

## 30.0 Future Urban Zone

### 30.1 Zone Purpose

The purpose of the Future Urban Zone is:

- 30.1.1 To identify land intended for future urban use and development.
- 30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.
- 30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

### 30.2 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Residential	If for a single dwelling or home-based business.
Resource Development	If for agricultural use, excluding controlled environment agriculture.
Utilities	If for minor utilities.
<b>Discretionary</b>	
Utilities	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

### 30.3 Use Standards

30.3.1 There are no use standards in this zone.

### 30.4 Development Standards for Buildings and Works

30.4.1 Buildings and works

Objective:	That buildings and works do not prejudice the efficient future utilisation of land for urban development.	
	<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
	<p><b>A1</b> Buildings and works must:</p> <ul style="list-style-type: none"> <li>(a) be for an addition to an existing dwelling, a secondary residence or a home-based business;</li> <li>(b) be for a single dwelling and on a lot not more than 1000m<sup>2</sup> in size; or</li> <li>(c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes.</li> </ul>	<p><b>P1</b> Buildings and works must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) any existing access arrangements;</li> <li>(c) location of any services; and</li> <li>(d) the purpose, location and extent of any building and works.</li> </ul>

30.4.2 Building height, setback and siting

Objective:	That height, setback and siting of buildings:	
	<ul style="list-style-type: none"> <li>(a) is compatible with the future urban development of the area;</li> <li>(b) does not cause an unreasonable loss of amenity; and</li> <li>(c) minimises potential conflict with agricultural uses in an adjoining Agriculture Zone.</li> </ul>	
	<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
	<p><b>A1</b> Building height must be not more than 8.5m.</p>	<p><b>P1</b> Building height must be compatible with the future urban development of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> <li>(a) the height of the proposed building;</li> <li>(b) the topography of the site;</li> <li>(c) the height, bulk and form of existing buildings on the site and adjoining properties;</li> <li>(d) the bulk and form of proposed buildings;</li> <li>(e) sunlight to habitable rooms and private open space in adjoining buildings; and</li> <li>(f) any overshadowing of adjoining properties or</li> </ul>

<p><b>A2</b></p> <p>Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or</p> <p>(b) where the setback of an existing building is within 5m, not less than the setbacks of the existing building.</p>	<p>public places.</p> <p><b>P2</b></p> <p>Buildings must be sited to be compatible with the future urban development of the area and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(a) the height of the proposed building;</p> <p>(b) the topography of the site;</p> <p>(c) the size, shape and orientation of the site;</p> <p>(d) the setbacks of adjacent buildings;</p> <p>(e) the height, bulk and form of existing and proposed buildings;</p> <p>(f) the appearance when viewed from roads and public places;</p> <p>(g) the character of the development existing on established properties in the area; and</p> <p>(h) any overshadowing of adjoining properties or public places.</p>
<p><b>A3</b></p> <p>Buildings for a sensitive use must be separated from a Rural Zone or Agriculture Zone a distance of:</p> <p>(a) not less than 200m; or</p> <p>(b) where the setback of an existing building is within 200m, not less than the existing building.</p>	<p><b>P3</b></p> <p>Buildings for a sensitive use must be sited so as to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the separation of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the existing and potential use of adjoining properties; and</p> <p>(d) any proposed attenuation measures.</p>

### 30.5 Development Standards for Subdivision

#### 30.5.1 Lot design

Objective:	That subdivision of land not in accordance with a specific area plan does not prejudice the efficient future utilisation of land for urban development.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be:</p> <ul style="list-style-type: none"> <li>(a) required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any existing access arrangements; and</li> <li>(b) the location of any services.</li> </ul>	