



Cloncurry Shire Planning Scheme 2016



Cloncurry Shire Planning Scheme 2016

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Citation and commencement

This planning scheme may be cited as the Cloncurry Shire Planning Scheme 2016.

A notice was published in the Government Gazette No. 20 on Friday 5 February, 2016 for the planning scheme for the Shire of Cloncurry.

The commencement date for the planning scheme was Monday 15 February 2016.

Amendments to the planning scheme are included at Appendix 2.

Community statement

Cloncurry Shire is rich with a diversity of people that are committed to their town and region. Its people have a strong sense of identity and are proud of what their region offers to visitors and newcomers. This is a place that offers a prosperous future for anyone willing to give it a go.

Editor's note—the community statement is extrinsic material to the planning scheme.

Strategic vision

Cloncurry Shire has a dramatic rural landscape, characterized by natural outback beauty, its strong pioneering history and an indelible community spirit. Cloncurry sustains economic prosperity predominantly through tourism, mining, transport, cattle and agricultural industries, yet continues to diversify and expand on new economic opportunities. Its strategic location at the intersection of State-significant rail and road links and the Cloncurry Airport, underpins its long term economic role.

Cloncurry's Indigenous and multi-cultural heritage continues to define the Shire's cultural identity, as well as its pioneering history.

The residential communities of Cloncurry Shire are contained within the Cloncurry Township, and the smaller settlements of Kajabbi and Dajarra. The Cloncurry Township is a prosperous Major Rural Activity Centre that supports the history, culture and livelihood of the Shire and plays a central role in servicing North West Queensland.

Cloncurry achieves sustainable growth with development supported by appropriate infrastructure, equitable access and proximity to essential services. Such growth ensures the sustainable use and protection of the region's natural resources, including Cloncurry's agricultural, landscape, natural and heritage assets.

Editor's note—the strategic vision is extrinsic material to the planning scheme.

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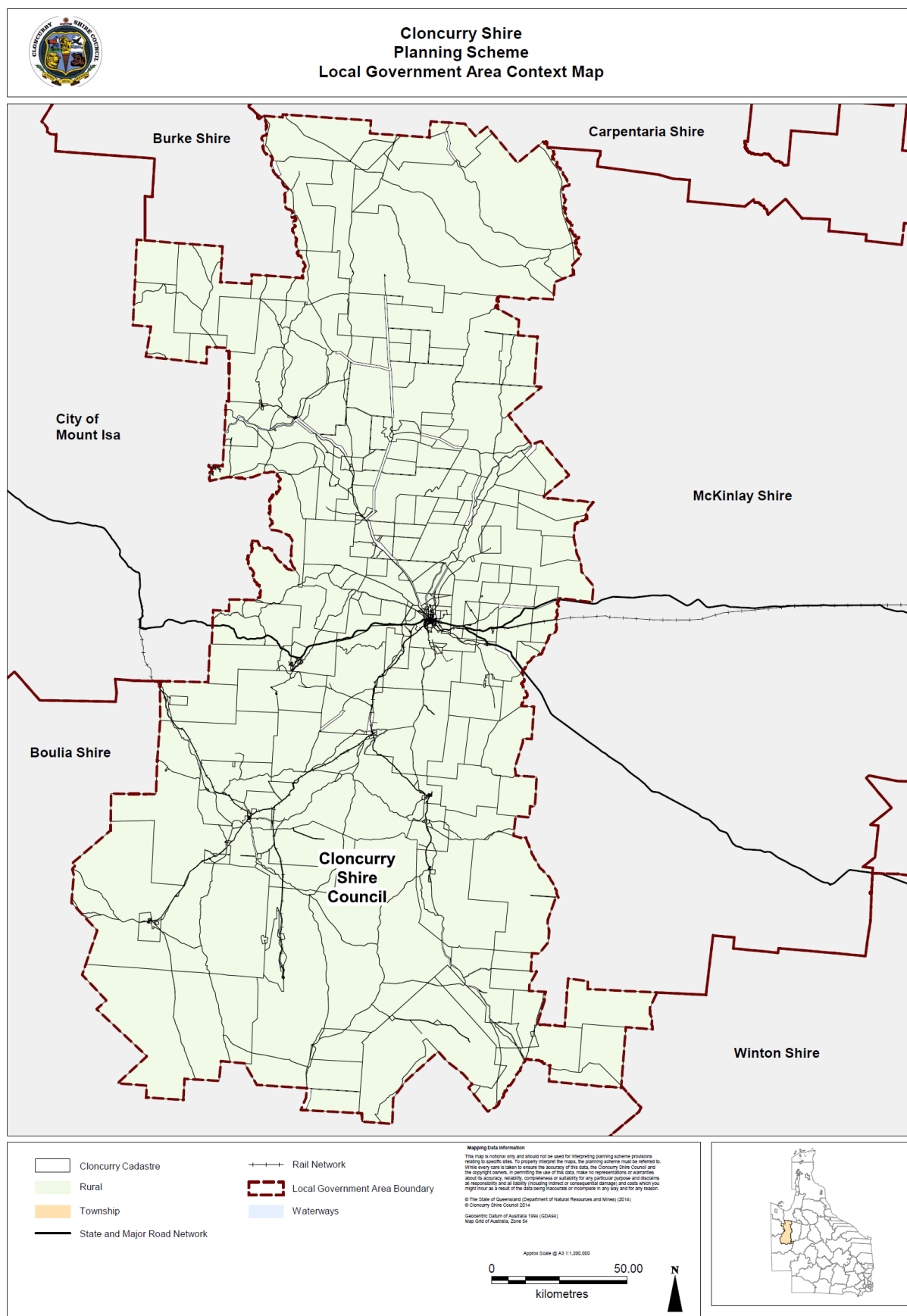
Part 1 About the planning scheme

