an amendment of a planning scheme.

Specific information on the process for making or amending infrastructure designations made by either the local government or the Minister for Planning may be found in the [Minister's Guidelines and Rules](#).

Notations of particular approvals under Chapter 3, Part 5, Division 5 of the Act

Section 89 of the Act requires that the local government include notations of decisions affecting the planning scheme in the following circumstances:

- development approvals that are substantially inconsistent with the planning scheme
- variation approvals
- decisions agreeing to a request for assessment and decision of a development application against a superseded planning scheme.

Where a notation is required, it should include the following information:

- date of the decision
- location (the real property description, for example Lot 8 RP 030019)
- decision type (variation approval for a reconfiguring a lot or material change of use)
- local government file or map reference.

Note—Section 89(3) of the Act states that the inclusion of a note to the planning scheme under this provision does not amend the planning scheme.

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

Section 118(1)(b) of the Act prescribes that after the local government has made a charges resolution for an LGIP, then they must attach a copy of the resolution to each copy of the planning scheme they give to, or publishes for, others.

The local government should use the template provided in the [Guidance for the Minister's Guidelines and Rules](#) in schedule 1. The local government may choose to include the part of the LGIP that includes maps and schedules of works as a schedule to the planning scheme.

Note—As noted by section 118(1) of the Planning Act, a charges resolution is not part of a planning scheme, even if the resolution is attached to the scheme.

Notation of registration for urban encroachment provisions under Chapter 7, Part 4 of the Act

In accordance with the provisions in section 267(13) of the Act, when the local government receives the notice from the Minister for Planning for the registration of premises or renewal of registration of premises related to an urban encroachment they must, as soon as practicable, note the registration on:

- the local governments planning scheme (if any); and
- any planning scheme that the local government makes before the registration expires.

Note—Section 267(11) of the Act states that the decision notice will identify the period the registration or a renewed registration will continue to have effect (between 10 and 25 years), unless cancelled. If the decision notice does not state a period, the registration will have effect for 10 years.

The note in the planning scheme must include the following information, as prescribed by section 63 of the Regulation:

- date of decision
- location of premises (real property description)
- details of the registration
- any terms of the registration.

Local government infrastructure plan

In accordance with section 21 of the Act a local government must follow the process in the [Minister's Guidelines and Rules](#) to make or amend an LGIP if they intend to levy infrastructure charges or impose conditions about trunk infrastructure. The local government may include the LGIP, including maps and schedules of works, as a schedule to the planning scheme. Additional guidance in relation to local government infrastructure plans is provided in the [Guidance for the Minister's Guidelines and Rules](#).

Planning scheme policies

The local government may include planning scheme policies where they are necessary to support the local aspects of a matter dealt with by a planning scheme. Planning scheme policies may apply to all or part of the local planning scheme area and address matters as provided for in section 4(e) of the Act, particularly:

- planning and development assessment policies under local planning schemes
- action by a local government in making or amending local planning schemes
- action by a local government under the development assessment system.

A planning scheme policy may include:

- information the local government may request for a development application
- the consultation the local government may carry out in accordance with seeking additional third party advice, relating to the assessment manager seeking advice or comment about a development application, as specified in the [Development Assessment Rules](#)
- the actions the local government may take to support the process for making or amending its planning scheme
- the standards identified in a code
- the guidelines or advice in relation to satisfying assessment benchmarks in the planning scheme.

Planning scheme policies must not:

- regulate or prohibit development or the use of premises
- take the place of a policy that should be contained in the body of the local planning scheme
- require land, infrastructure or monetary contributions
- apply, adopt or incorporate another document made by the local government.

Mapping

The planning scheme maps should contain the relevant standard cartographic mapping elements and use consistent symbology as recommended in table 1, and the required RGB colour for zones as prescribed in schedule 2 of the Regulation.

The maps should be clear and accurately present the planning information. The basic map template should include the following mapping elements and base data:

- descriptive title
- legend
- gazettal date
- scale
- index and grid reference
- projection and datum information
- north point
- locality and index map
- cadastre (not necessary for a strategic framework map) and locality information
- roads and waterways
- disclaimer.

Recommended standard map template (figures 2a and 2b) specifications (tables 1 to 8) and example maps (figures 2 to 6) are provided for guidance. The maps may be produced in a portrait or landscape layout. It is recommended all specifications be included in either layout.

Mapping data enquiries

For assistance with mapping specifications, contact the Department of State Development's Information Technology Services Spatial Services unit at spatial.services@dss.qld.gov.au.

Mandatory RGB values for zone colour mapping

Zone mapping colours are included as regulated requirements in the Regulation. Refer to the department's [Guidance for applying the regulated requirements](#) for specific information.

Mapping symbols

Local governments should use consistent mapping symbols when preparing all mapping products (hard copy and electronic) including web-enabled GIS that display planning scheme information to users. See table 1 for examples of symbols.

Strategic framework mapping

It is recommended that the strategic framework mapping include the elements identified in table 1 where relevant to the local government area. Table 1 also contains the recommended mapping symbols for each of the elements, and an example map is provided in figure 1. The local government may also wish to add additional symbols to respond to locally relevant matters.

The strategic framework mapping should provide detail that help illustrate the relationship of major elements in the planning scheme area with adjoining local government areas (i.e. major road connections, corridors etc.).

The strategic framework mapping may consist of either a single map or a series of maps at varying scales as relevant and appropriate for each local government's needs.

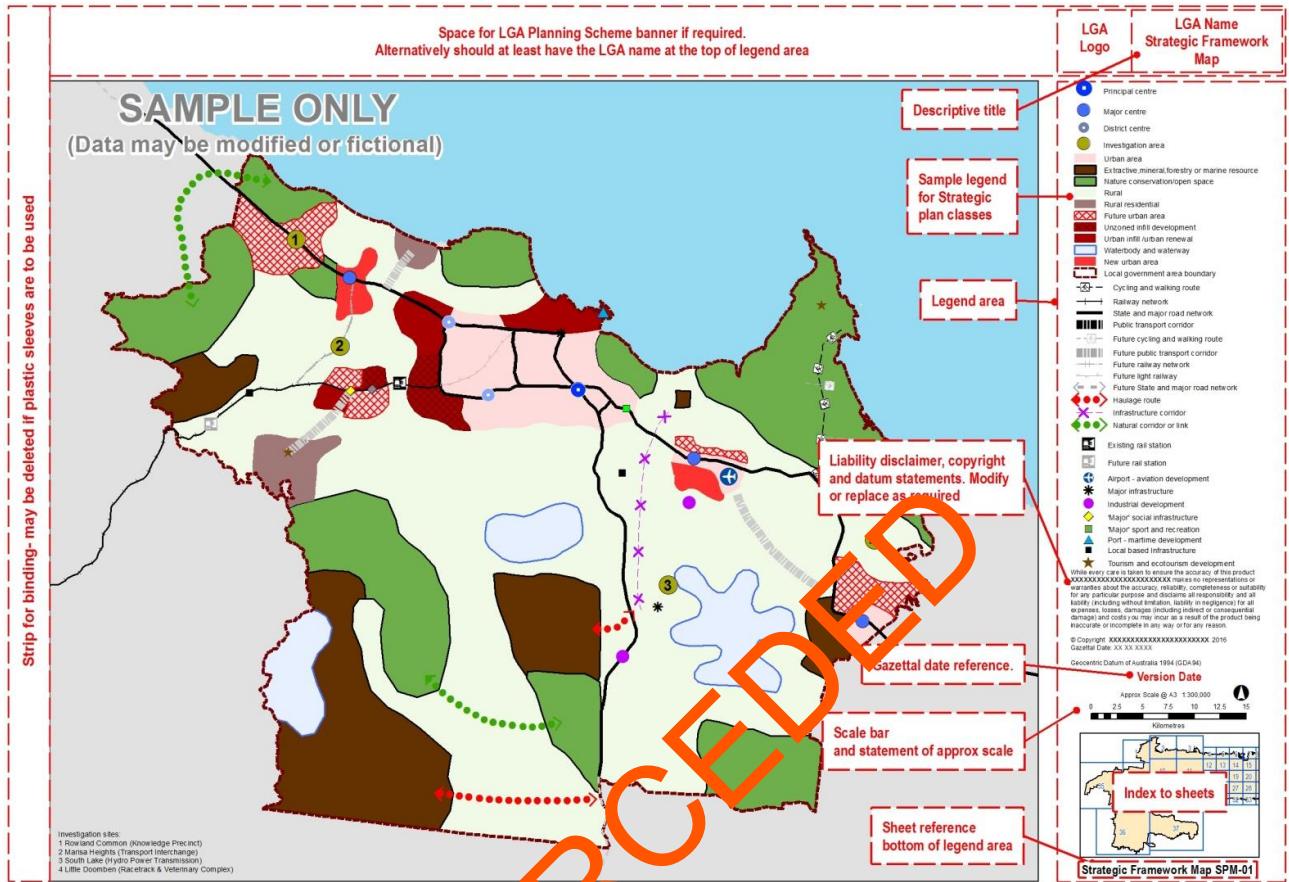
Examples for strategic framework map categories

| Element | Examples |
|------------------------------------|-------------------------------------|
| Infrastructure and services | |
| Major infrastructure | Wastewater treatment plants or dams |
| Infrastructure corridor | Water, telecommunications or power |
| Local based infrastructure | Substations |

