



GRANTHAM RECONSTRUCTION AREA

PART 1 - LAND USE PLAN



Land use plan

The Land Use Plan has the following zones and precincts, which are shown on Map 2 - Land Use Plan:

1. Local centre zone
2. Residential living zone
 - a. Residential living 1 precinct
 - b. Residential living 2 precinct
3. Rural residential zone
 - a. Rural residential 1 precinct
 - b. Rural residential 2 precinct
4. Low impact Industry zone
5. Community purposes zone
 - a. Community precinct;
 - b. Showgrounds precinct
 - c. Parkside precinct
6. Recreation and open space zone
 - a. Harris Street precinct
7. Limited development (constrained land) zone
8. Rural zone
 - a. Rural agriculture precinct
 - b. Rural general precinct

Local centre zone

The purpose of the local centre zone is to provide for a limited range of retail and commercial uses and activities to service local needs.

It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment and community services. Residential development is not preferred in the Local Centre zone where habitable floor levels are below the defined flood event.

The local centre zone is the heart of Grantham - a vibrant market place featuring a mix of uses and activities that provide day-to-day services for the town, its broader community and visitors. It is focused on Anzac Avenue, and includes shops, cafes, arts and crafts, an art gallery, a museum and a hotel.

On weekends, the Local centre is transformed into a significant local produce and industry market with temporary and permanent stall facilities under covered shade structures.

The whole main street of Anzac Avenue has a rural town character and builds on the amenity of the nearby parks.

Landmark entry structures mark "Fruit Stall" corner where William Street and Anzac Avenue meet.

William Street provides the ideal setting for cafes and a pleasant walk up to the Butter Factory Community Centre from the Local centre.



Levels of assessment

The following table identifies the levels of assessment for development in the local centre zone:

Development	Assessment criteria
Exempt development	
Caretaker's accommodation if the habitable floor level is 300mm above the defined flood level.	
Dwelling house if the habitable floor level is 300mm above the defined flood level.	
Market	
Park	
Sales Office	
Temporary facility for the purposes of a shop, hotel, roadside stall, service station or service industry.	
Temporary Use	
Utility installation	
Self assessable development	
Assessment Criteria	
Advertising device	Gatton Planning Scheme Advertising code
Community use	Gatton Planning Scheme:
Community care centre	(i) Earthworks code except A1.2;
Place of Worship	(ii) Landscaping code;
	(iii) Lighting code;
	(iv) Services and Infrastructure code, except A2.2(a);
	(v) Vehicle access, parking and on-site movement code.
	AO2.1 and AO2.2 of the Local centre zone code
Food and drink outlet	Gatton Planning Scheme:
Health care services	(i) Commercial premises and shop code, except
Hotel	A1.1, A2.5, A3.1(a);
Office	(ii) Earthworks code except A1.2;
Service industry	(iii) Landscaping code;
Shop	(iv) Lighting code;
Shopping centre	(v) Services and Infrastructure code except A2.2(a);
Theatre	(vi) Vehicle access, parking and on-site movement code.
	AO2.1 and AO2.2 of the Local centre zone code.
Service station	Gatton Planning Scheme probable solutions:
	(i) Earthworks code except A1.2;
	(ii) Service station and car wash code, except A1.1 and
	A2.5;
	(iii) Landscaping code;
	(iv) Lighting code;
	(v) Services and Infrastructure code except A2.2(a);
	(vi) Vehicle access, parking and on-site movement code.
	AO2.1 and AO2.2 of the Local centre zone code.
Compliance assessable development	
Assessment Criteria	
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions:
	(i) Earthworks code except A1.2;
	(ii) Landscaping code;
	(iii) Services and Infrastructure code except A2.2(a);
	(iv) Vehicle access, parking and on-site movement code.

Development	Assessment criteria
Compliance assessable development	Assessment Criteria
Operational works for Reconfiguring a Lot	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code.
Reconfiguring a Lot	Gatton Planning Scheme probable solutions: (i) Section (A) and (C) of the Reconfiguring a lot code, except A1.5, A2.1, A2.2, A19.4(a), A34.1, A36.1 and A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code. AO3.1 and AO3.2 of the Local centre zone code.
Impact assessable development	Assessment criteria
Any other development not listed in this table	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

Local centre zone code

Performance outcomes	Acceptable Outcomes
PO1 Residential development is not preferred and is only provided where there is an acceptable level of flood immunity.	A01 The habitable floor level of residential development is 300mm above the defined flood level.
PO2 The height and setback of buildings and structures are similar to the height and setback of existing buildings and structures in the area	A02.1 Buildings and structures have a maximum height of 11m. A02.2 Buildings and structures are set back: (a) 0m from the street; (b) 0m from the rear boundary if next to a non residential use and 6m if next to a residential use; and (c) 0m from the side boundary if next to a non residential use and 3m if next to a residential use.
PO3 The size of proposed new lots reflect the intent of the precinct and are sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations	A03.1 Minimum lot size is 400m ² . A03.2 Minimum frontage is 10m.

