

# TORRES SHIRE COUNCIL PLANNING SCHEME

## FACTSHEET

### A PLANNING SCHEME

Regulates **development** by identifying:

1. When a development approval is required
2. How Council assesses a development application (seeking a development approval)

### MAPPING

**Zones** The planning scheme places land in one of nine zones that describe how land is intended to be used.

|  |                                     |
|--|-------------------------------------|
| Centre Zone                                    | Low Density Residential Zone        |
| Community Facilities Zone                      | Low-Medium Density Residential Zone |
| Environmental Management and Conservation Zone | Recreation and Open Space Zone      |
| Industry Zone                                  | Rural Zone                          |
|  | Rural Residential Zone              |

**Overlays** apply to land throughout the Shire and identify matters that need to be considered.

|                                    |   |
|------------------------------------|---|
| Agricultural Land Overlay          | Flood Hazard Overlay                            |
| Airport Environs Overlay           | Heritage Overlay                                |
| Bushfire Hazard Overlay            | Potential and Actual Acid Sulfate Soils Overlay |
| Coastal Hazard Overlay             | Slope Stability Overlay                         |
| Environmental Significance Overlay |   |

### DEVELOPMENT

|            |   |
|------------|---|
| <b>MCU</b> | <b>Material Change of Use</b><br>Changing or intensifying a use   |
| <b>RAL</b> | <b>Reconfiguring a Lot</b><br>Changes to lot boundaries including subdivisions  |
| <b>BW</b>  | <b>Carrying Out Building Work</b><br>Building work including demolition   |
| <b>OPW</b> | <b>Carrying Out Operational Work</b><br>Different types of works such as excavation, tree clearing or erecting a sign |

### IS APPROVAL OF COUNCIL NEEDED?



**Accepted Development**  
No Approval Required  
(in select instances  
requirements may be imposed)



**Assessable Development**  
Application and Approval  
Required

### ASSESSMENT BENCHMARKS

**Strategic Outcomes** – high level strategic directions

**Merit Outcomes** – qualitative criteria  
(measurement of a quality which is subject to interpretation, assessment and local circumstances)

**Standard Outcomes** – quantitative criteria  
(use of numbers and true/false tests – compliance is either achieved or it isn't)

Different types of applications are assessed against different outcomes

### THEMES

**Merit Outcomes** and **Standard Outcomes** are grouped into one of 16 themes

|  |                                   |  |  |
|--|-----------------------------------|--|--|
|  | Advertising Devices               |  | Heritage                                   |
|  | Agricultural Land                 |  | Infrastructure and Services                |
|  | Airport Environs                  |  | Land Use                                   |
|  | Amenity and Privacy               |  | Landscaping                                |
|  | Built Form and Development Design |  | Natural Hazards (including climate change) |
|  | Environmental Significance        |  | Parking, Access and Transport              |
|  | Filling and Excavation            |  | Reconfiguring a Lot                        |
|  | General                           |  | Vegetation Clearing                        |