1.1 Introduction

- (1) The Cloncurry Shire planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SPAct) as a framework for managing development in a way that advances the purpose of the SPAct.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 4 July 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Cloncurry Shire Council's intention for the future development in the planning scheme area, over the next 10-20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 10-20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Cloncurry Shire including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1 - Figure 1.1-1.

Editor's note—The planning scheme has been amended to align with Zones and Purpose statements from Schedule 2 column 1 and 2 from the Regulation and Use of RGB colour for zones stated in Schedule 2 Column 3 of the Regulation and Use and Administrative terms in schedules 3 and 4. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

Figure 1.1-1- Map 1 - Local government planning scheme area and context



1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme;
 - (b) state planning provisions;
 - (c) the strategic framework;
 - (d) the local government infrastructure plan;
 - (e) tables of assessment;
 - (f) the following zones:
 - (i) Centre zone;
 - (ii) Community facilities zone;
 - (iii) General residential zone;
 - (iv) High impact industry zone;
 - (A) Consolidated industrial precinct;
 - (v) Limited development (constrained land) zone;
 - (vi) Low impact industry zone;
 - (vii) Medium impact industry zone;
 - (A) Consolidated industrial precinct;
 - (viii) Mixed use zone;
 - (ix) Rural zone;
 - (x) Rural residential zone;
 - (A) Perkins Street rural residential precinct;
 - (B) Rural residential north west precinct;
 - (C) Rural residential lifestyle precinct;
 - (D) Rural residential river precinct;
 - (xi) Township zone;
 - (g) there are no local plans;
 - (h) the following overlays:
 - (i) Airport environs overlay;
 - (ii) Bushfire hazard overlay;
 - (iii) Flood hazard overlay;
 - (iv) Heritage overlay;
 - (v) Waterway corridor overlay;
 - (vi) Transport noise corridors overlay.
 - (i) the following development codes:
 - (i) Caretaker's accommodation;
 - (ii) Extractive industry;
 - (iii) Home based business;
 - (iv) Intensive animal industry;
 - (v) Multiple dwelling and dual occupancy;
 - (vi) Non-resident workforce accommodation;
 - (vii) Advertising devices;
 - (viii) Car parking and access;
 - (ix) Earthworks;
 - (x) Integrated water cycle management;
 - (xi) Landscaping;
 - (xii) Operational Works and services;
 - (xiii) Public utility;
 - (xiv) Reconfiguring a lot.
 - (j) there are no other plans; and
 - (k) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:

- (a) Development Application Requirements;
- (b) Identified Cultural and Heritage Features or Natural Features or Resources; and
- (c) Operational Works and Services.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the Planning Act 2016 (the Act);
 - (b) the *Planning Regulation 2017* (the Regulation) other than the regulated requirements;
 - (c) the definitions in Schedule 1 of the planning scheme;
 - (d) the *Acts Interpretation Act 1954*;
 - (e) the ordinary meaning where that term is not defined in any of the above (a)-(d).
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—The regulated requirements do apply to this planning scheme to the extent set out in section 2.4.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title "note" and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title "editor's note" and "footnote" and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote¹—See example at bottom of page.¹

1.3.3 Punctuation

- (1) A word followed by “;” or “; and” is considered to be “and”
- (2) A word followed by “; or” means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
 - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land

¹ Footnote- this is an example of a footnote

- (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

- (1) The categories of development under the Act are:
- (a) accepted development

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development
- i. code assessment
- ii. impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5 Section 5.4 to 5.10.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
- (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
- (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
- (c) overlays prevail over all other components (other than mentioned in (a) and (b) to the extent of the inconsistency
- (d) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is Accepted development subject to requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—the *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate

- other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the categories of assessment and any referrals applying to the building work.

