

PART 4 ZONES

4.2 Rural Residential “Zone”

4.2.1 Intent:

The Rural Residential “Zone” is intended for low density, “*detached houses*” within a rural setting.

4.2.2 Rural Residential “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Accommodation building”	Impact Assessment	Rural Residential “Zone” Code
“Airport”	Impact Assessment	Rural Residential “Zone” Code
“Bed and breakfast premises”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Commercial activities” other than as above	Impact Assessment	Rural Residential “Zone” Code
“Detached house”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Industrial activities”	Impact Assessment	Rural Residential “Zone” Code
“Intensive agriculture”	Impact Assessment	Rural Residential “Zone” Code
“Intensive animal industry”	Impact Assessment	Rural Residential “Zone” Code
“Multiple dwelling”	Impact Assessment	Rural Residential “Zone” Code
“Open space and recreation activities”	Impact Assessment	Rural Residential “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Rural Residential “Zone” Code

"Use"	Assessment Category	Applicable Code
All other "Uses" not defined in the "Scheme"	Impact Assessment	Rural Residential "Zone" Code

(2) "Reconfiguring a lot"

Type	Assessment Category	Applicable Code
"Reconfiguring a lot"	Code Assessment	Reconfiguring a lot Code

(3) "Building work" where not associated with a "Material Change of use"

Type	Assessment Category	Applicable Code
"Building work" where not identified as exempt in section 1.4(2) of the "Scheme"	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential "Zone" Code	Rural Residential "Zone" Code
	Code Assessment if any applicable acceptable solution is not met.	Rural Residential "Zone" Code

(4) "Operational work" where not associated with a "Material Change of use"

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Rural Residential "Zone" Code	Rural Residential "Zone" Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Rural Residential "Zone" Code

4.2.3 Rural Residential “Zone” Code

4.2.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.2.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.2.3.2:

Table 4.2.3.2

“Material change of use”	Applicable Acceptable Solutions
“Bed and breakfast premises”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38 AS40.1 AS40.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building work”	AS3 AS4.1 AS4.2 AS12 AS14.1 AS14.2 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS34 AS35 AS36
“Caretaker’s residence”	AS5.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38
“Detached house”	AS5.1 AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38
“Home business”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38 AS42.1 AS42.2 AS42.3 AS42.4 AS42.5 AS42.6
“Home business” providing home-based childcare	AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38 AS42.1 AS42.4 AS42.5 AS42.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS3 AS4 AS5 AS6 AS7.1 AS7.2 AS8 AS9 AS10 AS11 AS13
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS8 AS9

4.2.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Rural Residential “Zone” continues as an area for low density detached houses in a rural setting.
- (3) Rural residential activities are not prejudiced by inappropriate development and existing rural residential areas are consolidated
- (4) Within the Rural Residential “Zone”, “development”:
 - (a) maintains the environment, including soil, air and water, compatible with healthy natural systems and public health and safety;
 - (b) protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land, Planning Guidelines – Separating Agricultural and Residential Land Uses;
 - (c) is located, designed and operated in a manner that protects and enhances the low density rural residential scale, intensity, form and character;
 - (d) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (e) does not prejudice existing and future intensive animal industries, extractive industries, or extractive or mining resources;
 - (f) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network and residential amenity;
 - (g) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (h) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (i) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;
 - (j) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (k) does not impact adversely on infrastructure.
- (5) Within the Rural Residential “Zone”, the Rural Residential “Zone” Code allows for:
 - (a) tourist related “uses” (“*bed and breakfast premises*” and “*visitor accommodation*”) and “*home businesses*” where they are of a small scale and are compatible with surrounding “uses”.