Residential living zone

The purpose of the residential living zone is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.

The residential living zone is represented by two precincts of varying lot sizes.

Residential living 1 precinct

The Residential living 1 precinct provides typical town sized lots, generally with a minimum lot size of 1000m² in area and accommodates mainly dwelling houses, some of which have been relocated from other areas of the town.

While this precinct includes newer parts of Grantham, it is well integrated with the original parts of the town and is located close to the shops and facilities of the local centre, the employment opportunities of the low impact industrial area, the community centre, the school and the Victor Street park.

Lots in this precinct are intended to be sewered and connected to the town water supply, and no further reconfiguring of lots beyond that established in the initial development of the area is intended.



Residential living 2 precinct

This Residential living 2 precinct provides for larger lots, generally with a minimum lot size of 2,000m² in area, and accommodates mainly dwelling houses, some of which have been relocated from other areas of the town.

It sits between the Residential living 1 precinct and the Rural residential zone and provides a transition between those precincts. The Victor Street park and the school are nearby.

Lots in this precinct may not be sewered but are connected to the town water supply, and no further reconfiguring of lots beyond that established in the initial development of the area is intended.

Levels of assessment

The following table identifies the levels of assessment for development in the Residential Living zone:

Development	Assessment criteria
Exempt development	
Community residence	
Dwelling house	
Operational works for reconfiguring a lot if complying with the probable solutions of the following codes of the Gatton Planning Scheme :	
(i) Earthworks code except A1.2;	
(ii) Services and Infrastructure code except A2.2(a); and	
(iii) Vehicle access, parking and on-site movement code.	
Park	
Reconfiguring a lot in the residential living 1 precinct, if:	
(i) lots have a minimum lot size of 1,000m ² ;	
(ii) are owned by Council; and	
(iii) in accordance with the lot layout master plan to be determined by Council.	
Reconfiguring a lot in the residential living 2 precinct, if:	
(i) lots have a minimum lot size of 2,000m ² ; and	
(ii) are owned by Council; and	
(iii) in accordance with the lot layout master plan to be determined by Council.	
Sales office	
Temporary use	
Utility installation	
Self assessable development	Assessment Criteria
Home based business	Gatton Planning Scheme: (i) Home based business code ; or (ii) If for bed and breakfast accommodation, the Bed and breakfast accommodation code; and (iii) Services and Infrastructure code except A2.2(a).

Development	Assessment criteria
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code.
Code assessable development	Assessment Criteria
Dual Occupancy	Gatton Planning Scheme: (i) Accommodation unit and dual occupancy code ; (ii) Landscaping code (iii) Lighting code (iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code AO1.1 and AO1.2 of the Residential living zone code.
Reconfiguring a Lot (if not exempt) <i>ie Lots not complying with exempt criteria are compliance assessable</i>	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a lot code, except A1.5, A2.1 , A2.2, A19.4(a), A34.1, A36.1 and A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code. AO2.1 and AO2.2 of the Residential living zone code.
Operational works for reconfiguring a lot (if not exempt)	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code.
Impact assessable development	Assessment criteria
Any other development not listed in this table	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

Residential living zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures reinforces the low intensity, semi-rural character of the zone and are similar to the height and setback of existing buildings and structures.	AO1.1 Buildings and structures have a maximum height of 8.5m above natural ground level. AO1.2 Buildings and structures are setback: (i) 6m from the street frontage and from the rear boundary; (ii) 3m from the side boundary.
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 (i) In the residential living 1 precinct minimum lot size is 1,000m ² ; (ii) In the residential living 2 precinct minimum lot size is 2,000m ² ; AO2.2 (i) In the residential living 1 precinct minimum frontage is 20 m; (ii) In the residential living 2 precinct minimum frontage is 30 m.

Rural residential zone

The purpose of the rural residential zone is to provide for residential development on unsewered large rural residential lots where the intensity of residential development is generally dispersed.

