

Division 4 Village Zone**About the Village Zone**

- The Village Zone, as mapped on Maps A1 – A2, A4 – A5, A7, A9 – A10, & A12 – A13, reflects the townships of Bouldercombe, Bajool, Kabra, Gogango, Marmor, Stanwell and Westwood.
- The Village Zone Code regulates new uses and works in relation to their impacts on the existing uses in the Area, their scale, design and location, and their compatibility with land in adjoining Areas.

4.4.1 Assessment tables for the Village Zone**(1) Assessment categories for the Village Zone**

The assessment categories³⁵ are identified for development in the Village Zone in Column 2 of Tables 4.4.1(1) and 4.4.1(2) as follows

1. Table 4.4.1(1)—making a material change of use³⁶ for a defined use, or another use in a defined use class, listed in Column 1; or
2. Table 4.4.1(2)—other development³⁷ listed in Column 1, including;
 - (i) Operational work;
 - (ii) Reconfiguring a lot; and
 - (iii) Carrying out operational work for reconfiguring a lot.

(2) Relevant assessment criteria for self assessable and assessable development in the Village Zone

The relevant assessment criteria in the Village Zone are referred to in Column 3 of Tables 4.4.1(1) and 4.4.1(2).

For self-assessable and code assessable development, the relevant assessment criteria are the applicable codes.

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

³⁶ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

³⁷ See Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

**TABLE 4.4.1 (1)
ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE VILLAGE ZONE
MAKING A MATERIAL CHANGE OF USE**

Column 1 Defined use or use class ^{38,39}	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ⁴⁰ - is the applicable codes for self assessable and code assessable development.
Rural Use Class		
Agriculture	Self assessable if located on lots over 2ha in area Code assessable if located on lots of 2ha or less in area	Village Zone Code ; Development Standards Code; and Agricultural Use Code
Animal Husbandry/Grazing	Self assessable if located on lots over 2ha in area Code assessable if located on lots of 2ha or less in area	Village Zone Code ; Development Standards Code; and Animals Code
Roadside Stall	Self assessable where the use area does not exceed 10m2 Code assessable where the criteria for Self assessable do not apply	Village Zone Code ; and Development Standards Code
All other uses in the Rural Use Class	Impact assessable	
Residential Use Class		
Home Based Business	Self assessable	Village Zone Code ; Development Standards Code; Home Based Business Code; and House Code
Home Host Accommodation	Code assessable	Village Zone Code; and Development Standards Code ; Home Host Accommodation Code; and House Code
House	Self assessable	Village Zone Code; and Development Standards Code; and House Code
All other uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
All uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
All uses in the Industrial Use Class	Impact assessable	
Community Use Class		
Community Purposes	Code assessable for all Categories of the use.	Village Zone Code; Development Standards Code
Open Space	Exempt	N/A
Public Facility – Operational		
All other uses in the Community Use Class	Impact assessable	

TABLE 4.4.1 (2) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE VILLAGE ZONE OTHER DEVELOPMENT		
Column 1 Defined use or use class	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ³⁸ — is the applicable codes for self assessable and code assessable development.
Operational work		
Works - Roads	Code assessable	Village Zone Code; Development Standards Code.
Works - Bridges		
Works – Structures (eg traffic barriers, pedestrian safety rails, retaining walls and street lighting)	Self assessable	
Works – Earth Dams and Detention Basins	Code assessable	
Works – Stormwater Drainage		
Works – Site Works	Self assessable	
Works – Erosion Control and Stormwater Management		
Works – Cycleway and Pathway	Code assessable	
Works – Bushfire Protection	Self assessable	
Works – Water	Code assessable	
Works – Sewerage		
Works – Car Parking and Access		
Works – Parks, Landscaping and Street Trees	Self assessable	
Works – Electricity and Telecommunications		
Reconfiguring a lot³⁹		
All circumstances	Code assessable: (i) Where the size of any additional lots created is; (a) Not more than 5% below, (b) Equal to, or (c) Greater than, the relevant specified minimum lot sizes in the Reconfiguring a Lot Code; or (ii) Where no additional lots are created and the proposal is for the rearrangement of existing lot boundaries. Impact assessable where circumstances for Code assessable do not apply	Village Zone Code Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot		
All circumstances	Code assessable	Village Zone Code Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code
Other		
All other development	Exempt	