Table 1—Example strategic framework mapping symbols

| Table 2 - Strategic framework map symbology | | | | | | | | | | |
|---|---------------------|-----|-----|-------------|-----|-----|---|--------------|--|---------|
| Element | Line/outline colour | | | Fill colour | | | Description | Sizeline wgt | Additional details | Example |
| | R | G | B | R | G | B | | | | |
| Contextual information | | | | | | | | | | |
| Local government area boundary | 115 | 0 | 0 | | | | Dashed outline with no fill | 3.00 | Ratio 6:1 | |
| Urban area | | | | 255 | 220 | 220 | Solid fill | | | |
| State and major road network | 0 | 0 | 0 | | | | Solid line | 3.00 | | |
| Busway station | | | | 0 | 0 | 0 | Feature symbol | | ESRI Transportation & Civic 97 | |
| Railway network | 0 | 0 | 0 | 0 | 0 | 0 | Solid line with solid hatches | 1.4/0.4 | | |
| Railway station | | | | 0 | 0 | 0 | Feature symbol | to suit | ESRI Transportation & Civic 98 | |
| Public transport corridor | 0 | 0 | 0 | | | | Dashed pattern line | 8.00 | ESRI Civic style - Line ratio is repeating pattern 6B:1W:2B:1W:2B:1W | |
| Cycling and walking route | 0 | 0 | 0 | 0 | 0 | 0 | Dashed line with cycle symbol | to suit | ESRI Default marker 189 | |
| Settlement Pattern | | | | | | | | | | |
| Future urban area | | | | 244 | 122 | 99 | Solid fill | | | |
| Urban renewal | | | | 168 | 0 | 0 | Solid fill | | | |
| Rural | | | | 240 | 250 | 230 | Solid fill | | | |
| Rural residential | | | | 160 | 120 | 120 | Solid fill | | | |
| Principal centre | 255 | 255 | 255 | 0 | 50 | 255 | Circle with square centre feature | to suit | ESRI Default marker 33 and 53 | |
| Major centre | 0 | 0 | 0 | 66 | 107 | 255 | Circle with outline | to suit | ESRI Default marker 33 and 40 | |
| District centre | 255 | 255 | 255 | 112 | 130 | 170 | Circle with circle centre feature | to suit | ESRI Default marker 33 and 46 | |
| Specialised centre | 0 | 0 | 0 | 152 | 129 | 140 | Square with outline (rotated) | to suit | 45° Rotator ESRI Default marker 34 and 41 | |
| Investigation area | 0 | 0 | 0 | 168 | 168 | 0 | Circle with outline (with inner text) | to suit | ESRI Default marker 33 and 40 | |
| Natural environment | | | | | | | | | | |
| Waterbody and waterway | 67 | 108 | 255 | 230 | 240 | 255 | Solid fill with outline | 1.25 | | |
| Nature conservation and open space | 0 | 0 | 0 | 110 | 175 | 75 | Solid fill with outline | 1.25 | | |
| Community identity | | | | | | | | | | |
| "Major" social infrastructure | 0 | 0 | 0 | 255 | 255 | 0 | Square with outline (rotated) | to suit | 45° Rotator ESRI Default marker 34 and 41 | |
| "Major" sport and recreation | 0 | 0 | 0 | 110 | 175 | 75 | Square with outline | to suit | ESRI Default marker 34 and 41 | |
| Natural resources and landscape | | | | | | | | | | |
| Extractive, mineral, forestry or marine resource | 0 | 0 | 0 | 100 | 50 | 50 | Solid fill with outline | 1.25 | | |
| Haulage route | 255 | 0 | 0 | 255 | 0 | 0 | Dotted line (circle symbols) with arrow heads | to suit | ESRI Dimensioning 44 | |
| Natural corridor or link (Possibly more than one scale eg. regional, subregional, local corridor) | 56 | 168 | 0 | 56 | 168 | 0 | Dotted line (circle symbols) with arrow heads | to suit | ESRI Dimensioning 44 | |
| Mining and petroleum | 204 | 204 | 204 | | | | Dashed outline | 1.50 | | |
| Future access and mobility | | | | | | | | | | |
| Future State and major road network | 169 | 169 | 169 | 169 | 169 | 169 | Dashed line with arrow heads | 3.00 | | |
| Future light railway network | 169 | 169 | 169 | | | | Solid line with alternating hatches | 0.4/0.4 | ESRI Railroad, Narrow Gauge, Multi | |
| Future busway station | | | | 169 | 169 | 169 | Feature bus symbol | to suit | ESRI Transportation & Civic 97 | |
| Future railway network | 169 | 169 | 169 | | | | Dashed line with hatches | 1.4 / 0.4 | ESRI Railroad under construction line | |
| Future railway station | | | | 169 | 169 | 169 | Feature train / station symbol | to suit | ESRI Transportation & Civic 98 | |
| Future public transport corridor | 169 | 169 | 169 | | | | Dashed pattern line | 8.00 | ESRI Civic style - Line ratio is repeating pattern 6B:1W:2B:1W:2B:1W | |
| Future public passenger transport interchange | 0 | 0 | 0 | 197 | 0 | 255 | Solid hexagon with outline | to suit | ESRI Default marker 44 | |
| Future cycling and walking route | 169 | 169 | 169 | 169 | 169 | 169 | Dashed line with cycle symbol | to suit | ESRI Default marker 189 | |
| Infrastructure and services | | | | | | | | | | |
| Major infrastructure | | | | 0 | 0 | 0 | Solid asterisk symbol | to suit | ESRI Default marker 107 | |
| Infrastructure corridor | 197 | 0 | 255 | 197 | 0 | 255 | Dashed line with feature crosses | to suit | Cross is marker "X" | |
| Local based infrastructure | | | | 0 | 0 | 0 | Solid square | to suit | ESRI Default marker 34 | |
| Economic development | | | | | | | | | | |
| Industrial development | | | | 197 | 0 | 255 | Solid circle | to suit | ESRI Default marker 33 | |
| Port (Maritime development) | 0 | 0 | 0 | 0 | 169 | 230 | Solid triangle with outline | to suit | ESRI Default marker 42 and 35 | |
| Airport (Aviation development) | 255 | 255 | 255 | 0 | 77 | 168 | White aircraft on solid blue circle | to suit | ESRI Default marker 111 and 33 | |
| Freight transport route | 197 | 0 | 255 | 197 | 0 | 255 | Dotted line (circle symbols) with arrow heads | to suit | ESRI Dimensioning 44 | |
| Tourism and ecotourism development | | | | 115 | 76 | 0 | Solid 5 point star | to suit | ESRI Default marker 94 | |

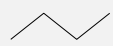


Figure 1—An example of a strategic framework map



Technical mapping requirements

The local government is responsible for preparing the cartographic maps and spatial data used in producing a planning scheme.

Table 2—Base data symbology

| Elements | Label | | Colour | | | Line Wgt | Description | Example |
|---|-------|---------|--------|-----|-----|----------|---|---|
| | Font* | Size | R | G | B | | | |
| Cadastral boundary | - | - | 0 | 0 | 0 | 0.15 | Solid line |  |
| Legend | Arial | 5pt | 0 | 0 | 0 | - | Text (sentence case) | Text Sample |
| Local government boundary | Arial | To suit | 0 | 0 | 0 | 1.15 | Broken line (long dash, short dash, short dash) |  |
| Road casements (indicative network only for locational purposes) | Arial | 5pt | 0 | 0 | 0 | - | Text (uppercase) | SAMPLE ROAD |
| | - | - | 255 | 255 | 255 | - | Poly (void) | |
| Suburb or locality boundary | Arial | 8pt | 0 | 0 | 0 | 1.15 | Broken line (long dash, short dash) |  |
| Waterway or waterbody | Arial | 5pt | 0 | 77 | 168 | - | Text (italic, uppercase) | SAMPLE RIVER |
| | - | - | 230 | 240 | 255 | - | Poly (solid fill) | |

* Font sizes are indicative only and are recommended as the minimum sizes to be used for readability for hard-copy planning schemes.

SUPERCEDED

Figure 2a—Example map template specifications (landscape)

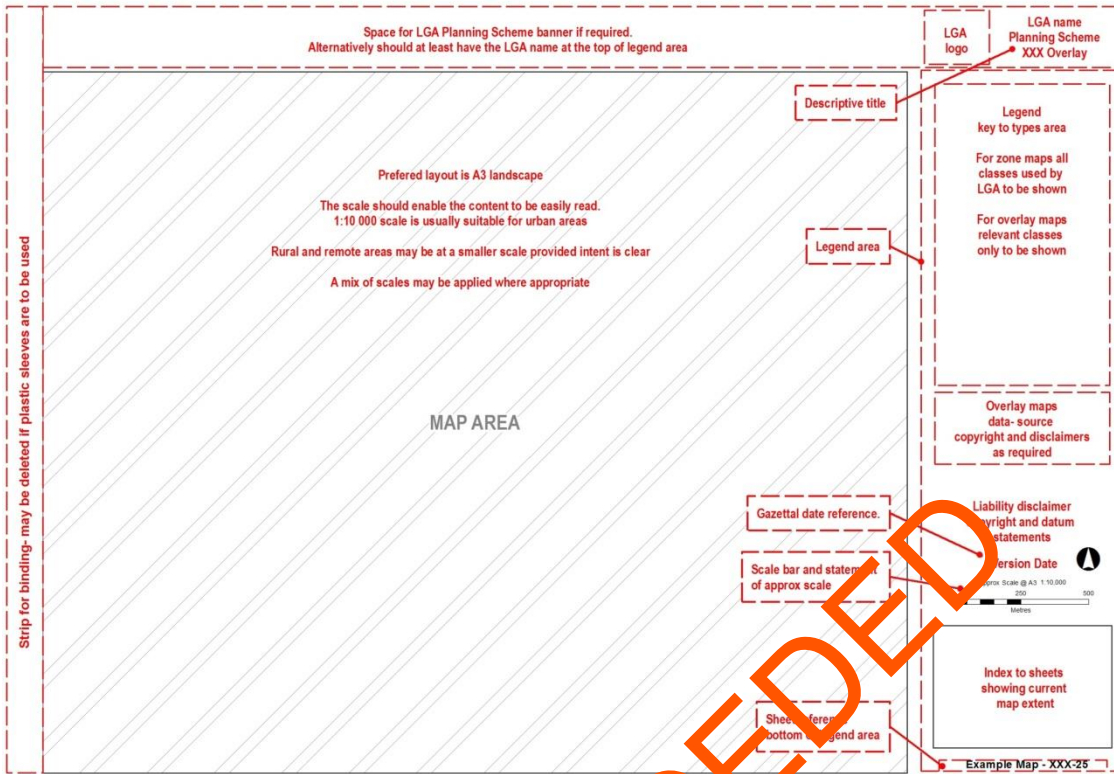
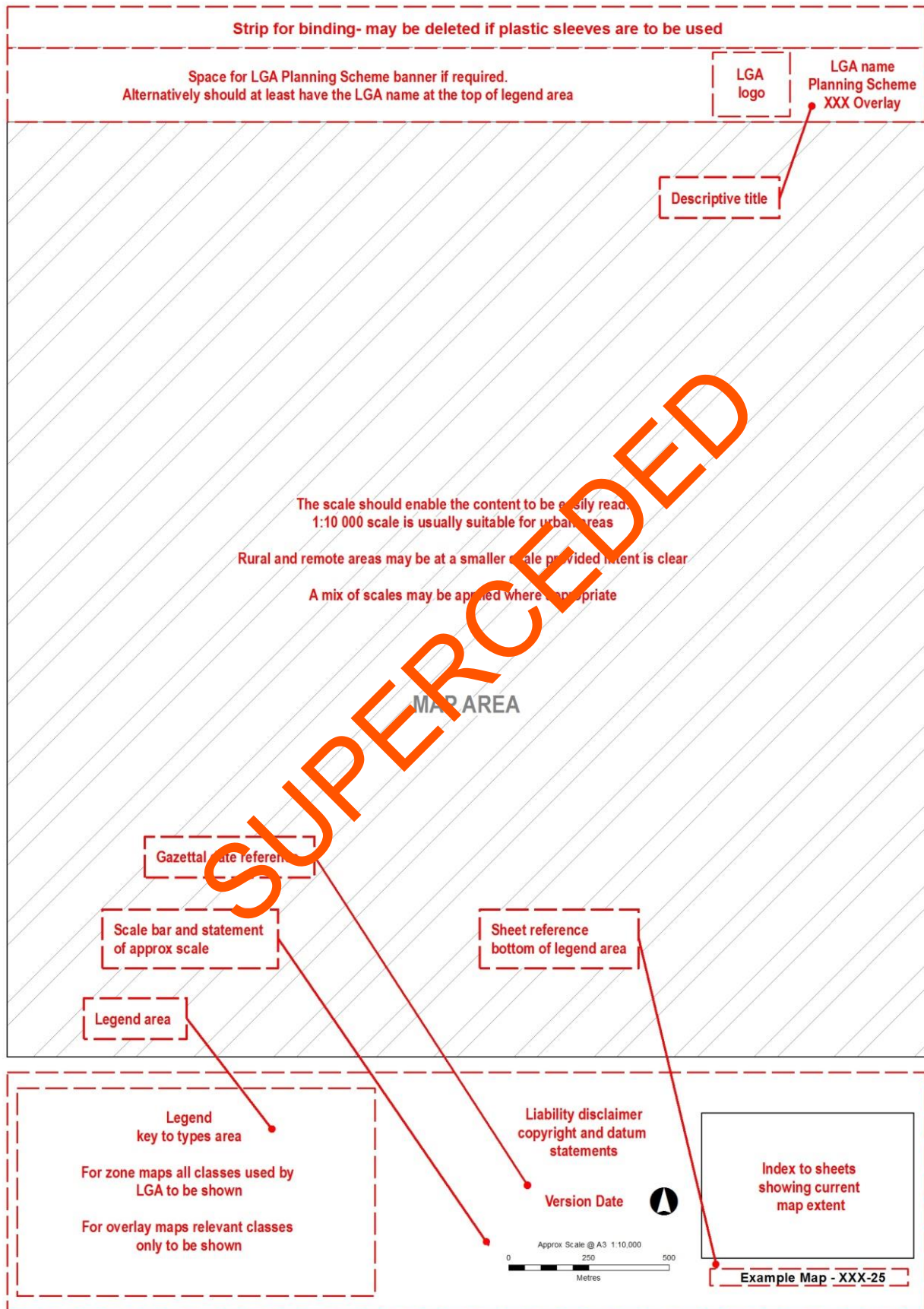


Figure 2b—Example map template specifications (portrait)



Mapping split zonings

Where a cadastral parcel is split into more than one zone, the local government should include the split zone in the spatial data.