Rural residential 1 precinct

This precinct contains larger lots generally with a minimum lot size of 4,000m² in area and includes lots which act as a transitional zone between the Community purposes zone (showgrounds precinct) and the smaller residential living lots. It provides for a semi-rural lifestyle, still close to the town's facilities.

Where these lots are close to the showgrounds precinct, houses, structures and recreation areas should be located far enough away so that residents maintain their rural amenity.

Because of the larger lot sizes, this precinct also provides for some low intensity rural use, such as horse keeping. For the lots close to the showgrounds precinct, these uses may have a direct relationship with those facilities.

Lots in this precinct are connected to the town water supply but are not sewered, and no further reconfiguring of lots beyond that established in the initial development of the area is intended.



Rural residential 2 precinct

This precinct contains larger lots generally with a minimum lot size of 10,000m² in area and acts as an interface between the farming areas in either the Rural agriculture precinct of this development scheme or the Rural agriculture zone in the Gatton Planning Scheme to the west of the town and the residential precincts to the east. This precinct provides for a semi-rural lifestyle, with residents enjoying the benefits of a rural environment as well as the benefits of being close to the towns facilities.

Buildings on lots which adjoin farming lands or which are immediately south of the showgrounds precinct are to be located far enough away from these uses to ensure that the lifestyle of residents is not affected.

Because of the larger lot sizes, this precinct provides for some low intensity rural uses, such as horse keeping. For the lots close to the showgrounds precinct, these uses may have a direct relationship with those facilities.

Lots in this precinct unlikely to be seweraged or connected to the town water supply or sewer, and no further reconfiguring of lots beyond that established in the initial development of the area is intended.

Levels of assessment

The following table identifies the levels of assessment for development in the Rural residential zone:

Development	Assessment criteria
Exempt development	
	Community residence (within any applicable building location envelope)
	Dwelling house (within any applicable building location envelope)
	Operational works for reconfiguring a lot if complying with the probable solutions of the following codes of the Gatton Planning Scheme:
(i)	Earthworks code except A1.2;
(ii)	Services and Infrastructure code except A2.2(a); and
(iii)	Vehicle access, parking and on-site movement code.
	Park
	Reconfiguring a lot in the rural residential 1 precinct, if:
(i)	lots have a minimum lot size of 4,000m ² ; and
(ii)	are owned by Council; and
(iii)	in accordance with the lot layout master plan to be determined by Council; and
(iv)	where lots are within 30 metres of the boundary of the showgrounds precinct, they contain a building location envelope which positions buildings to be at least 30 metres from that boundary.
	Reconfiguring a lot in the rural residential 2 precinct, if:
(i)	lots have a minimum lot size of 10,000m ² ; and
(ii)	are owned by Council; and
(iii)	in accordance with the lot layout master plan to be determined by Council; and
(iv)	where lots are within 30 metres of the boundary of the Rural Agriculture or Showgrounds precincts, they contain a building location envelope which positions buildings to be at least 30 metres from that boundary.
	Sales office
	Temporary use
	Utility installation

Self assessable development	Assessment Criteria
Home based business	Gatton Planning Scheme: (i) Home based business code ; OR (ii) If for bed and breakfast accommodation, the Bed and breakfast accommodation code; AND (iii) Services and Infrastructure code except A2.2(a).
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code.
Compliance assessable development	Assessment criteria
Caretaker's accommodation	Gatton Planning Scheme: (i) Caretaker's residential code; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code. AO1.1 , AO2.1 and AO2.2 of the rural residential precinct code
Dwelling house (if not exempt)	Gatton Planning Scheme: (i) Dwelling house code; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code. AO1.1 , AO2.1 and AO2.2 of the rural residential precinct code.
Code assessable development	Assessment criteria
Dual occupancy	Gatton Planning Scheme: (i) Accommodation unit and dual occupancy code; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a), (v) Vehicle access, parking and on-site movement code. AO1.1, AO1.2, AO3.1 and AO3.2 of the rural residential zone code.
Reconfiguring a Lot (if not exempt)	Gatton Planning Scheme: (i) Section (A) of the Reconfiguring a lot code, except A2.1 , A2.2, A19.4(a), A34.1, A36.1 and A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code. AO1.1 , AO2.1 and AO2.2 of the rural residential precinct code.
Wholesale nursery	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code. AO1.1, AO1.2, AO3.1 and AO3.2 of the rural residential zone code.
Operational works for reconfiguring a lot (if not exempt)	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code.
Impact assessable development	Assessment criteria
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

