IMPLEMENTATION

Zones

- Applying the Residential 1 Zone:
  - To the majority of residential land in the municipality, in particular to land in urban areas recommended for standard density residential development.
  - To identified growth areas adjacent to existing Residential 1 Zone.

- Applying the Residential 2 Zone over areas nominated as being suitable for increased housing densities.

- Applying the Low Density Residential Zone to land outside of designated growth areas which is identified for low density residential purposes.

- Applying the Mixed Use Zone:
  - To land identified as being suitable for a range of complementary commercial and residential uses.
  - To identified tourist precincts that are located within urban areas suitable for a range of tourism, commercial and accommodation uses.

- Applying the Township Zone to identified growth areas adjacent to existing Township Zone.

- Applying the Industrial 1 Zone over land designated for primary manufacturing industries.

- Applying the Industrial 3 Zone over land designated for industrial uses, where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.

- Applying the Business 1 Zone over land designated for primary retailing and commercial needs.

- Applying the Business 2 Zone over precincts designated for office and associated uses.

- Applying the Business 4 Zone over land designated for bulky goods retailing and associated manufacturing industries.

- Applying the Farming Zone, Rural Activity Zone or Rural Conservation Zone to areas between townships to protect significant landscape areas from urban development.

- Applying the Rural Living Zone to land identified for rural living purposes.

- Applying the Rural Conservation Zone:
  - To rural areas with environmental values.
  - To land located within identified catchments.

- Applying the Farming Zone:
  - Where Works Approvals or planning permits have not been issued for extractive industry on land of known, or potential, stone resource.
  - To areas and precincts identified for agricultural use, in farming areas, or areas with high landscape values.
  - To small rural lots in productive agricultural areas to minimise impacts on surrounding rural land uses.

- Applying the Rural Activity Zone to identified tourist precincts that are located within, or are related to, rural land.
- Applying Public Use Zone over public hospitals, schools, health and community facilities, cemeteries and local government offices/library etc.
- Applying Public Park and Recreation Zone over all public land used for public open space and recreation areas.
- Applying the Public Conservation and Resource Zone to areas of environmental significance in growth areas and set the areas aside as reserves.
- Applying Road Zone Schedule 1 to category 1 roads.
- Applying Road Zone Schedule 2 to category 2 roads.
- Applying Special Use Zone:
  - To land where Works Approvals or planning permits have been issued for extractive industry.
  - To land where there is the potential to accommodate large-scale private recreational/tourist developments in accordance with Council’s adopted strategies.

### Overlays

- Applying the Environmental Significance Overlay or Vegetation Protection Overlay to significant environmental features in designated growth areas.
- Applying the Environmental Significance Overlay:
  - To areas identified for Aboriginal significance.
  - To areas of biological, zoological and geological significance.
  - To land subject to subsidence due to previous mining activities.
- Applying the Vegetation Protection Overlay to areas that contain significant vegetation, and existing and proposed wildlife corridors.
- Applying the Significant Landscape Overlay to areas with high scenic values and significant landscape areas.
- Applying the Heritage Overlay over areas of identified post European settlement heritage significance.
- Applying the Design and Development Overlay:
  - To implement design guidelines in adopted strategic planning work for particular towns.
  - To urban areas with high scenic values or to implement design guidelines in adopted strategic planning work.
  - To implement design guidelines for commercial areas in adopted strategic planning work.
- Applying the Development Plan Overlay:
  - To identified growth areas.
  - To new identified industrial estates.
  - To identified growth areas that identifies main vehicular and pedestrian transport connections.
- Applying the Neighbourhood Character Overlay over areas identified as having highly valued neighbourhood character.
- Applying the Erosion Management Overlay to land prone to landslip/erosion.
- Applying the Salinity Management Overlay to land subject to salinity.
- Applying the Wildfire Management Overlay to land prone to wildfire.
Applying the State Resource Overlay, in conjunction with the State government, over land identified as State significance for future sand extraction, to ensure that development will not prejudice the current or future productive use of the resource.

Applying the Public Acquisition Overlay:
- To environmentally significant land to be acquired to protect environmental values.
- To land to be acquired for road widening and future vehicular or pedestrian transport routes.

Applying Environmental Audit Overlay to various potentially contaminated sites throughout the Shire.

Applying a Development Contribution Overlay to areas where a development contribution plan requires levying contributions for the provision of works, services and facilities before development can commence.