Where possible, the local government should use well-defined cadastral points/features for the split to enable updates due to shifts in the cadastre (e.g. subsequent reconfigurations of lots or digital cadastral database upgrades).

The local government should record the split parcels in the GIS attribute table in the split parcel field. If the split feature is likely to change over time (e.g. a river boundary subject to erosion and/or accretion), it would be useful to document this feature in metadata or other supporting documentation. If the feature is available as a GIS product, it should be stored to ensure the zoning split can be replicated if the need arises.

Mapping overlays

The local government may wish to use the example overlays as shown in table 3. For other overlays not represented by the standard suite of overlays, the GIS data should follow a similar table structure to the standard overlays. An example map is provided at figure 3.

Any additional overlays to those in table 5 may be prepared in the following format:

- LGA_CODE (based on cadastre supplied by DNRM)
- CAT_DESC (describe a category for the overlay, existing or unique)
- OVL_CAT (specify a three-letter code for the overlay category, existing or unique)
- OVL2_DESC (describe the new identified theme)
- OVL2_CAT (specify a new seven-character unique code for the theme).

Table 4 shows the standard GIS table structure for supplying the overlays as GIS data as part of the planning scheme.

Table 3—Overlay attribute table structure

| Field name | Field type | Description |
|------------|------------|---|
| LGA_CODE | Number 4 | Based on cadastre supplied by DNRM |
| CAT_DESC | String 80 | Specify and describe in which category the overlay exists |
| OVL_CAT | String 3 | Specify the unique code for the overlay in each category |
| OVL2_DESC | String 80 | Specify and describe the identified level 2 theme |
| OVL2_CAT | String 7 | Specify the unique code identified for each theme |

Table 4—Example overlay attribute table

| LGA_CODE | CAT_DESC | OVL_CAT | OVL2_DESC | OVL2_CAT |
|----------|-------------------------|---------|-----------------------------|----------|
| 6910 | Development constraints | DEV | Airport runway | PS_RWY |
| 6910 | Development constraints | DEV | Public safety area | PS_PSA |
| 6910 | Development constraints | DEV | Bushfire hazard (high risk) | BHR_HRZ |
| 6910 | Natural resources | NR | Agricultural land - Class A | AGL_A |

Table 5—Overlay data symbols

| Standard suite of overlays | | | | | | | | | | | | | | |
|---|----------|---------------------|-----|-----|-------------|-----|-----|-------|---------|------|------|----------|--|---------|
| Elements | Code | Line/outline colour | | | Fill colour | | | Hatch | | | | Line Wgt | Description | Example |
| | | R | G | B | R | G | B | Angle | Offset | Sep | Wgt | | | |
| Development constraints category DEV | | | | | | | | | | | | | | |
| Airport environs | | | | | | | | | | | | | | |
| Obstacle Limitation Surface (OLS) | | | | | | | | | | | | | | |
| Horizontal limitation surface boundary | OLS_HLS | 0 | 0 | 255 | | | | | | | | 1.15 | Clear fill with coloured outline | |
| Conical limitation surface contours | OLS_CLS | 0 | 0 | 0 | | | | | | | | 1.15 | Clear fill with coloured outline | |
| Approach and departure limitation surface boundary & contours | OLS_ADS | 255 | 0 | 0 | | | | | | | | 1.15 | Clear fill with coloured outline | |
| Runway centreline | OLS_RCL | 125 | 0 | 125 | | | | | | | | 1.15 | Broken line (long dash, short dash) | |
| Public safety | | | | | | | | | | | | | | |
| Public safety area | PS_PSA | 255 | 0 | 0 | 255 | 255 | 100 | 135 | To suit | 2.5 | 0.5 | 0.50 | Solid fill with hatch in outline colour | |
| Airport runway | PS_RWY | 0 | 0 | 0 | 225 | 225 | 225 | | | | | 0.50 | Solid fill with outline | |
| Wildlife hazard buffer zone | | | | | | | | | | | | | | |
| Distance from airport - 3 km | WHZ_D03 | 255 | 0 | 0 | | | | | | | | 1.15 | Solid line | |
| Distance from airport - 8 km | WHZ_D08 | 255 | 125 | 0 | | | | | | | | 1.15 | Solid line | |
| Distance from airport - 13 km | WHZ_D13 | 255 | 255 | 0 | | | | | | | | 1.15 | Solid line | |
| Lighting area buffer zone | | | | | | | | | | | | | | |
| Zone A - 0 Candela - 600m wide 1000m from runway strip | LI_LZA | 255 | 0 | 0 | 255 | 130 | 130 | | | | | 1.00 | Solid fill with outline | |
| Zone B - 50 Candela - 900m wide 2000m from runway strip | LI_LZB | 255 | 0 | 0 | 255 | 255 | 115 | | | | | 1.00 | Solid fill with outline | |
| Zone C - 150 Candela - 1200m wide 3000m from runway strip | LI_LZC | 255 | 0 | 0 | 210 | 255 | 190 | | | | | 1.00 | Solid fill with outline | |
| Zone D - 450 Candela - 1500m wide 4500m from runway strip | LI_LZD | 255 | 0 | 0 | 190 | 210 | 255 | | | | | 1.00 | Solid fill with outline | |
| Within 6 km - Max intensity of light sources 3deg above horizon | LI_LLZ6 | 255 | 0 | 0 | | | | | | | | 1.00 | Hollow with outline | |
| Australian Noise Exposure Forecast Contour (ANEF) | | | | | | | | | | | | | | |
| Highest ANEF contour value | ANF > ** | 0 | 0 | 0 | 255 | 130 | 130 | | | | | 1.00 | Solid fill with outline | |
| Intermediate ANEF contour values | ANF > ** | 0 | 0 | 0 | 255 | 211 | 127 | | | | | 1.00 | Solid fill with outline | |
| | ANF > ** | 0 | 0 | 0 | 255 | 255 | 5 | | | | | 1.00 | Solid fill with outline | |
| | ANF > ** | 0 | 0 | 0 | 210 | 255 | 190 | | | | | 1.00 | Solid fill with outline | |
| | ANF > ** | 0 | 0 | 0 | 190 | 210 | 255 | | | | | 1.00 | Solid fill with outline | |
| Lowest ANEF contour value | ANF > ** | 0 | 0 | 0 | 190 | 210 | 255 | | | | | 1.00 | Solid fill with outline | |
| Procedures for Air Navigation Surfaces (PANS) | PAN_NS | 0 | 0 | 255 | | | | | | | | 1.00 | Solid Line | |
| Building restricted area | BR_A | 0 | 0 | 0 | 170 | 160 | | | | | | 1.00 | Solid fill with outline | |
| Air Navigation features - (NAVAIDS) | NAV_PNT | 0 | 0 | 0 | 140 | 140 | 230 | | | | | 1.00 | symbol with point - ESRI Default marker 50 | |
| Airport infrastructure | INF_PNT | | | | 70 | 130 | 45 | | | | | | square no outline - ESRI Default marker 34 | |
| Bushfire hazard | | | | | | | | | | | | | | |
| High risk area | BHR_HRZ | | | | 220 | 110 | 100 | | | | | | Solid fill | |
| Medium risk area | BHR_MED | | | | 255 | 190 | 60 | | | | | | Solid fill | |
| Erosion management | EMY_EMZ | | 90 | 230 | | | | 45 | To suit | 2.50 | 0.50 | 1.15 | Hatch in outline colour | |
| Flood hazard | | | | | | | | | | | | | | |
| Further investigation | FHA_INV | 0 | 0 | 255 | | | | 0 | To suit | 2.50 | 0.50 | 1.15 | Hatch in outline colour | |
| Low hazard OR Likelihood x | FHA_LOW | | | | 140 | 200 | 255 | | | | | | Solid fill | |
| Medium hazard OR Likelihood y | FHA_MED | | | | 40 | 130 | 255 | | | | | | Solid fill | |
| High hazard OR Likelihood z | FHA_HIG | | | | 75 | 25 | 255 | | | | | | Solid fill | |
| Overland flow paths | FHA_OFFP | | | | 153 | 184 | 255 | | | | | | Solid fill | |
| Landslide hazard | LH_LSZ | 115 | 76 | 0 | | | | 90 | To suit | 7.00 | 0.50 | 1.15 | Hatch in outline colour | |
| Acid sulfate soils | | | | | | | | | | | | | | |
| Land above 5m AHD and below 20m AHD | PAS_A20 | | | | 168 | 112 | 0 | | | | | | Solid fill | |
| Land at or below 5m AHD | PAS_A05 | | | | 255 | 211 | 127 | | | | | | Solid fill | |
| Potential and actual acid sulfate soils | PAS_ASZ | 120 | 80 | 0 | 120 | 80 | 0 | | | | | 1.15 | Outline with 10% stipple fill | |
| Transport noise corridors | | | | | | | | | | | | | | |
| Category 4 | TRA_NC4 | | | | 115 | 0 | 0 | | | | | | Solid fill | |
| Category 3 | TRA_NC3 | | | | 168 | 56 | 0 | | | | | | Solid fill | |
| Category 2 | TRA_NC2 | | | | 230 | 152 | 0 | | | | | | Solid fill | |
| Category 1 | TRA_NC1 | | | | 205 | 170 | 102 | | | | | | Solid fill | |
| Development opportunities category DOT | | | | | | | | | | | | | | |
| Development opportunities | | | | | | | | | | | | | | |
| Public transport node | TOD_PTN | 0 | 0 | 0 | 225 | 225 | 225 | | | | | 0.50 | Solid fill with outline | |
| Priority pedestrian area (Line) | TOD_PPL | 255 | 0 | 0 | | | | | | | | 0.80 | Dashed Line-ESRI Dashed 6.6 | |
| Priority pedestrian area (Polygon) | TOD_PPA | 255 | 0 | 0 | | | | | | | | 1.15 | Clear fill with coloured outline | |
| Transit orientated development | TOD_AZN | 255 | 0 | 0 | 255 | 255 | 100 | 45 | To suit | 2.5 | 0.5 | 0.50 | Solid fill with hatch in outline colour | |