Rural residential zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures minimises impacts on the low intensity, rural residential character of the precinct.	<p>AO1.1 Buildings and structures have a maximum height of 8.5m from natural ground level.</p> <p>AO1.2 Unless otherwise required under AO3.1 or AO3.2, buildings and structures are setback:</p> <ul style="list-style-type: none"> (i) 6m from the street frontage; (ii) 6m from the rear boundary; (iii) 3m from the side boundaries
PO2 The size of proposed new lots reflect the intent of the particular precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations	<p>AO2.1</p> <ul style="list-style-type: none"> (i) In the rural residential 1 precinct minimum lot size is 4,000m² and the maximum lot size is 10,000m²; (ii) In the rural residential 2 precinct minimum lot size is 10,000 m². <p>AO2.2 Minimum frontage is 50m.</p>
PO3 Buildings and structures are located so as to minimise conflicts and potential impacts on amenity with the nearby showgrounds and rural land.	<p>AO3.1 Buildings are setback a minimum of 30metres from the boundary of the Showgrounds precinct in the Community purposes zone.</p> <p>AO3.2 Buildings, structures and outdoor recreation areas are located within a building location envelope located a minimum of 30metres from any boundary with the rural zone.</p>

Community purposes zone

The purpose of the community purposes zone is to provide for community related activities and facilities whether under public or private ownership.

These may include provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

Community precinct

This precinct provides for a range of community uses, including the Grantham State School, the Butter Factory community centre and utility installations.

These are important areas providing for uses central to the community of Grantham and surrounding areas, and are protected to ensure they can be used appropriately for their intended community purpose.



Showgrounds precinct

The showgrounds precinct is intended to house a significant showground site for the Lockyer Valley. The precinct will cater for a broad range of events, including large agricultural and industry shows that require significant area of land.

Functions within the Showgrounds precinct can include:

- Show Arenas
- Spectator Seating
- Large Covered and Enclosed Pavilions
- Toilet Facilities
- Catering and Food
- Short Term Accommodation
- Stables



Parkside Precinct

The parkside precinct is intended to provide for uses which are complimentary to the recreation and open space zone and residential living zone and may include education facilities, child care, retirement village facilities or similar.

Levels of assessment

The following table identifies the levels of assessment for development in the Community Purposes Zone:

Development	Assessment criteria
Exempt development	
Development if:	
(a) Consistent with the intent of the precinct and listed as exempt development in a master plan prepared for the precinct, or part of the precinct, by the Council or the Government;	
(b) in accordance with any requirements of the Department of Transport and Main Roads and Department of Environment and Resource Management.	
Caretaker's accommodation if the habitable floor level is 300mm above the defined flood level	
Club if in the Community precinct	
Market	
Park	
Temporary Use	
Utility installation	
Compliance assessable development	Assessment Criteria
Advertising device	Gatton Planning Scheme Advertising code
If in the Community or Parkside precinct: Community use Educational establishment	Gatton Planning Scheme: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code, except A2.2(a); (vi) Vehicle access, parking and on-site movement code. AO1.1 and AO1.2 of part A of the Community purposes zone code
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a), A2.2(c)(iii) and (iv) and A4.2; (iv) Vehicle access, parking and on-site movement code.
If in the Community or Parkside precinct: Operational works for reconfiguring a lot	Gatton Planning Scheme probable solutions: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code.
If in the Community or Parkside precinct: Reconfiguring a Lot	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a lot code, except A2.1, A2.2, A19.4(a), A194(b)(iii)III and III, A27.1, A34.1, A36.1, A36.2; (ii) Earthworks code; (iii) Services and Infrastructure code except A2.2(a), A2.2(c)(iii) and (iv) and A4.2?;; (iv) Vehicle access, parking and on-site movement code AO2 of part A of the Community purposes zone code.

Development	Assessment criteria
Code assessable development	Assessment criteria
If in the Community or Parkside precinct: Indoor sports and recreation	Gatton Planning Scheme: (i) Earthworks code; (ii) Landscaping code; (iii) Lighting code; (iv) Services and infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code.
Impact assessable development	Assessment criteria
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