³⁸ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

³⁹ Under IPA, schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

4.4.2 Village Zone Code**(1) Village Zone Code**

The provisions in this division comprise the Village Zone Code. They are:

- (i) the Purpose of the Village Zone Code – Section (2); and
- (ii) the Specific Outcomes, Probable Solutions and Acceptable Solutions for the Village Zone – Table 4.4.2 Village Zone.

(2) The Purpose of the Village Zone Code

The purpose of the Village Zone Code is to achieve the following overall outcomes;

- (i) Townships provide a mix of land uses, services and facilities that serve surrounding rural areas and contribute to the existing township character;
- (ii) Townships are viable centres as much as residential communities;
- (iii) Townships are consolidated within the boundary of the Zone as expansion beyond the boundary will potentially compromise the use of Rural Zoned land for its intended purpose;
- (iv) Village communities continue to have limited water and sewerage infrastructure, and some sealed roads; and
- (v) New uses are consistent in location, design, scale and character to that of surrounding development, and has no significant adverse impacts upon the natural environment;

TABLE 4.4.2 VILLAGE ZONE CODE	
Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works</i>	
Environmental considerations	
<p>S1 Land uses and works are located and designed so as not to have significant negative impacts on natural values of the environment including:</p> <ul style="list-style-type: none"> (i) Natural fauna and flora habitats; (ii) Water quality, watercourse integrity and, ground water resources, and (iii) Soil and land resources. . 	<p>P/A1.1 All uses and works are setback a minimum of 50m from a river and 25m from a creek, as measured to the top of bank..</p> <p>P/A1.2 Where the site and any newly created lots are is not connected to the reticulated sewerage system, on-site sewerage disposal methods meet:</p> <ul style="list-style-type: none"> (i) The Department of Natural Resources and Mines <i>On-site Sewerage Code (July 2002)</i> or any subsequent update of that Code; and (ii) AS/NZS 1547:2000 <i>On-site Domestic Wastewater Management</i>. <p>P/A1.3 Land is kept free of declared weeds and noxious plant infestations, as detailed in the Fitzroy Shire Council Pest Management Plan.</p> <p>P1.4 Development on land within 100m of land in the Open Space Zone does not detrimentally affect the natural values of the Open Space zoned land.</p>
Amenity	
<p>S2 Land uses and works have no significant impact on the amenity of adjoining premises or surrounding area;</p> <ul style="list-style-type: none"> (i) By their design, orientation or construction materials; (ii) Due to the operation of machinery or electrical equipment; or (iii) Due to the emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference. 	<p>P2.1 No solutions specified</p>
<p>S3 Land uses are located such that the potential impacts of noise from major roads and rail lines is reduced.</p>	<p>P/A3.1 Noise sensitive uses⁴⁰ are located;</p> <ul style="list-style-type: none"> (i) At least 100m from any frontage to a State Controlled Road; or (ii) Are only located within 100m of any frontage to a Main Road where: <ul style="list-style-type: none"> (a) The Department of Main Roads has consented to the location without conditions; or (b) The Department of Main Roads has set conditions on the development to reduce the impacts of traffic noise and the development is undertaken in accordance with those conditions. <p>P/A3.2 Noise sensitive uses⁴¹ are located;</p> <ul style="list-style-type: none"> (i) At least 90m from any frontage to a rail line; or (ii) Bedroom and living areas in residential uses and noise sensitive areas in non residential uses are sited and designed to reduce the impact of all rail noise. This can be achieved through; <ul style="list-style-type: none"> (a) Siting noise affected areas a far away as practicable from the railway corridor noise source ; or (b) Using roof and wall insulation mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (for example windows and doors) away from the rail corridor noise source; or (d) Incorporating noise attenuation barriers such as earth mounds landscaping and fences or walls without gaps between the noise source and the use.