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| Standard suite of overlays | | | | | | | | | | | | | | |
|---|----------|---------------------|-----|-----|-------------|-----|-----|--------|---------|-------|------|----------|---|------------|
| Elements | Code | Line/outline colour | | | Fill colour | | | Hatch | | | | Line Wgt | Description | Example |
| | | R | G | B | R | G | B | Angle | Offset | Sep | Wgt | | | |
| Character category CHA | | | | | | | | | | | | | | |
| Heritage character | | | | | | | | | | | | | | |
| Local heritage area | HCL_CHA | 225 | 150 | 25 | | | | | | | | 1.15 | Outline with no fill colour | |
| Local heritage place | HCL_CHP | | | | 225 | 150 | 25 | | | | | To suit | Square - ESRI default marker 34 | |
| State heritage area | HCS_CHA | 143 | 104 | 19 | | | | 45 | To suit | 7.5 | 1 | 1.15 | Hatch in outline colour | |
| State heritage place | HCS_CHP | | | | 143 | 104 | 19 | | | | | To suit | Circle - ESRI default marker 33 | |
| Areas adjoining state heritage | HCS_ADS | 125 | 0 | 125 | | | | 45/135 | To suit | 7.5 | 1 | 1.15 | Solid fill | |
| Landscape character | | | | | | | | | | | | | | |
| Landscape heritage place | LHL_LPN | | | | 100 | 200 | 135 | | | | | To suit | Square - ESRI default marker 34 | |
| Landscape heritage area | LH_LPA | 100 | 200 | 135 | | | | 45 | To suit | 5 | 1 | 1.15 | Hatch with narrow internal lines. | |
| Scenic amenity | | | | | | | | | | | | | | |
| Locally important | SCN_LIZ | | | | 255 | 205 | 0 | | | | | | Solid fill with no outline | |
| Regionally significant | SCN_RIZ | | | | 255 | 120 | 255 | | | | | | Solid fill with no outline | |
| Neighbourhood character | NBH_CHA | | | | 255 | 255 | 150 | | | | | | Solid fill | |
| Infrastructure category INF | | | | | | | | | | | | | | |
| Regional infrastructure corridors and substations | INF_ICS | 0 | 0 | 0 | | | | 45 | To suit | 2.5 | 0.5 | 0.50 | Hatch in outline colour (to suit) | |
| Road hierarchy | | | | | | | | | | | | | | |
| Arterial road | INF_SCR | 0 | 0 | 0 | | | | | | | | 2.00 | State Controlled roads can be shown using dot - dash linestyle. Existing roads can be shown as solid linestyle. Future roads shown as short dash linestyle. | |
| Sub-arterial road | INF_SAR | 0 | 0 | 255 | | | | | | | | 1.50 | | |
| Collector road | INF_CR | 150 | 0 | 150 | | | | | | | | 1.50 | | |
| Access road | INF_AR | 255 | 255 | 0 | | | | | | | | 1.50 | | |
| Major rural road | INF_MRA | 255 | 0 | 0 | | | | | | | | 2.00 | | |
| Minor rural road | INF_MIR | 50 | 150 | 0 | | | | | | | | 1.50 | | |
| Unformed road | INF_LNC | 125 | 125 | 125 | | | | | | | | 1.50 | | Solid line |
| Environment category ENV | | | | | | | | | | | | | | |
| Environmental significance | ENV_ES | | | | 51 | 161 | 45 | | | | | | Solid fill | |
| Matters of national environmental significance (MNES) | ENV_MNES | | | | | 84 | 23 | | | | | | Solid fill | |
| Matters of state environmental significance (MSES) | ENV_MSES | | | | 171 | 205 | 102 | | | | | | Solid fill | |
| Matters of local environmental significance (MLES) | ENV_MLES | | | | 99 | 255 | 115 | | | | | | Solid fill | |
| Strategic rehabilitation areas | ENV_SRA | 205 | | 102 | | | | 135 | To suit | 4.00 | 1.00 | | Hatch in outline colour | |
| Coastal environment | | | | | | | | | | | | | | |
| Erosion prone areas | CPR_EPA | 88 | 170 | 215 | | | | 45 | To suit | 7.50 | 1.00 | 1.15 | Hatch in outline colour | |
| Storm tide inundation areas | CPR_STI | | | | 0 | 55 | 230 | | | | | | Solid fill | |
| Coastal zone | CPR_CZA | 166 | 38 | 38 | 219 | 161 | 161 | | To suit | 3.00 | 1.00 | | Solid line with outer highlight fill | |
| Coastal management districts | CPR_CMD | 228 | 160 | 37 | 255 | 212 | 0 | | To suit | 3.00 | 1.00 | | Solid line with inner highlight fill | |
| Priority species - Koala | | | | | | | | | | | | | | |
| Priority koala assessable development areas (PKADA) | KOA_PKA | 40 | 115 | 0 | | | | | | | | 2.00 | Dashed line-ESRI dashed 6:6 | |
| Koala assessable development areas (KADA) | KOA_KAD | 130 | 0 | 170 | | | | | | | | 2.00 | Dashed line-ESRI dashed 6:6 | |
| High value bushland habitat (Koala habitat value) | KOA_HBV | | | | 75 | 115 | 0 | | | | | | Solid fill | |
| Nutrient hazardous areas | ENV_NHZ | | | | 235 | 0 | 140 | | | | | | Solid fill | |
| Wetlands | ENV_WLA | | | | 0 | 136 | 178 | | | | | | Solid fill | |
| Waterway corridors | ENV_WWC | 58 | 150 | 170 | 58 | 150 | 170 | | | | | 1.15 | Outline with 10% stipple fill | |
| Natural resources category NR | | | | | | | | | | | | | | |
| Extractive resource | | | | | | | | | | | | | | |
| Resource area / Processing area | KRA_RPA | 145 | 115 | 160 | | | | 45/135 | To suit | 2.50 | 1.00 | | Inner hatch with no boundary | |
| Separation area | KRA_SEP | 145 | 115 | 160 | | | | | | | | 1.15 | Outline with 10% stipple fill (black) | |
| Transport route | KRA_TCL | 145 | 115 | 160 | | | | | | | | 1.75 | Dashed line-ESRI dashed 2:2 | |
| Mining tenement | MIN_MTA | 210 | 165 | 200 | | | | | | | | 1.50 | Solid outline with no inner fill | |
| Declared fish habitat areas | NR_DFH | 0 | 130 | 190 | | | | 135 | To suit | 5.00 | 1.00 | | Inner hatch with no boundary | |
| Agricultural land | | | | | | | | | | | | | | |
| Agricultural land - Class A | AGL_A | | | | 230 | 185 | 45 | | | | | | Solid fill | |
| Agricultural land - Class B | AGL_B | | | | 245 | 225 | 140 | | | | | | Solid fill | |
| Water resource catchment areas | WAT_RCA | 0 | 90 | 230 | 0 | 90 | 230 | 45 | To suit | 10.00 | 1.00 | 1.15 | Hatch in outline colour | |

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Figure 3—Example overlay map

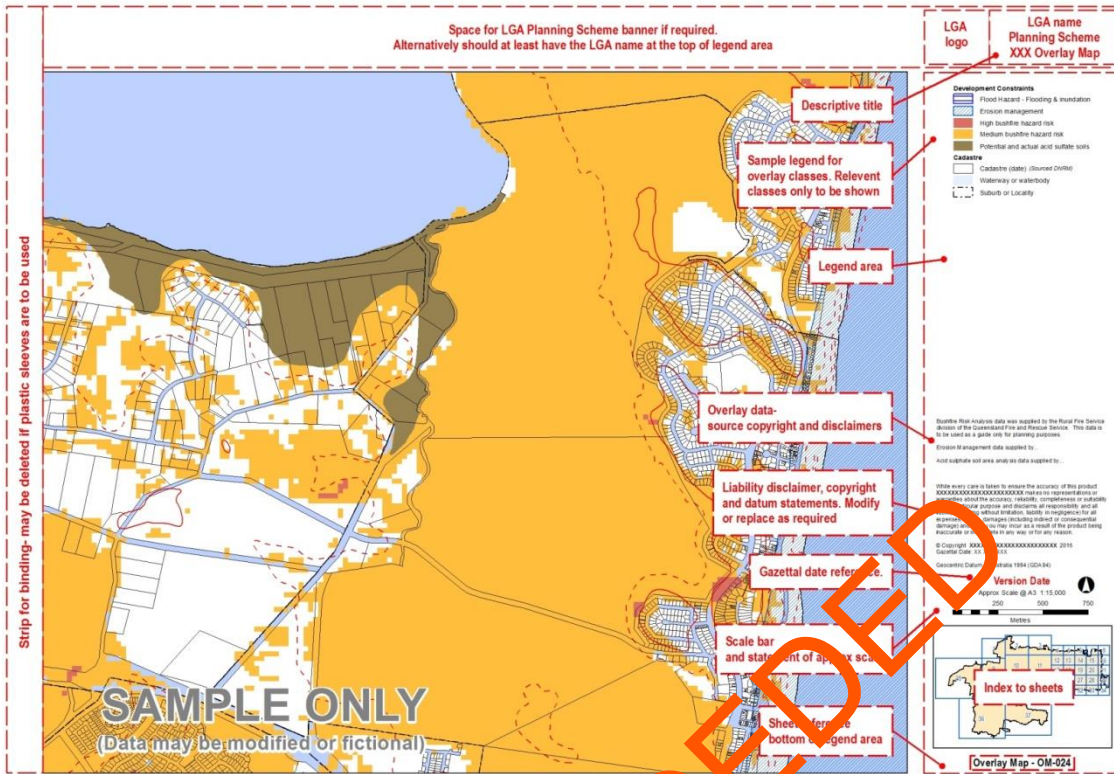
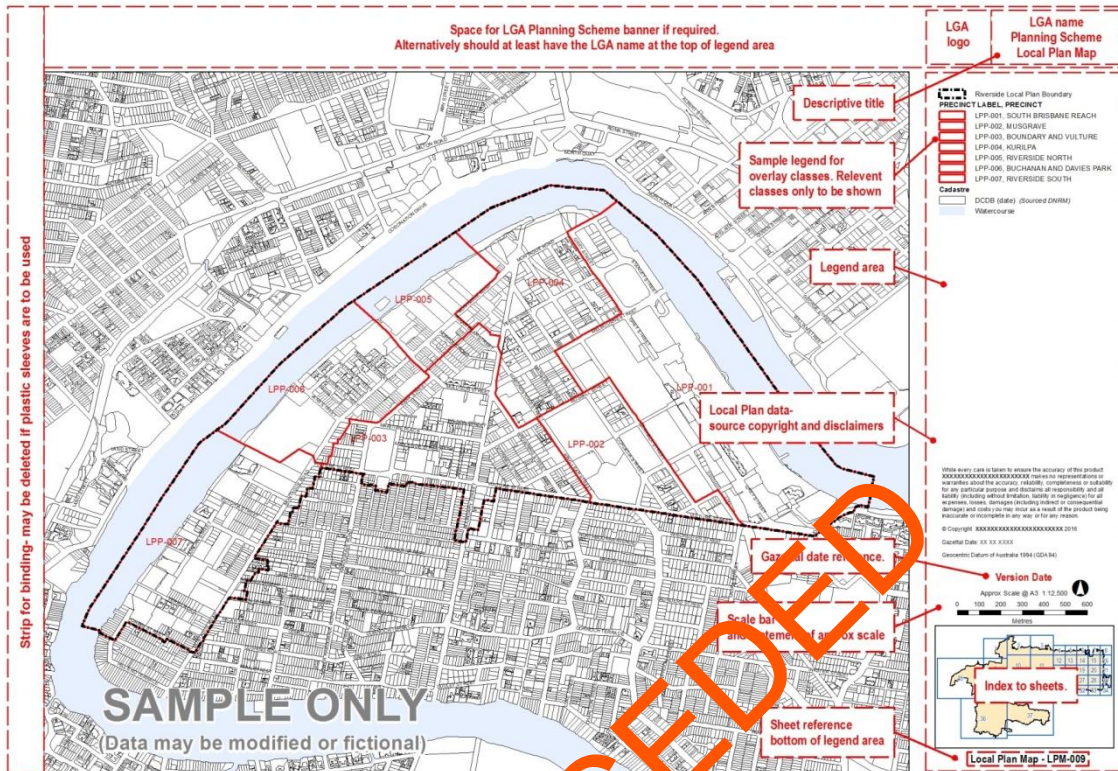