Community purposes zone code

Performance outcomes	Acceptable Outcomes
PART A Community and Parkside Precinct	
PO1 The height and setbacks of buildings and structures are similar to the height and setbacks of existing buildings and structures in the precinct.	AO1.1 New buildings and structures have a maximum height of 11m above natural ground level. AO1.2 Buildings and structures are setback (a) 10m from the street frontage if located opposite a residential living zone or recreation and open space zone; (b) 6m from the street frontage in any other location; (c) 10m from any side or rear boundary with a residential living zone or the recreation and open space zone; (d) 2m from the side and rear boundaries in any other location.
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 Minimum lot size is 1Ha.
PART B Showgrounds Precinct	
PO1 Development does not compromise the future development of the Showground precinct	AO1.1 Development in the showground precinct is in accordance with a Council approved master plan for the precinct. AO1.2 The Council approved master plan for the precinct is to be consistent with the requirements of the Department of Transport and Main Roads and the Department of Environment and Resource Management.
PO2 Noise and light generated by the showground activities do not impact negatively on residential development.	No acceptable outcome is nominated.
PO3 Buildings and structures have a height and setback in accordance with an approved master plan for the precinct.	No acceptable outcome is nominated.

Low impact industry zone

The purpose of the low impact industry zone is to provide for service and low impact industry uses which support a greater level of self containment of jobs for local residents.

It may include non-industrial and business uses that support the industrial and rural/agricultural activities of Grantham.

Activities considered appropriate in this zone are defined as low impact industry or service industry.

This zone provides employment opportunities for the Grantham community, taking advantage of its proximity to the facilities offered by the Local centre.

Industry in this area is to be low impact, such as a vehicle workshop and a small engine repair workshop, and is not to affect the successful operation and enjoyment of surrounding uses.



Levels of assessment

The following table identifies the levels of assessment for development in the low impact industry zone:

Development	Assessment criteria
Exempt development	
Car park	
Market	
Park	
Sales office	
Temporary Use	
Utility installation	
Veterinary services	
Self assessable development	
Assessment Criteria	
Advertising device	Gatton Planning Scheme Advertising code
Low impact industry	Gatton Planning Scheme:
Research and technology facility	(i) Industrial development code except A1.1 , A2.5 A10.1 ,A11.1,A12.1 (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code; AO1.1 and AO1.2 of the Low impact industry zone code
Code assessable development	
Assessment criteria	
Service Station	Gatton Planning Scheme: (i) Service station and car wash code except A1.1; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code. AO1.1 and AO1.2 of the Low impact industry zone code
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a) (iv) Vehicle access, parking and on-site movement code.
Service industry	Gatton Planning Scheme:
Showroom	(i) Commercial premises and shops code; (ii) Landscaping code; (iii) Lighting Code;
Warehouse	(iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-Site movement code; AO1.1 and AO1.2 of Low impact industry zone code

Development	Assessment criteria
Compliance assessable development	Assessment criteria
Operational works for reconfiguring a lot	Gatton Planning Scheme probable solutions: (i) Earthworks code except A1.2; (ii) Services and infrastructure code; and (iii) Vehicle access, parking and on-site movement code
Reconfiguring a Lot	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a lot code, except A2.1 , A2.2, A19.4(a), A34.1, A36.1, A36.2; (ii) Earthworks code except A1.2; (iii) Services and infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code AO2.1 and AO2.2 of the Low impact industry zone code
Impact assessable development	Assessment criteria
Any other development not listed in this table	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

Low impact industry zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures are similar to the height and setbacks of existing buildings and structures in the area.	AO1.1 Buildings and structures have a maximum height of 11.0m above ground level.
	AO1.2 Buildings and structures are setback: (i) 6m from the street frontage; (ii) 0m from the side boundary with non residential uses and 3m from the boundary with residential use.
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 Minimum lot size is 1,000m ² .
	AO2.2 Minimum frontage is 20m.

Recreation and open space zone

The purpose of the Recreation and Open Space zone is to provide for a range of sporting, recreation, leisure, cultural and educational activities.

The zone provides for local, district and regional scale parks which serve the recreation needs of residents and visitors and may include areas for conservation.

Areas within the zone such as parks, playing fields and playgrounds, are generally accessible to the public; however, access may be limited in certain areas and at certain times.

Where required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums and tennis courts, and other infrastructure to support the activities, provide safe access and support essential management.

This zone provides for a range of parks and open space areas, used for a variety of recreation and sporting activities, which support the residents of Grantham and surrounding areas. Some of these activities are organised and formal, like sporting clubs, but others are informal, such as playgrounds, and picnic areas. These areas also provide other facilities that meet community needs, such as shelters, picnic tables and clubhouses.

The zone also includes some areas which contain vegetation and other environmental values that are to be protected.