4.2.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Residential activities” - Locational Criteria</p> <p>Non-“Residential activities” are located in the Rural Residential “Zone” only where those activities:</p> <ul style="list-style-type: none"> (a) are necessarily associated with “residential activities”; (b) do not impact adversely on the residential amenity of the Rural Residential “Zone”; (c) do not prejudice the consolidation of like non-“Residential activities” in other more appropriate “Zones”; (d) do not prejudice the productive capacity of surrounding rural land; and (e) protect the landscape values and scenic qualities of the Rural Residential “Zone”. 	No acceptable solution is prescribed.	
Amenity	<p>PC2 Non-“Residential activities” - Scale</p> <p>Non-“Residential activities” are of an appropriate scale to protect the amenity of the Rural Residential “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Rural Residential “Zone” or other “Zones”.</p>	AS2 The “Total use area” is less than 60m ² on a lot.	
Amenity	<p>PC3 Non-“ Residential activities” - Operating Hours</p> <p>Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the Rural Residential “Zone”.</p>	AS3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.	– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC4 Non-“Residential activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the amenity of the Rural Residential “Zone”.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Amenity	<p>PC5 “Residential Activities” - Density</p> <p>The low density residential scale, intensity, form and character of the Rural Residential “Zone” are protected.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
Amenity	<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural Residential “Zone” and is consistent with the predominant rural form.</p>	<p>AS6 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Amenity	<p>PC7 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the low density residential amenity is protected and enhanced.</p>	<p>AS7.1 “Buildings” and “Structures” have a setback of not less than 15 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map 1.</p> <p>AS7.2 “Buildings” and “Structures” have side and rear boundary clearances of not less than 10 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business” – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<i>PC8 Transport Movements</i> Transport movements associated with the use protect the residential amenity of the locality and do not exceed those normally associated with residential activities.	For non-“ <i>Residential activities</i> ” AS8 Transport movements do not occur through residential areas. For all other “ <i>uses</i> ”: No acceptable solution is prescribed.	
Amenity	<i>PC9 “Building” and “Structure” Design</i> “ <i>Buildings</i> ” and “ <i>Structures</i> ” are of a domestic scale, form and character to maintain the residential amenity.	No acceptable solution is prescribed.	
Amenity	<i>PC10 Ridgelines and Escarpments</i> Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.	AS10 All “ <i>Buildings</i> ” and “ <i>Structures</i> ” maintain a minimum 50 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “ <i>Building</i> ” and no “ <i>Building works</i> ” are being undertaken.)	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Amenity	<i>PC11 Landscaping and External Activity Areas</i> Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Rural Residential “ <i>Zone’s</i> ” positive visual qualities.	No acceptable solution is prescribed.	
Amenity	<i>PC12 Lighting</i> The design of lighting does not prejudice the amenity of the Rural Residential “ <i>Zone</i> ” through poorly directed lighting, lighting overspill or lighting glare.	AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Amenity	<p>PC13 Separation of Incompatible Land Uses</p> <p>Separation distances are provided to ensure:</p> <p>(a) the future viability of surrounding “Uses”;</p> <p>(b) infrastructure items are protected from incompatible “Development”;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible “Uses” is minimised.</p>	<p>For “<i>Sensitive land uses</i>” and “<i>rural activities</i>” other than “<i>Intensive animal industries</i>”:</p> <p>AS13.1 Minimum separation between “<i>Sensitive land uses</i>” and “<i>rural activities</i>” comply with the “Buffer Area Design Criteria” as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses”.</p> <p>For “<i>Intensive animal industries</i>”:</p> <p>AS13.2 Minimum separation distances to “<i>Sensitive land uses</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.1.</p> <p>For “<i>Sensitive land uses</i>”:</p> <p>AS13.3 Minimum separation distances to “<i>Intensive animal industries</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.2.</p> <p>For “<i>Grazing</i>”:</p> <p>AS13.4 Pens and yards maintain a minimum separation distance of 300 metres to “<i>sensitive land uses</i>” not associated with the “<i>grazing</i>”.</p> <p>For all “<i>Uses</i>” other than “<i>Extractive Industries</i>”:</p> <p>AS13.5 “<i>Buildings</i>”, “<i>Structures</i>” and “<i>Outdoor Activity Areas</i>” maintain a minimum separation distance to “<i>Extractive Industries</i>” as stated in Schedule 2, Division 2: Separation Distances – Extractive Industries, Section 2.1.</p> <p>For all “<i>Uses</i>”:</p> <p>AS13.6 “<i>Buildings</i>”, “<i>Structures</i>” and “<i>Outdoor Activity Areas</i>” maintain a minimum separation distance to petroleum and gas pipelines (as identified on Land Characteristics Map – Features Map 1) and refuse tips (as identified in Schedule 2, Division 5: Refuse Tips, Section 5.1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>– “<i>Bed and breakfast</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Bed and breakfast</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Bed and breakfast premises</i>”</p> <p>– “<i>Caretaker’s residence</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Home business</i>”</p> <p>– “<i>Bed and breakfast premises</i>”</p> <p>– “<i>Caretaker’s residence</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Home business</i>”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC14 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”, which is also adequate for fire fighting purposes.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p style="text-align: center;">or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p style="text-align: center;">or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 22 500 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Infrastructure	<p>For all “Premises” in Medium and High bushfire hazard areas as identified on Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AS14.4 “Premises” are connected to on-site water storage of not less than 5000 litres is provided by way of dam, swimming pool or tank fitted with fire brigade tank fittings.</p> <p>or</p> <p>AS14.5 “Premises” are connected to a reticulated water supply that has flow and pressure characteristics of 10 litres a second at 200 kPa</p>	
Infrastructure	<p>PC15 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p> <p>or</p> <p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS15.2 “Premises” not in a sewerred area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Infrastructure <i>PC16 Stormwater</i> Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values	<i>AS16</i> Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Infrastructure <i>PC17 Electricity</i> “ <i>Premises</i> ” are provided with an adequate supply of electricity for the “ <i>Use</i> ”.	<i>AS17</i> All “ <i>Premises</i> ” have a supply of electricity.	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “<i>Bed and breakfast premises</i>”, “<i>Caretaker’s residence</i>”, a “<i>Material Change of Use</i>” from one to another of, “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” where not involving “<i>Building work</i>”, “<i>Detached house</i>” and “<i>Home business</i>”:</p> <p>AS18.1 All “<i>Premises</i>” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “<i>Uses</i>”:</p> <p>AS18.2 All “<i>Premises</i>” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Infrastructure	<p>PC19 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking and service vehicle provision is adequate for the “<i>Use</i>” and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS19.1 All “<i>Uses</i>” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC20 Roads, Firebreaks and Fire Maintenance Trails</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p> <p>In High and Medium Bushfire hazard areas, adequate road access is provided for fire fighting/other emergency vehicles and for safe evacuation.</p>	<p>AS20.1 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p> <p>For “Uses” in High or Medium Bushfire hazard areas as identified on the Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AS20.2 Roads, firebreaks and fire maintenance trails are designed and constructed in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Sections 6.1, 6.2.</p>	
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC23 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS23 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC24 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS24 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC25 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AS25 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Environmental	<p>PC26 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS26.1 A minimum separation distance of 50 metres is provided to the “<i>Bed and banks</i>” of “<i>Watercourses</i>” and “<i>Lakes</i>”.</p> <p>AS26.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>” <ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Environmental	<p>PC27 Air Emissions</p> <p>Air emissions from “<i>Premises</i>” do not cause environmental harm or nuisance to adjoining properties or “<i>Sensitive land uses</i>”.¹</p>	No acceptable solution is prescribed.	
Environmental	<p>PC28 Noise Emissions</p> <p>Noise emissions from “<i>Premises</i>” do not cause environmental harm or nuisance to adjoining properties or “<i>Sensitive land uses</i>”.²</p>	No acceptable solution is prescribed.	