Figure 4—Example local plan map



Index, glossary and list of shortened forms

The local government may wish to include an index, a glossary of terms, and/or a list of any shortened forms used in the planning scheme. A template is provided in Part 2 of this guidance.

Table of amendments

The local government should include a list of all the amendments made to the planning scheme, including planning scheme policies. The details of each amendment should state the date of adoption by the local government, the planning scheme version number, the amendment type (i.e. administrative, minor, qualified state interest and major under the provisions of the [Minister's Guidelines and Rules](#)) and a brief description of the amendment.

Part 2—Planning scheme template

This plan-drafting template will help local governments prepare a local planning scheme. The department presents it as guidance material. It is a non-statutory working document and may be altered by individual local governments to suit their circumstances.

How to use the planning scheme template

The planning scheme template provides local governments with suggested content and format text to reflect the *Planning Act 2016* and the Planning Regulation 2017. It is at the local government's discretion as to the extent of how this document is used. The document is intended to be easy and simple to populate, showing the suggested text to be added and or removed, as relevant to the local government's circumstances. The template should be used in conjunction with the department's [Guidance for applying the regulated requirements](#) and this plan-drafting guidance.

What if I want to use other drafting options from those in the template?

The plan-drafting template is a non-statutory document. The options provided in the template are not an exhaustive list of ways in which the local government may wish to prepare a local planning scheme under the provisions of the Planning Act. The department is available to assist local governments by providing additional guidance and support on alternative drafting styles or formatting, as necessary.

More information

Information and further resources to assist are available on the department's website www.dilgp.qld.gov.au

For general information, contact your local department office via bestplanning@dilgp.qld.gov.au.

Revision history

| Revision date | Version No. | Description of changes |
|----------------|-------------|---|
| September 2017 | 1.0 | Original issue |
| October 2017 | 1.1 | Amended as a result of 11 August 2017 Planning Regulation amendment |
| | | |
| | | |

<Local government area> planning scheme

<Front cover>

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Citation and commencement

This planning scheme may be cited as <name of planning scheme>.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for the <local government area>.

The commencement date for the planning scheme was <day> <month>, <year>.

Amendments to the planning scheme are included at <insert schedule reference>.

Community statement

<insert community statement>

Editor's note—The community statement is extrinsic to the planning scheme.

Strategic vision

<insert strategic vision>

Editor's note—The strategic vision is extrinsic to the planning scheme.

SUPERCEDED

<Insert Contents page>

SUPERCEDED

Part 1—About the planning scheme

1.1 Introduction

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

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Brisbane core port land where there is a land use plan only to the extent of any inconsistency.

Editor's note—In accordance with section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

Map 1—Local government planning scheme area and context

<insert map>

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) tables of assessment
 - (e) the following zones:
 - (i) <insert names of zones >
 - (A) <if included insert names of zone precincts>;
 - (f) <insert 'the following local plans:'>
 - (i) <if included insert name(s) of local plans >
 - (A) <if included insert names of local plan precincts>.
 - (g) <insert 'the following overlays:' >
 - (i) <if included insert name(s) of overlays >
 - (h) <insert 'the following development codes:'>
 - (i) <if included insert names of relevant prescribed codes as specified in the schedules of the Planning Regulation 2017 (the Regulation)>
 - (ii) <if included insert names of use codes >
 - (iii) <if included insert names of other development codes >
 - (i) <insert 'the following other plans:' >
 - (i) <if included insert name(s) of other plans>
- (2) schedules and appendices.
- (3) <insert 'The following planning scheme policies support the planning scheme:'>
 - (a) <if included insert name(s) of planning scheme policies >.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)
 - (b) the Planning Regulation 2017 (the Regulation)
 - (c) the definitions in <insert schedule 1 or relevant section reference> of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in subparagraph (a) to (d) above.
- (2) If a term has been assigned a meaning in more than one of the instruments listed in sub-section <1.3.1 or <insert relevant section reference> (1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any Act includes any regulation or instrument made under it; and amended or replaced, if the context permits, means the amended or replaced Act.
- (4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a <insert terms as relevant to the scheme <part, section, table or schedule> is a reference to a <insert terms as relevant to the scheme <part, section, table or schedule> of the planning scheme.

Editor's note—In accordance with section 16(3) of the Act, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the definitions in the planning scheme.

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

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

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by ';' or 'and' is considered to be 'and'
- (2) A word followed by ';' or 'or' means not all options apply.

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

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

¹ Footnote—this is an example of a footnote.

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

1.4 Categories of development

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

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if the planning scheme does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development
 - (i) code assessment
 - (ii) impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) prohibited development.

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

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in <insert <part 4> or relevant reference to tables of assessment sections>.

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

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
- (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
 - (c) insert where included overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
 - (d) insert where included <local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency>
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency
 - (f) insert where included <provisions of <insert reference to 'Other plans' section> may override any of the above.

1.6 Building work regulated under the planning scheme

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

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

- (3) This planning scheme, through <insert section reference to tables of assessment>, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

- regulate for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction

and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire-prone areas and transport noise corridors

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

Refer to schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

(4) <insert 'The building assessment provisions are contained in the following parts of this planning scheme:'>

Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(1)(b) of the *Building Act 1975*.

<Insert additional Editor's note where local government wish to provide additional information>

<Editor's note—Generally, only one development permit is necessary for building work assessed against the building assessment provisions under the *Building Act 1975*. An application may be made to a private certifier for the development permit, and any provisions included in the planning scheme under sections 32 and 33 of the *Building Act 1975* may be assessed, either by the certifier, or under some circumstances, by the local government through a referral.>

However, nothing stops a person seeking a preliminary approval for the building work from the local government. The decision on that development application can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under section 32 or 33 of the *Building Act 1975*.

A separate development permit for the building work from the local government is only required if the building work requires assessment under the planning scheme against matters other than:

- the building assessment provisions, or
- another matter under the planning scheme that can be assessed through a referral from a private certifier.

In the same way, as for a preliminary approval, the decision about the development permit can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under sections 32 or 33 of the *Building Act 1975*.

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

1.7 Local government administrative matters

<When included, the local government may wish to consider including matters identified in 'Plan-making guidance – Local government administrative matters'.>

Part 2—State planning provisions

2.1 State Planning Policy

The Planning Minister is satisfied that the State Planning Policy (SPP) <insert date (month and year) > is appropriately integrated in the <insert name of local government> planning scheme in the following ways:

Aspects of the SPP appropriately integrated

<Identify if the guiding principles have been appropriately integrated and list any state interest(s) that have been appropriately integrated. For the *Natural hazards, risk and resilience state interest*, the relevant hazard is to be specified>.

Aspects of the SPP not appropriately integrated

<List which, if any, relevant state interest(s) have not been appropriately integrated. For the *Natural hazards, risk and resilience state interest*, the relevant natural hazard is to be specified>.

Aspects of the SPP not relevant

<List which, if any, of the state interest(s) are not relevant to the local government area. For the *Natural hazards, risk and resilience state interest*, the relevant natural hazard is to be specified>.

Editor's note—The SPP <insert current version (month/date)> was approved by the Planning Minister on <date> and commenced on <date>. In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply and the <insert most recent version reference (month/ year)> as a whole may need to be considered to the extent of the inconsistency

2.2 Regional plan

The Planning Minister has identified that the <insert name of local government> planning scheme appropriately advances the <insert name of regional plan> <insert date reference>, as it applies to the planning scheme area, in the following ways:

Aspects of the regional plan appropriately integrated

<insert details>

Aspects of the regional plan not appropriately integrated

<insert details>

Aspects of the regional plan not relevant

<insert details>

Editor's note—Section 30(2)(a)(i) of the Planning Regulation requires that for the purposes of impact assessment if the prescribed assessment manager is the local government, the assessment must be carried out against the assessment benchmarks stated in the relevant regional plan regardless of whether the aspects are appropriately integrated.

2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to <insert local government name>:

Table 2.3.1—Delegated referral agency jurisdictions

| Column 1 Application involving | Column 2 Referral agency and type | Column 3 Referral jurisdiction |
|-----------------------------------|--------------------------------------|-----------------------------------|
| <insert details> | <insert details> | <insert details> |

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

SUPERCEDED

Part 3—Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in <part 3 and schedule 2>.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following <insert number> themes that collectively represent the policy intent of the scheme:
 - (i) <insert name of theme>
 - (c) the strategic theme outcome(s) proposed for development in the planning scheme area for each theme
 - (d) the element(s) that refine and further describe the strategic theme outcome(s)
 - (e) the specific outcomes sought for each element
 - (f) the land-use strategies for achieving these outcomes>.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

Editor's note—The strategic framework is taken to be the strategic outcomes for the purpose of section 16(1)(a) of the Act.

3.2 Strategic intent

<insert local government strategic intent>

3.3 <insert theme name>

<insert local government theme narrative, if used>

3.3.1 Strategic theme outcomes

<insert local government strategic theme outcome(s)>

3.3.2 Element—<insert element name>

<insert local government element(s) of the strategic theme outcome(s)>

3.3.2.1 Specific outcomes

<insert local government specific outcomes for the elements>

3.3.2.2 Land-use strategies

<insert local government land-use strategies that achieve the specific outcomes, if used>

<insert other headings as required>

Part 4—Tables of assessment

4.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area, as well as any relevant requirements for accepted development.