A large park established on Victor Street acts as a new focal space for the Grantham community. The park caters for a range of recreational needs, such as a cricket club, AFL club, skate park, picnic, BBQ facilities, walking and cycling tracks.



Harris Street Precinct

This area will be aggregated from those residents wishing to relocate and participate in the Council land swap program. The land is intended to form a creekside park adjacent to Sandy Creek. For those residents wishing to remain, any dwellings rebuilt in this area will require habitable floor levels to be at least 300mm above the defined flood event.

Levels of assessment

The following table identifies the levels of assessment for development in the Recreation and open space precinct:

Development	Assessment criteria
Exempt development	
Car park	
Caretaker's accommodation if the habitable floor level is 300mm above the defined flood level.	
Community use if complying with AO1.1 and AO1.2 of the Recreation and open space zone code	
Dwelling House if located in the Harris Street precinct and if habitable floor level is 300mm above the defined flood event	
Market	
Outdoor sport and recreation	
Park	
Temporary Use	
Utility installation	
Self assessable development	
Advertising device	Gatton Planning Scheme Advertising code
Food and drink outlet	Gatton Planning Scheme: (i) Commercial premises and shops code except A1.1; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code. AO1.1 and AO1.2 of the Recreation and open space zone code
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code.
Compliance assessable development	
Operational works for reconfiguring a lot	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Services and infrastructure code; and (iii) Vehicle access, parking and on-site movement code
Reconfiguring a Lot	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a lot code, except A2.1, A2.2, A19.4(a), A34.1, A36.1, A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code AO2.1 of the Recreation and open space zone code.

Development	Assessment criteria
Code assessable development	Assessment criteria
Caretaker's accommodation (if not exempt)	Gatton Planning Scheme: (i) Caretaker's residential code; (ii) Services and Infrastructure code except A2.2(a), (iii) Vehicle access, parking and on-site movement code. AO1.1 and AO1.2 of the Recreation and open space zone code.
Community use (if not exempt)	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code. AO1.1 and AO1.2 of the Recreation and open space zone code.
Dwelling House (if not exempt)	Gatton Planning Scheme: (i) Dwelling house code OR Small lot house code if on a lot less than 600m ² in area; (ii) Services and Infrastructure code except A2.2(a); (iii) Vehicle access, parking and on-site movement code. AO1.1 , AO1.2 and AO2.2 of the Recreation and open space zone code.
Indoor sport and recreation Major sport, recreation and entertainment facility	Gatton Planning Scheme: (i) Landscaping code; (ii) Lighting code; (iii) Earthworks code (iv) Services and Infrastructure code except A2.2(a), (v) Vehicle access, parking and on-site movement code; AO1.1 and AO1.2 of the Recreation and open space zone code.
Impact assessable development	Assessment criteria
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

Recreation and open space zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures are similar to the height and setbacks of existing buildings and structures in the area..	AO1.1 Buildings and structures have a maximum height of 8.5m above natural ground level. AO1.2 Buildings and structures are setback: (i) 6m from all street frontages.
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 Minimum lot size is 4,000m ² .

Limited development (constrained land) zone

The purpose of the limited development (constrained land) zone is to identify land known to be significantly affected by one or more development constraints (such as flooding).

Such constraints pose severe restrictions on the ability of the land to be developed for residential purposes.

This zone will contain some houses where there are existing development entitlements, but primarily provides a range of low key rural activities which are agricultural in nature and which are compatible with the remaining residential uses.

It caters for uses such as flower farms, plant nurseries, turf farming, garden supplies, equine uses and other activities that are related to rural activities.

No new subdivision of lots is intended in this zone and amalgamation of lots is encouraged so they can be aggregated for the intended agricultural industry uses.

Whilst not preferred, those lots which are intended to remain for residential purposes should have dwelling houses built a minimum 300mm above the defined flood event.

Any land owners in the limited development (constrained land) zone not electing to participate in Council's land swap program will be required to offer Council the opportunity to purchase or swap the land prior to any future property transfer.