⁴⁰ See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

⁴¹ See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

TABLE 4.4.2 VILLAGE ZONE CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
All Uses and Works	
Separation Distances	
<p>S4 Land uses and works are located, and include mitigation measures that;</p> <ul style="list-style-type: none"> (i) Are sufficient to protect the amenity of the area; (ii) Are sufficient to protect the capacity for existing and approved uses to continue to operate; and (iii) Are sufficient to protect the opportunities for existing and approved uses to expand in allocated /zoned land; and (iv) For agricultural uses, are outlined in <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i> DNR and DLGP, 1997; and (v) For the keeping of cattle, are outlined in <i>Section 4 of the DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i>; and (vi) For the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i>; (vii) For the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i>; and (viii) For development in proximity to watercourses and water bodies, are outlined in the <i>SEAWATER Development Assessment Guidelines</i>, prepared as a collaboration of State Government Departments; (ix) Are consistent with the <i>Guidelines to minimise mosquito and biting midge problems in new development areas</i>; and (x) take into account the following variables; <ul style="list-style-type: none"> (a) The nature of the proposed land use; and (b) The existing and future amenity of the area; and (c) The existing and future development in the area; and (d) The location of any existing vegetation which would buffer the proposed use; and (e) Predominant wind directions; and (f) The topography of the site. 	<p>P/A4.1 Uses in the Residential Use Class, except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less, have separation distances between uses in the Residential Use Class and other uses, applicable to both existing and approved uses, in accordance with PART 4 Division 1: Schedule A – Separation Distances Between Uses in the Residential Use Class and Other Uses (Rural Zone Code).</p> <p>P/A4.2 Unless separation distances are otherwise provided in accordance with P/A3.1 above, the following is provided;</p> <ul style="list-style-type: none"> (i) Uses in the Residential Use Class have minimum setbacks of 3m to any Non-Residential Use which exists on adjoining land; and (ii) Uses in the Commercial and Industrial Use Class and Community Purpose – other uses have <ul style="list-style-type: none"> (a) Minimum setbacks of 3m to any use in the Residential Use Class which exists on adjoining land; (b) A solid fence with a minimum height of 1.8m on the shared boundary with an adjoining use in the Residential Use Class, which screens any buildings, parking and access areas; and (c) Refuse bin enclosures or refuse storage areas setback at least 3m from the shared boundary with an adjoining use in the Residential Use Class.
Built Form, Layout and Streetscape	
<p>S5 Uses in the Commercial Use Class are designed and constructed such that they are in keeping with the existing town/village character, and having regard to the following;</p> <ul style="list-style-type: none"> (i) The location, scale, height and bulk of buildings on adjoining premises and in the surrounding area; (ii) The type of building materials used in the construction of buildings on adjoining premises and in the surrounding area; (iii) The provision of pedestrian pathways and shelter eg overhang or awnings along the street; (iv) The location of car parking on sites in the vicinity; and (v) The location of any vegetation or street trees that contribute to the streetscape. 	<p>P/A5.1 Where awnings or roof overhangs are provided for pedestrian shelter across the front of any adjoining development (whether on the road reserve or on the site), new buildings are designed to provide similar structures to continue the area sheltered for pedestrians.</p>
Building Height	
<p>S6 Building height reflects the character of existing development and land uses, and buildings are provided having regard for the following;</p> <ul style="list-style-type: none"> (i) The existing and proposed amenity of the area; (ii) The existing or proposed future development in the area; (iii) The efficient and safe operation of any airstrips or airfields; (iv) The particular characteristics of the proposed building; (v) The distance of proposed buildings from roads and other public places from which the building could be viewed; (vi) The topography, shape and location of the site; and (viii) The location of any existing vegetation which would buffer the proposed building. 	<p>P/A6.1 Buildings and other structures have maximum building heights of 8.5m.</p>