4.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted <insert where used <including accepted with requirements>; and
 - (c) assessable development—code or impact;
- (2) the category of assessment, code or impact, for assessable development in:
 - (d) a zone and, where used, a precinct of a zone
 - (e) <insert where used 'a local plan and, a precinct of a local plan'>
 - (f) <insert where used an overlay>
- (3) the assessment benchmarks for assessable development and requirements for accepted development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
 - (b) <insert where used a local plan, if a local-plan code or specific provisions in the local-plan code apply (shown in the 'assessment benchmarks' column)>
 - (c) <insert where used <an overlay>:
 - (i) whether an overlay code applies (shown in table <insert reference to assessment benchmarks for overlays table>) or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
 - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column)
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in schedule 40 of the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

4.3 Categories of development and assessment

4.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in <insert reference to definitions within scheme>
- (2) for all development, identify the following:
 - (a) the zone <or zone precinct> that applies to the premises, by reference to the zone map in <insert reference to mapping within scheme> <insert sub-sections (b) and (c) as relevant where a local plan or overlay is used>
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in <insert reference to mapping within scheme>
 - (c) if an overlay applies to the premises, by reference to the overlay map in <insert reference to mapping within scheme>
- (3) determine if the development is accepted development under schedule 6 of the Regulation

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation <insert relevant section reference> Regulated categories of development and categories of assessment prescribed by the Regulation'
- (5) if the development is not listed in the tables in section <insert relevant section reference> 'Regulated categories of development and categories of assessment prescribed by the Regulation', determine the initial category of assessment by reference to the tables in:
 - section <insert relevant section reference> Categories of development and assessment—Material change of use
 - section <insert relevant section reference> Categories of development and assessment—Reconfiguring a lot
 - section <insert relevant section reference> Categories of development and assessment—Building work
 - section <insert relevant section reference> Categories of development and assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections <insert relevant section references relating to categories of development and assessment for material change of use, reconfiguring a lot, building work and operational works> <insert sub-sections 7, 8 and 9 below, as relevant where a local plan or overlay is used>
- (7) if a local plan applies, refer to the table(s) in section <insert relevant section reference> 'Categories of development and assessment—Local plans' to determine if the local plan changes the category of development or assessment for the zone
- (8) if a precinct of a local plan changes the category of development or assessment, this is to be shown in the 'Category of development and assessment' column of the table(s) in section <insert relevant section reference relating to category of assessment for local plans>
- (9) if an overlay applies, refer to section <insert relevant section reference> 'Category of development and assessment—Overlays' to determine if the overlay further changes the category of development or assessment.

4.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone <insert text as relevant where a local plan or overlay is used>, <local plan or overlay>, the category of development or assessment for that aspect is the highest category under each of the applicable zones, <insert text as relevant where a local plan or overlay is used> <local plans or overlays>. <insert sub-sections 5, 6, 7 and 8 as relevant where a local plan or overlay is used>
- (5) <Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.>
- (6) For the purposes of schedule 6, part 2 Material change of use section(2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under a <insert text as relevant where a local plan or overlay is used> <local plan or an overlay name>, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

- (8) Despite sub-subsections <insert relevant section reference of this heading> (4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.
- (9) Provisions of <insert reference to Other plans section> may override any of the above.
- (10) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the State categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- (11) Despite all the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application cannot be made.

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

4.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code-assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment:
- (4) Code-assessable development:
- (e) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (f) that occurs as a result of development becoming code assessable pursuant to sub-section <insert relevant section relating to this subheading> 3.3(2) must:
 - (iii) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section <insert relevant section relating to this subheading> 3.3(2)
 - (iv) comply with all required acceptable outcomes identified in sub-section <insert relevant section relating to this subheading> 3.3(1) other than those mentioned in sub-section <insert relevant section relating to this subheading> 3.3(2);
 - (g) that complies with:
 - (iii) the purpose and overall outcomes of the code complies with the code
 - (iv) the performance or acceptable outcomes comply with the purpose and overall outcomes of the code;
 - (h) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

- (5) Impact-assessable development:
- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone, local plan or overlay.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

4.4 Regulated categories of development and categories of assessment prescribed by the Regulation

<Where a local government wishes to retain the regulated categories of assessment prescribed by the Regulation, the detail as shown below may be included.>

For the development specified in the ‘use’, ‘zone’ or ‘development’ columns, the categories of development and assessment are prescribed.

Table <insert table reference>—Development under schedule 6 of the Regulation: material change of use

| Use term | Categories of development and assessment | Assessment benchmarks |
|---|--|--|
| Community residence | <p>Accepted development subject to requirements</p> <p>Editor’s note—Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development.</p> <p>Editor’s note—The community residence provisions apply to a <i>prescribed zone</i> as defined in schedule 6, part 2, section 6 of the Planning Regulation.</p> | <p>Editor’s note—Requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2 item 6 of the Regulation and apply to any of the following zones—</p> <ul style="list-style-type: none"> (i) general residential zone, low density residential zone, low medium density zone, high density residential zone, character residential zone or tourist accommodation zone; (ii) centre zone, neighbourhood centre zone, local centre zone, district centre zone, major centre zone or principal centre zone; (iii) community facilities zone; (iv) environmental management and conservation zone; (v) rural zone; (vi) rural residential zone; or <p>a zone, other than a zone stated in schedule 2 of the regulation, that is of a substantially similar type to a zone mentioned in (i)-(vi).</p> |
| <p><Particular cropping (involving forestry for wood production)></p> <p>Editor’s note—Delete if regulated as part of cropping.</p> | <p><insert category of development and assessment: Accepted development/ Accepted development subject to requirements/ Code assessment></p> <p>If in a rural zone</p> <p>Editor’s note—Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.</p> | <p><insert reference> Forestry for wood production code></p> <p>Editor’s note—Requirements for cropping (involving forestry for wood production) are prescribed in schedule 13 of the Regulation.</p> |
| <Dual occupancy if used> | <p><Accepted development></p> <p><If identified in schedule 6, part 2(2) of the Regulation></p> | <p>Editor’s note—The Queensland Development Code also applies to dual occupancies.</p> |
| <Dwelling house if used> | <p><Accepted></p> <p><If in a residential zone and identified in schedule 6, part 2(2) of the Regulation></p> | <p>Editor’s note—The Queensland Development Code also applies to dwelling houses.</p> |

Table <insert table reference>—Regulated categories of development and categories of assessment: reconfiguring a lot

| Zone | Category of assessment | Assessment benchmarks |
|---|--|--|
| Residential zone category or industry zone category (other than a rural residential zone) | Code assessment | |
| | Subdivision of one lot into two lots (and associated operational work) if code assessment is required under schedule 10 (part 12) of the Regulation. | <insert reference> Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor's note—Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation. |

Table <insert table reference>—Regulated categories of development and categories of assessment: operational work

| Zone | Category of assessment | Assessment benchmarks |
|---|---|---|
| Residential zone category or industry zone category | Code assessment | |
| | Operational work associated with reconfiguring a lot requiring code assessment under schedule 10, part 12 division 2 of the Regulation. | <insert reference> Editor's note—Assessment benchmarks for the reconfiguring a lot and associated operational work are set out in schedule 12 of the Regulation. |

<Where a local government wishes to rely on the provisions in the Regulation, it may remove all the tables in section 5.4 and replace them with an Editor's note, as also recommended in Part 9.>

Editor's note—The following schedules of the Regulation are relevant to the <insert local government planning scheme>

- schedule 6, part 2, section 6 of the regulation, Material change of use for community residence
- schedule 12 of the regulation, Particular reconfiguring a lot requiring code assessment
- schedule 13 of the regulation, Requirements for cropping involving forestry for wood production

4.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table <insert table reference>—<Name> zone

| Use term | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--------------------------|--|--|
| <All uses> | No change | <insert details> |
| <insert use> | Accepted development | |
| | Development approval is not required | No requirements apply |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert details> |
| Impact assessment | | |
| <insert details> | The planning scheme <including:> <insert details> | |

| Use term | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| <insert use> | Accepted development | |
| | Development approval is not required | No requirements apply |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert details> |
| | Impact assessment | |
| <insert details> | The planning scheme <including:> <insert details> | |
| <insert additional rows as required> | | |
| Impact assessment | | |
| Any other use not listed in this table. <insert if used 'Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column.'> Any other undefined use. | | The planning scheme as relevant |

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

<Insert additional tables(s) for each zone as required maintaining consistent format and style.>

<Alternative drafting style—The local government may wish to delineate the differences between accepted development subject to requirements and assessable development (code and impact) subject to assessment benchmarks. Use template below.>

| Use term | Categories of development and assessment | Requirements for accepted development | Assessment benchmarks for assessable development |
|-----------------------------|---|--|--|
| All uses | No change | | <insert assessment benchmarks> |
| <insert use> | Accepted development | | |
| | Development approval is not required | Not applicable | Not applicable |
| | Accepted development subject to requirements | | |
| | If complying with all identified requirements in the <insert code name> | <insert requirements> | Not applicable |
| | Assessable development – Code assessment | | |
| | <insert details> | Not applicable | <insert assessment benchmarks> |
| | Assessable development – Impact assessment | | |
| | Not applicable | The planning scheme <including:> <insert details> | |
| Accepted development | | | |

| | | | |
|---|--------------------------------------|---|----------------|
| <insert use> | Development approval is not required | Not applicable | Not applicable |
| Accepted development subject to requirements | | | |
| <insert details> | <insert requirements> | Not applicable | |
| Assessable development – Code assessment | | | |
| <insert details> | Not applicable | <insert assessment benchmarks> | |
| Assessable – - Impact assessment | | | |
| | Not applicable | The planning scheme <including:> <insert details> | |
| <insert additional rows as required> | | | |
| Assessable development – Impact assessment | | | |
| Any other use not listed in this table. <insert if used 'Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column.'> Any other undefined use. | | The planning scheme <including:> <insert details> | |

4.6 Categories of development and assessment—Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table <insert table reference>—Reconfiguring a lot

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|------------------------------|---|--|
| <insert zone or 'All zones'> | No change | <insert details> |
| <insert zone> | Accepted development | |
| | Development approval is not required | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| | Impact assessment | |
| <insert details> | The planning scheme <including:> <insert details> | |
| <insert zone> | Accepted development | |
| | Development approval is not required | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| | Impact assessment | |

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| | <insert details> | The planning scheme <including:> <insert details> |
| <insert additional rows as required> | | |
| Code assessment | | |
| Any other reconfiguring a lot not listed in this table. <insert if used 'Any reconfiguring a lot listed in this table and not meeting the description listed in the "Categories of development and assessment" column.'> | | |

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

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4.7 Categories of development and assessment—Building work

<Insert 'The following table identifies the categories of development and assessment for building work regulated under the planning scheme.' or 'There is no building work regulated by the planning scheme.'>

Table <insert table reference>—Building work

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| <insert zone or 'All zones'> | No change | <insert details> |
| <insert zone> | Accepted development | |
| | Development approval is not required | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| | Impact assessment | |
| <insert details> | The planning scheme <including:> <insert details> | |
| <insert zone> | Accepted development | |
| | Development approval is not required | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| | Impact assessment | |
| <insert details> | The planning scheme <including:> <insert details> | |
| <insert additional rows as required> | | |
| Accepted development | | |
| Any other building work not listed in this table. <insert if used 'Any building work listed in this table and not meeting the description listed in the "Categories of development and assessment" column.'> | | |

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

4.8 Categories of development and assessment—Operational work

<Insert: 'The following table identifies the categories of development and assessment for operational work.' or 'There is no operational work regulated by the planning scheme.'>

Table <insert table reference>—Operational work

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development | |
|---|---|--|--|
| <insert zone or 'All zones'> | No change | <insert details> | |
| <insert zone> | Accepted development | | |
| | Development approval is not required | Not applicable | |
| | Accepted development subject to requirements | | |
| | <insert details> | <insert requirements> | |
| | Code assessment | | |
| | <insert details> | <insert assessment benchmarks> | |
| <insert zone> | Impact assessment | | |
| | <insert details> | The planning scheme <including:> <insert details> | |
| | Accepted development | | |
| | Development approval is not required | Not applicable | |
| | Accepted development subject to requirements | | |
| | <insert details> | <insert requirements> | |
| <insert zone> | Code assessment | | |
| | <insert details> | <insert assessment benchmarks> | |
| | Impact assessment | | |
| | <insert details> | The planning scheme <including:> <insert details> | |
| | <insert additional rows as required> | | |
| | Accepted development | | |
| Any other operational work not listed in this table. <insert if used 'Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.'> | | | |

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

4.9 Categories of development and assessment—Local plans

<Insert the following as relevant.>

The following table(s) identify/identifies the categories of development and assessment for development in the local plan(s).