Levels of assessment

The following table identifies the levels of assessment for development in the Limited Development (constrained land) zone:

Development	Assessment criteria
Exempt development	
Animal husbandry	
Cropping	
Dwelling house if a dwelling house existed on the subject land immediately prior to 10 January 2011 and if the habitable floor level is 300mm above the defined flood level	
Intensive horticulture	
Market	
Park	
Permanent plantations	
Roadside stalls	
Utility installation	
Self assessable development	
Assessment Criteria	
Advertising device	Gatton Planning Scheme Advertising code
Agricultural supplies store	Gatton Planning Scheme: (i) Rural service industry code, except A4.1 and A4.2; (ii) Lighting code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle Access, Parking and On-Site, Movement code
Bulk landscape supplies	
Garden Centre	
Wholesale nursery	
	PO1 and PO2 of the Limited development (constrained land) zone code.
Compliance assessable development	
Assessment Criteria	
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code.
Code assessable development	
Assessment criteria	
Rural industry	Gatton Planning Scheme: (i) Rural service industry code except A4.1 and A4.2 ; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site, movement code. AO2.1, AO2.2, AO3.1 and AO3.2 of the Limited development (constrained land) zone code.
Impact Assessable development	
Assessment Criteria	
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

Limited development (constrained land) zone code

Performance outcomes	Acceptable Outcomes
PO1 Residential development is not preferred and in the limited circumstances where it is constructed it is constructed to provide an acceptable level of flood immunity.	AO1.1 Habitable floor level of residential development is 300mm above the defined flood level.
PO2 The height and setback of buildings and structures are similar to the height and setback of existing buildings and structures in the area.	AO2.1 Buildings and structures have a maximum height of 11.0m above natural ground level. AO2.2 Buildings are setback: (i) 6m from the street frontage (ii) 10m from the side or rear boundary with a residential use; (iii) 6m from the side or rear boundary with a non residential use.
PO3 Non residential uses provide a 10m setback from any common boundary with a residential use so as to minimise impacts from noise or light on the residential use.	AO3.1 Buildings are setback a minimum of 10m from any boundary with a residential use. AO3.2 A 1.8m high fence is erected along the boundary with a residential use

Rural zone

The purpose of the rural zone is to provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities.

The rural zone will also provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes and primary production.

Rural agriculture precinct

This precinct is to achieve the same outcomes as the Rural Agriculture zone in the Gatton Planning Scheme. These areas will remain in large lots suitable for farming purposes.

The assessment categories and relevant assessment criteria for the Rural Agriculture zone in the Gatton Planning Scheme apply in the precinct.

Rural general precinct

This precinct is to achieve the same outcomes as the Rural General zone in the Gatton Planning Scheme. These areas will remain in large lots suitable for farming purposes.

The assessment categories and relevant assessment criteria for the Rural General zone in the Gatton Planning Scheme apply in the precinct.



Using this Land use plan

This Land Use Plan will continue to apply until the new planning scheme for the Lockyer Valley Regional Council area is adopted in to force. This land use plan has been written using the Queensland Planning Provisions developed by the Department of Local Government and Planning to facilitate the inclusion of this development scheme into Council's new *Sustainable Planning Act 2009* planning scheme.

Decision rules for levels of assessment

The Tables of assessment in this Land Use Plan provide levels of assessment based on the provisions of the *Sustainable Planning Act 2009*. To determine the level of assessment for a development:

1. Identify the type of development proposed by referring to the relevant definitions.
2. Identify the Land Use Plan precinct the site is located in by referring to Map 4 - Precinct Plan.
3. Determine the level of assessment by referring to the table of assessment in the relevant zone/ precinct of the Land Use Plan.

The following applies to each of these levels of assessment:

Exempt

If development is exempt in this development scheme through reference to a plan or map contained in the development scheme, the Reconstruction Minister has discretion to decide if a proposal is consistent with that plan or map if there are minor variations involved.

Some exempt development in this Land Use Plan is subject to certain criteria for exemption. If development does not comply with the identified criteria, the development becomes code assessable unless an alternative level of assessment is specifically identified in the assessment table. Where such development is code assessable, the applicable codes will be the relevant precinct code and any other code that may be listed in the criteria for exemption for that form of development.

Self assessment

Self assessable development complies with the Land Use Plan if it complies with the probable solutions of the identified codes of the Gatton Planning Scheme or the relevant acceptable outcomes of the applicable precinct code. If development does not comply with these probable solutions or acceptable outcomes, the development is code assessable. Where such development is code assessable, the applicable codes will be the relevant precinct code and any other code that may be listed in the criteria for exemption for that form of development.

Compliance assessment

Compliance assessable development complies with the Land Use Plan if it complies with the probable solutions of the identified codes of the Gatton Planning Scheme or the relevant acceptable outcomes of the applicable precinct code. If development does not comply with these probable solutions or acceptable outcomes, the development is code assessable. Where such development is code assessable, the applicable codes will be the relevant precinct code and any other code that may be listed in the criteria for exemption for that form of development.