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environmental	<p><i>PC29 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. ³ 	No acceptable solution is prescribed.	

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 29 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Environmental	<p>PC30 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS30.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS30.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS30.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environment	<p>PC31 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS31 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC32 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS32 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC33 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁵</p>	<p>No acceptable solution is prescribed.</p>	

⁴ One way an applicant may demonstrate compliance with PC32 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁵ To assist an applicant to demonstrate compliance with PC33, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Constraint	<p>PC34 Protected Areas</p> <p>“Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS34 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC35 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS35 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC36 Bushfire Hazard</p> <p>“Development” is located to maintain the safety of people and property from Bushfire Hazard⁶.</p>	<p>AS36 “Development” is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

⁶ One way an applicant may demonstrate compliance with PC36 is to demonstrate compliance with PC37 and prepare a Bushfire Management Plan identifying how the outcomes of PC36 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Constraint	<p>PC37 High and Medium Bushfire Hazard Areas</p> <p>“Development” in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between “Buildings”, “Structures” and “Hazardous vegetation”.</p>	<p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS37.1 “Buildings” and “Structures”:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AS37.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	
Constraint	<p>PC38 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible “Development”; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining “Uses”.</p>	<p>AS38 “Buildings” and “Structures” maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map 1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

⁷ One way an applicant may demonstrate compliance with PC37 is to prepare a Bushfire Management Plan identifying how the outcomes of PC37 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
“Use”	<p>PC39 “Airport”</p> <p>“Airport” activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding “Premises”.⁸</p>	No acceptable solution is prescribed.	
“Use”	<p>PC40 “Bed and breakfast premises”</p> <p>“Premises” used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS40.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS40.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.</p>	<p>– “Bed and breakfast premises”</p> <p>– “Bed and breakfast premises”</p>
“Use”	<p>PC41 “Extractive industry”</p> <p>“Premises” used for extractive industries:</p> <p>(a) do not impact adversely on the amenity of other “Uses” in the Rural Residential “Zone” or other “Zones”;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values;</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and</p> <p>(d) are designed and operated so that the safety of persons and property is not compromised.</p>	No acceptable solution is prescribed.	