<If local plans are used insert the following by local plan name.>

Table <insert table reference—<Name> local plan: material change of use

| Use | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| <All uses> | No change | <insert details> |
| <insert precinct / zone heading(s) where relevant> | | |
| <insert use> | Accepted development | |
| | Development approval is not required | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| <insert use> | Impact assessment | |
| | <insert details> | The planning scheme <including:> <insert details> |
| | Accepted development | |
| | Development approval is not required | Not applicable |
| | Accepted development subject to requirements | |
| | <insert details> | <insert requirements> |
| <insert use> | Code assessment | |
| | <insert details> | <insert assessment benchmarks> |
| | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |

<Table 4.9.x>—<Name> local plan: <reconfiguring a lot/building work or operational work>

<Insert additional tables for reconfiguring a lot, building work or operational work if the local plan overrides the categories of development and assessment for these aspects of development elsewhere in the tables of assessment section sections relating to categories of development and assessment tables for reconfiguring a lot, building work, operational work.>

4.10 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the category of development and assessment from that stated in a zone or local plan and the relevant assessment benchmarks.>

Table <insert table reference>—Assessment benchmarks for overlays

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|-----------------------|--|--|
| <insert overlay name> | | |
| <insert details> | <insert details> | <insert details> |

Note—Some overlays may only be included for information purposes. This does not change the category of development or assessment or assessment benchmarks in the planning scheme.

SUPERCEDED

Part 5—Zones

5.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in <insert reference to mapping section>.
- (3) The categories of development and assessment for development in a zone are in part <insert reference to tables of assessment section>.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) <insert where used> <A precinct may be identified for part of a zone.>
- (6) <insert where used> <Precinct provisions are contained in the zone code.>
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 <insert the following where relevant>
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) <insert zone names >
 - (i) <insert precinct reference and name(s) if used>.

5.2 Zone codes

Table 5.2.1 – Zone names and purpose statements

<Choose from the zone names and zone purpose statements as included in the Regulation and replicated in the 'Guidance for applying the regulated requirements' (and insert relevant zone codes)>

SUPERCEDED

Part 6—Local plans

6.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in <insert relevant section for mapping>
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are contained in part <insert relevant section for tables of assessment>.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan code
 - (b) the purpose of the local plan code
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 <insert the following where relevant>
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code
 - (f) the purpose and overall outcomes for each precinct
 - (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct>.
- (7) The following are the local plan codes for the planning scheme:
 - (a) <insert name of local plan code(s) >
 - (i) <insert precinct names if used>.

6.2 Local plan codes

<insert the local plan code(s)>

SUPERCEDED

Part 7—Overlays

7.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a strong sensitivity to the effects of development
 - (b) there is a constraint on land use or development
 - (c) there are valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in schedule <insert reference to mapping section>.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in part <insert reference to tables of assessment section>.
- (4) Some overlays may be included for information purposes only. This does not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following: <insert as relevant for the planning scheme>
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) <insert overlay name(s) >.

<if overlays without codes are used insert the following>

- (8) The following overlays for the planning scheme without code(s) are:
 - (a) <insert overlay name(s)>.

<if overlays for information purposes only are used insert the following>

- (9) The following overlays for the planning scheme are for information purposes only:
 - (a) <insert overlay name(s) >.

7.2 Overlay codes

<Insert the overlay code(s)>

Part 8—Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in part <insert reference to tables of assessment section>.
- (2) The following codes and requirements apply to development under schedule 6 of the Regulation and are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
<insert as relevant>
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10,-part 12 and schedule 10, part 14 division 2 of the Regulation.
- (5) The following are the use codes for the planning scheme:
 - (a) <insert code name(s) >.
- (6) The following are the other development codes for the planning scheme:
 - (a) <insert code name(s) >.

8.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

<A local government may choose either drafting style below to identify codes from the Regulation.>

<insert where referring out to the regulation>

Editor's note—The following schedules of the Regulation are relevant to the <insert local government planning scheme>
<insert codes as relevant>

- [Schedule 6, Part 2, section 6 of the Regulation, Material change of use for community residence](#)
- [Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.](#)
- [Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production](#)

Table <insert table reference>—Community residence requirements for accepted development>

| Requirements | |
|--------------|--|
| 1. | The premises are included in a <i>prescribed zone</i> . |
| 2. | No more than 7 support workers attend the residence in a 24-hour period. |
| 3. | At least 2 car parks are provided on the premises for use by residents and visitors. |
| 4. | At least 1 of the car parks stated in (3) is suitable for persons with disabilities. |
| 5. | At least 1 car park is provided on the premises for use by support workers. |

Editor's note—A **prescribed zone** as defined in the regulation for this section means

- (a) Any of the following zones—
 - (i) general residential zone, low density residential zone, low-medium density zone, high density residential zone, character residential zone or tourist accommodation zone;
 - (ii) centre zone, neighbourhood centre zone, local centre zone, district centre zone, major centre zone or principal centre zone;
 - (iii) community facilities zone;
 - (iv) environmental management and conservation zone;
 - (v) rural zone;
 - (vi) rural residential zone; or
- (b) a zone, other than a zone stated in schedule 2 of the regulation, that is of a substantially similar type to a zone mentioned in (a)

Editor's note—schedule 6, part 2, section 6 of the regulation states the development the planning scheme is prohibited from making assessable development for a material change of use for community residence.

8.2.1 Requirements for cropping involving forestry for wood production code for accepted development

<Where used, insert the relevant requirements from schedule 13 of the Regulation (included below), or insert statement: 'The planning scheme does not establish a variation in the category of development and assessment for a material change of use for cropping involving forestry for wood production or for operational work for harvesting trees for wood production in a rural zone and as such the code does not apply to the planning scheme area.'>

Table <insert table reference>--Requirements for accepted development that is a material change of use for cropping involving forestry for wood production or operational work for harvesting trees for wood production

| Requirements | |
|--------------|--|
| Setbacks | |
| 1 | The use or work is at a distance of at least the separation distance stated in <insert table reference for table below taken from the regulation schedule 13, part 2, table 1, column 2 Separation distances>—Separation distances. Refer to table <insert table reference> Separation distances |
| 2 | Seedlings within the separation distance stated in requirement 1 are removed if the seedlings— (i) are the same species as the trees to be harvested, and (ii) are not native to the local area. |
| 3 | For land with a slope of more than 10% but less than 25%, the development uses only: (i) mechanical strip cultivation on the contour; or (ii) spot cultivation; or (iii) manual cultivation. |
| 4 | For land with a slope of 25% or more, the development uses only: (i) spot cultivation; or (ii) manual cultivation. |
| 5 | The construction, operation, or maintenance of a track or road for the development does not adversely affect: (i) a natural drainage feature on the land; or (ii) land that is subject to erosion or landslide. |
| 6 | A track or road for the development: (i) is appropriately drained; and (ii) has a stable surface. |
| 7 | Drainage structures for a track or road for the development are regularly maintained. |
| 8 | Drainage water from a track or road for the development is directed away from exposed soils and onto undisturbed ground or other areas with a stable surface. |
| 9 | For development involving a forest for wood production that is less than 40ha, a fire break that is at least 7m wide (measured from the base of the outermost tree in the forest to be harvested) is established and maintained. |
| 10 | For development involving a forest for wood production that is at least 40ha, but less than 100ha, a fire break that is at least 10m wide (measured from the base of the outermost tree in the forest to be harvested) is established and maintained. |
| 11 | For development involving a forest for wood production that is 100ha or more: (a) a fire break that is at least 20m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained; or (b) both of the following things are established and maintained— |

| Requirements | |
|--------------|--|
| | <ul style="list-style-type: none"> (i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested; (ii) a fuel reduction area immediately behind the fire break that is at least 10m wide. |
| 12 | Trees to be harvested in the fuel reduction area are pruned to a minimum height of 5m when the trees reach a height of 10m. |
| 13 | Fire breaks are kept clear of flammable material with a height of more than 1m. |
| 14 | Fire access tracks and roads that are at least 4m wide are established and maintained on the premises. |
| 15 | Each part of the forest for wood production is within 250m of a fire access track or road. |
| 16 | <p>Despite requirement (1), the following works may be carried out within the separation distance mentioned in table <insert table reference> Separation distances</p> <ul style="list-style-type: none"> a) the construction of roads and tracks for the development; b) maintenance works for the development. |

SUPERCEDED

Table<insert table reference> - Separation distances

| Column 1 Structure or thing | Column 2 Separation distance |
|--|---|
| 1 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 1 to 2 under the Strahler stream order classification system | 5m from the defining bank of the watercourse |
| 2 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 3 to 5 under the Strahler stream order classification system | 10m from the defining bank of the watercourse. |
| 3 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 6 under the Strahler stream order classification system | 20m from the defining bank of the watercourse. |
| 4 A State-owned protected area or forest reserve under the <i>Nature Conservation Act 1992</i> | 10m from the boundary of the protected area or forest reserve |
| 5 A category A area, category B area, category C area or category R area | 10m from the boundary of the area |
| 6 A dwelling | 100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 <i>Construction of buildings in bushfire-prone areas</i> |
| 7 A machinery shed | A distance that is the greater of the following— (a) 25m from the machinery shed; or (b) a distance from the machinery shed that equals 1.5 times the maximum height of the trees to be harvested |
| 8 A transmission grid, supply network or above-ground pipeline, that services more than 1 premises and is not the subject of an easement. | A distance that is the longer of the following— (a) 25m from the structure; (b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested |

8.2.2 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing applications for development for reconfiguring a lot that requires assessment as regulated in part <insert reference to tables of assessment section>, section <insert reference to regulated categories of development and assessment section> under table <insert table reference>—Regulated categories of development: reconfiguring a lot.

Editor's note—schedule 12(3) of the regulation sets out the assessment benchmarks for reconfiguring a lot.

This code applies to reconfiguring of a lot if –

- (a) the lot is in an industry zone or residential zone, other than a park residential zone or rural residential zone; and
- (b) the reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a **created lot**); and
- (c) each created lot is at least the minimum lot size for the relevant zone stated in the local planning scheme, and
- (d) the reconfiguration is consistent with the purpose statement for the relevant zone stated in a local planning scheme.