Code assessment

Code assessable development complies with the Land Use Plan if it complies with:

- the intent or purpose of the precinct in which it is located;
- the specific outcomes of the identified codes of the Gatton Planning Scheme; and
- the relevant acceptable outcomes of the applicable precinct code.

If a development meets all the probable solutions or performance outcomes of the identified codes, then the development complies with the intent or purpose of the precinct, as well as with the specific outcomes of the identified codes.

Impact assessment

Impact assessable development complies with the Land Use Plan for if it complies with:

- the intent or purpose of the precinct in which it is located;
- the specific outcomes of the relevant code of the Gatton Planning Scheme; and
- the relevant acceptable outcomes of the applicable precinct code.

If a development meets all the probable outcomes or performance outcomes of the identified codes, then the development complies with the intent or purpose of the precinct, as well as with the specific outcomes of the identified codes.

Definitions

For the purposes of this Land Use Plan, the term “temporary facility” is defined as a structure or building erected for a period of not more than 1 year from the date of the commencement of the Gatton Shire Planning Scheme Temporary Local Planning Instrument 02/11 - Grantham Business.

Otherwise, terms used in this Land Use Plan have the same meaning as set out in the Queensland Planning Provisions (v3) or the *Sustainable Planning Act 2009*. However, where:

- a use which is mentioned in a Gatton Planning Scheme code referred to in this Land Use Plan; or
- a term referred to in this Land Use Plan;

is not defined in the Queensland Planning Provisions (v3), the Gatton Planning Scheme definition applies.

If they are not defined there in , they have their plain English meaning.

Grantham State School Site

Should the Grantham State School relocate to a different site at any time during the life of this Land Use Plan, the original school site (included in the community purposes zone at the commencement of this Land Use Plan) is to be taken to be included in the residential living zone. The intent, table of assessment and code provisions of the residential living zone will thereafter apply to the original school site instead of the Community precinct provisions.

Defined Flood Level

The defined flood level for this Land Use Plan is as determined by Lockyer Valley Regional Council having regard to the flooding on 10 January 2011.

Relationship to Gatton Planning Scheme

This Land Use Plan refers to or relies upon various provisions of the Gatton Planning Scheme. To the extent there is any inconsistency between this Land Use Plan and those provisions, this Land Use Plan prevails.

For the purpose of this land use plan, any reference in an identified code of the Gatton Planning Scheme to:

- (a) a zone, means a zone or precinct of the land use plan;
- (b) the Urban Residential Zone, means the Residential Living 1 precinct of the land use plan;
- (c) the Park Residential Zone, means the Residential Living 2 precinct;
- (d) the Rural Residential Zone, means the Rural Residential 1 precinct and the Rural residential 2 precinct;
- (e) the Commercial Zone, means the Local Centre Zone of the land use plan;
- (f) the Industry Zone, means the Low Impact Industry Zone of the land use plan;
- (g) the Open Space and Recreation Zone, means the Recreation and Open Space Zone of the land use plan;
- (h) the Community Facilities Zone, means the Community purposes zone of the land use plan; and
- (i) a Rural general or Rural agriculture zone, means the Agricultural industry precinct, the Rural General precinct and the Rural zone of the land use plan.

Building work

Building work as defined in the *Sustainable Planning Act 2009* is not regulated by this Land Use Plan.

Gatton Planning Scheme

References in the development scheme to the Gatton Planning Scheme refers to the Planning Scheme for the former Gatton Shire commencing on 1 July 2007 and any subsequent amendments.

Roads, watercourses and reclaimed land

(1) If a road, watercourse or reclaimed land in the Reconstruction Area is not shown as being covered by a zone on the land use plan, the following applies—

- (a) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone—the road, watercourse or reclaimed land has the same zoning as the adjoining land;
- (b) if the road, watercourse or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, watercourse or reclaimed land has the same zoning as the adjoining land and the centreline of the road or watercourse is the boundary between the two zones;
- (c) if the road, watercourse or reclaimed land is adjoined on one side only by land in a zone—the entire road, watercourse or reclaimed land has the same zoning as the adjoining zoned land.

(2) To remove any doubt, it is declared that subsection (1) also applies to a closed road if the road is closed after the commencement of the development scheme.

Road Closures

Any proposed road closures will be carried out in accordance with section 106 of the *Reconstruction Authority Act 2011*.

Referral Agencies

Referral agency jurisdiction continues to apply for assessable development other than instances where nominated within the tables of assessment.