⁸ One way an applicant may demonstrate compliance with PC38 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
“Use”	<p>PC42 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS42.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS42.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS42.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS42.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS42.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AS42.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p> <p>– “Home Business”</p>
“Use”	<p>PC43 “Intensive agriculture”</p> <p>“Intensive agriculture” activities are designed and operated to ensure the protection and maintenance of flow characteristics and environmental flows and values of major “watercourses”.</p>	<p>No acceptable solution is prescribed.</p>	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
“Use”	<p>PC44 “Intensive animal industries”</p> <p><i>“Intensive animal industries”:</i></p> <p>(a) do not impact adversely on the amenity of the Rural Residential “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable solution is prescribed.	

4.2.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural Residential “Zone” and is consistent with the predominant rural form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure that local amenity is protected and enhanced.</p>	<p>AS2.1 “Buildings” and “Structures” have a setback of not less than 15 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map 1.</p> <p>AS2.2 “Buildings” and “Structures” have side and rear boundary clearances not less than 10 metres from property boundaries.</p>	<p>– “Building work”</p> <p>– “Building work”</p>
Amenity	<p>PC3 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.</p>	<p>AS3 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment.</p>	– “Building work”
Infrastructure	<p>PC4 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS4 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC5 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS5 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC6 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS6 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the "Scheme")
Environmental	<p>PC7 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS7.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS7.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC8 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁹</p>	<p>AS8 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC9 Protected Areas</p> <p>"Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS9 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1.</p>	<p>– "Building work"</p>
Constraint	<p>PC10 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS10 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

⁹ One way an applicant may demonstrate compliance with PC8 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

<i>"Building work"</i> where not associated with a <i>"Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the "Scheme")
Constraint	<p>PC11 Bushfire Hazard</p> <p><i>"Development"</i> is located to maintain the safety of people and property from Bushfire Hazard¹⁰.</p>	<p>AS11 <i>"Development"</i> is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	– <i>"Building work"</i>
Constraint	<p>PC12 High and Medium Bushfire Hazard Areas</p> <p><i>"Development"</i> in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire area sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between <i>"Buildings"</i>, <i>"Structures"</i> and <i>"Hazardous vegetation"</i>¹¹.</p>	<p>For <i>"Development"</i> in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS12.1 <i>"Buildings"</i> and <i>"Structures"</i>:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For <i>"Development"</i> in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For <i>"Development"</i> in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AS12.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	

¹⁰ One way an applicant may demonstrate compliance with PC11 is to demonstrate compliance with PC12 and prepare a Bushfire Management Plan identifying how the outcomes of PC11 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

¹¹ One way an applicant may demonstrate compliance with PC12 is to prepare a Bushfire Management Plan identifying how the outcomes of PC12 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Building work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Constraint	<p><i>PC13 Transport Infrastructure</i></p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible <i>“Development”</i>; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining <i>“Uses”</i>.</p>	<p>AS13 <i>“Buildings”</i> and <i>“Structures”</i> maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map 1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	– <i>“Building Work”</i>

4.2.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity of the Rural Residential “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC5 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AS5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	<p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environmental	<p>PC6 Cultural Heritage</p> <p><i>“Development”</i> ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A separation distance of not less than 50 metres is provided to the <i>“Bed and banks”</i> of <i>“Watercourses”</i> and <i>“Lakes”</i>.</p> <p>AS6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC7 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from <i>“Premises”</i> ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.¹²</p>	No acceptable solution is prescribed	
Constraint	<p>PC8 Protected Areas</p> <p><i>“Development”</i> is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	AS8 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1.	– Excavation or Filling
Constraint	<p>PC9 Sloping Land</p> <p><i>“Development”</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS9 <i>“Development”</i> is not undertaken on slopes greater than 15%.	– Excavation or Filling

¹² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 7 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.