However, this code does not apply if –

- (a) all or part of the premises are in an erosion-prone area or any of the following areas under a local instrument—
 - (i) a flood hazard area;
 - (ii) a bushfire hazard area;
 - (iii) a landslide hazard area;
 - (iv) a storm-tide inundation area; or
- (b) an overlay in a local instrument applies to all or part of the premises, or any part of the premises.

For this section –

Industry zone means an area (however described) designated in a local categorising instrument as industrial, as defined in schedule 24 of the Regulation.

Relevant zone means the zone applying to the premises under a local instrument, as defined in schedule 24 of the Regulation.

A reference to a local instrument is a reference to a local instrument applying to the premises.

<Insert code below if including assessment benchmarks in the planning scheme>

Table <insert table reference>—Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment

| | Assessment benchmarks |
|----|--|
| 1 | The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument. |
| 2 | The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument. |
| 3 | The reconfiguration involves the creation of a rear lot only if the local instrument states that a rear lot is consistent with the relevant zone. |
| 4 | The number of lots, including rear lots, adjoining each created lot complies with the maximum number of adjoining lots of the relevant zone stated in a local instrument. |
| 5 | If the reconfiguration creates a rear lot— <ul style="list-style-type: none"> (i) an access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and (ii) no more than 2 rear lots are accessed from the head of a single cul-de-sac |
| 6 | If a local instrument states minimum setback distances for the relevant zone—the distance of a building or structure from a boundary of a created lot complies with the minimum distances stated in the local instrument. |
| 7 | If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone—the distance of an existing building or structure from a boundary of a created lot complies with the minimum setback distances stated in the Queensland Development Code, parts 1.1 to 1.3 |
| 8 | <ul style="list-style-type: none"> (i) A new building or structure on the premises will comply with the Queensland Development Code, part 1.4; and (ii) will be outside of an existing or planned infrastructure easement. |
| 9 | Each created lot has access to the road network through: <ul style="list-style-type: none"> (i) direct road frontage; or (ii) an access strip; or (iii) an access easement, if a local instrument states that an access easement is consistent with the relevant zone. |
| 10 | Access from each created lot to the road network is: <ul style="list-style-type: none"> (i) lawful, safe and practical; and (ii) designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient. |
| 11 | If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone—an access strip or access easement for a created lot has a minimum width of – <ul style="list-style-type: none"> (i) for reconfiguring a lot in a residential zone—5m; or (ii) for reconfiguring a lot in an industry zone— 8m. |
| 12 | If a local instrument does not state a maximum length requirement for an access strip or access easement in the relevant zone—an access strip or access easement for a created lot has a maximum length of 50m. |
| 13 | If the premises are in a reticulated water area—each created lot is connected to the reticulated water supply system. |
| 14 | If the premises are not in a reticulated water area—each created lot has an alternative potable water supply source that complies with the minimum storage capacity requirements for the relevant zone stated in a local instrument. |
| 15 | If the premises are in an area with a sewerage service—each created lot is connected to the sewerage service. |

| Assessment benchmarks | |
|-----------------------|--|
| 16 | If the premises are not in an area with a sewerage service—each created lot has an effluent treatment and disposal system designed and built in accordance with the requirements stated in a local instrument. |
| 17 | Each lot is connected to a supply network and telecommunication network, if required under a local instrument. |
| 18 | Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument. |
| 19 | The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff: <ul style="list-style-type: none"> (i) is minimised during and after construction; and (ii) complies with the requirements stated in a local instrument. |
| 20 | Filling and excavation on the premises: <ul style="list-style-type: none"> (i) does not cause a vertical change to the natural ground level of more than 1 metre; and (ii) does not result in ponding on the premises or adjoining lots; and (iii) complies with the requirements stated in a local instrument. |

8.3 Use codes

<insert code(s) >

8.4 Other development codes

<insert code(s) >

SUPERCEDED

Part 9—Other plans

9.1 <insert names of other plans>

<insert details>

9.1.1 Preliminary

<insert details>

9.1.2 <insert additional headings as required>

<insert details>

SUPERCEDED

Schedule 1 Definitions

SC1.1 Use definitions

(1) Use definitions have specific meanings in the planning scheme and are defined in the Regulation.

(2) Any use not listed in table <insert table reference> column 1 is an undefined use.

Note—Development comprising a combination of defined uses is not considered to be an undefined use.

(3) A use listed in table <insert table reference>, column 1 has the meaning set out beside that term in column 2.

(4) The use definitions listed here are the definitions used in this planning scheme.

<insert the following if relevant>

(5) <Column 3 of <insert table reference> identifies examples of the types of activities that are consistent with the use identified in column 1.

(6) Column 4 of table <insert table reference> identifies examples of activities that are not consistent with the use identified in column 1.

(7) Columns 3 and 4 of table <insert table reference> are not exhaustive lists.

(8) Uses listed in table <insert table reference> columns 3 and 4 that are not listed in column 1, do not form part of the definition>.

Table <insert table reference>—Index of use definitions

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



Table <insert table reference> – Use definitions

| Column 1 Use term | Column 2 Definition | Column 3 Includes the following examples | Column 4 Does not include the following examples |
|----------------------|--|---|---|
| | <insert definitions from the regulated requirements> | | |
| | | | |
| | | | |

SC1.1.1 Defined activity groups

<Insert the following if defined activity groups are used>

- (1) Defined use terms listed in table <insert table reference> may be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group may be referenced in <insert reference to tables of assessment section>.
- (4) The activity groups listed here are the defined activity groups for the planning scheme.

Table <insert table reference>—Index of defined activity groups

| | |
|------------------------------|------------------------------|
| <insert name> activity group | <insert name> activity group |
|------------------------------|------------------------------|

Table <insert table reference>—Defined activity groups

| Column 1 Activity group | Column 2 Use terms |
|----------------------------|---|
| <insert activity group> | <insert defined use terms to be grouped together> |

SC1.1.2 Industry thresholds

<Insert the following if industry thresholds are used>

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in Table <insert table reference> for low-impact industry, medium-impact industry, high-impact industry and special industry.

Table <insert table reference>—Industry thresholds

| Column 1 Use term | Column 2 Additional examples include |
|------------------------|---|
| Low-impact industry | <insert threshold levels> |
| Medium-impact industry | <insert threshold levels> |
| High-impact industry | <insert threshold levels> |
| Special industry | <insert threshold levels> |

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in table <insert table reference>, column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the planning scheme.

Editor’s note—In accordance with section 16(3) of the Act, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

Table 2—Administrative terms and definitions
 <insert administrative terms and definitions>

| Column 1 Use term | Column 2 Definition |
|----------------------|---|
| <insert term> | <insert in accordance with the guidance for applying the regulated requirements > |
| | |
| | |

Schedule 2—Notations required under the *Planning Act 2016*

SC2.1 Designation of premises for development of infrastructure

Table <insert table reference>—Designation of premises for development of infrastructure under section 42 of the Act

| Date the designation, amendment, extension or repeal takes effect | Location of premises (real property description) | Street address (including the relevant local government area if the notation is outside the planning scheme area) | Type of infrastructure |
|---|--|---|------------------------|
| <insert details> | <insert details> | <insert details> | <insert details> |

Editor’s note—Section 42(5)(a) of the Act states that a note in the planning scheme for the purposes of a designation is not an amendment of a planning scheme.

SC2.2 Notation of decisions affecting the planning scheme under section 89 of the Act

Table <insert table reference>—Notation of decisions under section 89 of the Act

| Date of decision | Location (real property description) | Decision type | File/Map reference |
|------------------|--------------------------------------|------------------|--------------------|
| <insert details> | <insert details> | <insert details> | <insert details> |

Editor’s note—This schedule includes details of:

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

Editor’s note—Section 89(3) of the Act states that the inclusion of a note to the planning scheme under this provision does not amend the planning scheme.

SC2.3 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table <insert table reference>—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

| Date of resolution | Date of effect | Details | Contact information |
|--------------------|------------------|------------------|---------------------|
| <insert details> | <insert details> | <insert details> | <insert details> |

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

SC2.4 Notation of registrations for urban encroachment provisions under section 267 of the Act

Table <insert table reference>—Notation of registrations made under section 267 of the Act

| Date of registration of the premises | Location of premises (real property description) | Details of registration | Term of registration |
|--------------------------------------|--|-------------------------|----------------------|
| <insert details> | <insert details> | <insert details> | <insert details> |
| <insert additional rows as required> | | | |

Note—Section 267(11) of the Act states that the decision notice will identify the period the registration or a renewed registration will continue to have effect (between 10 and 25 years), unless cancelled. If the decision notice does not state a period, the registration will have effect for 10 years.

Schedule 3—Local government infrastructure plan mapping and supporting material

<Insert relevant local government infrastructure plan (LGIP) documentation>

Note—In accordance with section 118(1) of the Planning Act, a charges resolution is not part of a planning scheme, even if the resolution is attached to the scheme.

Schedule 4—Planning scheme policies

SC4.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table <insert table reference>—Planning scheme policy index

Planning scheme policy title

<insert list of planning scheme policies>

SC4.2 <Insert planning scheme policy name>

<insert details>

Schedule 5—Mapping

SC5.1 Map index

The table below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area. <Maps relevant to other plans have also been included.>

<Insert either of the following statements as relevant:

'Editor's note—Mapping for the LGIP is contained in part <insert relevant section reference> of the planning scheme.' or

'Editor's note—Mapping for the LGIP is contained in schedule <insert relevant section reference> of the planning scheme.'>

Table <insert table reference>—Map index

| Map number | Map title | Gazettal date |
|---------------------------------|------------------|------------------------|
| Strategic framework maps | | |
| <SFM-001> | <insert details> | <insert gazettal date> |
| <SFM-002> | <insert details> | <insert gazettal date> |
| Zone maps | | |
| <ZM-001> | <insert details> | <insert gazettal date> |
| <ZM-002> | <insert details> | <insert gazettal date> |
| Local plan maps | | |
| <LPM-001> | <insert details> | <insert gazettal date> |
| <LPM-002> | <insert details> | <insert gazettal date> |
| Overlay maps | | |
| <OM-001> | <insert details> | <insert gazettal date> |
| <OM-002> | <insert details> | <insert gazettal date> |
| Other plans maps | | |
| <OPM-001> | <insert details> | <insert gazettal date> |
| <OPM-002> | <insert details> | <insert gazettal date> |

SC5.2 Strategic framework maps

<insert mapping>

SC5.3 Zone maps

<insert mapping>

SC5.4 Local plan maps

<insert mapping>

SC5.5 Overlay maps

<insert mapping>

SC5.6 Other plans maps

<insert mapping>

Appendix 1—Index, glossary of terms, and list of shortened forms

Table <insert table reference>—Shortened forms

| Shortened form | Description |
|------------------|--|
| MCU | Material change of use as defined in the Act |
| ROL | Reconfiguring a lot as defined in the Act |
| the Act | <i>Planning Act 2016</i> |
| the Regulation | <i>Planning Regulation 2017</i> |
| <insert details> | <insert details> |

Appendix 2—Table of amendments

Table <insert table reference>—table of amendments

| Date of adoption and effective date | Planning scheme version number | Amendment type | Summary of amendments |
|-------------------------------------|--------------------------------|------------------|-----------------------|
| <insert details> | <insert details> | <insert details> | <insert details> |
| <insert details> | <insert details> | <insert details> | <insert details> |

SUPERCEDED