(4) The building assessment provisions are contained in the following parts of this planning scheme:

Building Assessment Provision	Planning Scheme Section
Alternative boundary clearance	6.2.10.3-1 PO10 and AO10.1 (Rural residential zone)
Alternative site cover	Not in use
Alternative building height	Not in use

Editor's note— A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note— In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Temporary Use

For the purpose of definition of "Temporary use" in Schedule 1 – Table SC1.4-1, Temporary uses are impermanent if carried out in duration as specified in Table 1.7-1 below.

Temporary uses are also Accepted development if the development complies with the provisions listed in Table 1.7-1 below. However, where a Temporary use does not meet the provisions listed in Table 1.7-1 (including duration), the use will constitute a Material change of use and would be subject to the requirements of the table of assessment for the particular zone in which the site is located.

Table 1.7-1- Provisions for Temporary Uses

Provisions for Temporary Uses
1. The Temporary use: <ul style="list-style-type: none"> (a) does not occur at equal or expected intervals in any 12 month period; and (b) does not exceed a total of 28 days in a calendar year, where one single period does not exceed 7 consecutive days in duration; or (c) in the case of a circus or a show, does not exceed a total of 28 days in a calendar year, where one single period does not exceed 14 consecutive days in duration.
2. The site shall be restored back to its permanent state once the Temporary use has ceased on the site.
3. The Temporary use shall have no demand on Council infrastructure in terms of the provision of reticulated water supply and sewer supply; or stormwater management.
4. Appropriate waste collection and disposal methods shall be employed.
5. The Temporary Use maintains the health and safety of people and property, as a result of its operations.
6. The Temporary Use maintains the amenity reasonably expected for the surrounding area, and takes appropriate measures to mitigate those impacts.

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy (July 2014 version) is integrated in the planning scheme in the following ways:

Aspects of the state planning policy appropriately integrated

- *Liveable communities and housing*
 - Liveable communities
 - Housing supply and diversity
- *Economic growth*
 - Agriculture
 - Development and construction
 - Tourism
 - Mining and extractive industries
- *Environment and heritage*
 - Biodiversity
 - Water quality
- *Hazards and safety*
 - Emissions and hazardous activities
 - Natural hazards
- *Infrastructure*
 - Energy and water supply
 - State transport infrastructure
 - Strategic airports and aviation facilities

Aspects of the state planning policy not integrated

- *Environment and heritage*
 - Cultural heritage

Aspects of the state planning policy not relevant to Cloncurry Shire Council

- *Infrastructure*
 - Strategic ports
- *Environment and heritage*
 - Coastal environment

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the North West Regional Plan 2010 - 2031, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Cloncurry Shire Council:

Table 2.3-1-Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Intentionally left blank		

Editor's note – For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

2.4 Regulated requirements

The following regulated requirements prescribed in the Planning Regulation 2017 are appropriately reflected in the planning scheme.

- (1) Use of zones and Purpose statements from schedule 2 column 1 and column 2 from the Regulation

Editor's note: Bracketed inclusion (constrained land) in description of Limited development zone is maintained.

- (2) Use of RGB colour for zones stated in schedule 2 column 3 of the Regulation.
- (3) Use and administrative terms and definitions in schedules 3 and 4 of the Regulation.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

Editor's note: Additional administrative terms and definitions are included in this planning scheme and are appropriately identified in Schedule 1.2 Table SC1.2.2.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following six themes that collectively represent the policy intent of the scheme:
 - (i) natural environment;
 - (ii) natural resources;
 - (iii) strong communities;
 - (iv) urban development;
 - (v) economic development; and
 - (vi) infrastructure;
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each, or a number of, elements;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic Intent

Cloncurry Shire is located east of Mt Isa (120km), west of Julia Creek (135km) and Townsville (780km), and south of Normanton (380km), with the main Cloncurry Township being situated on the Cloncurry River. Its strategic location between Mount Isa and Townsville provides numerous social and economic opportunities for the region. Cloncurry shares an important nexus with adjoining regions, including Mount Isa City, Boulia, Carpentaria, Winton, McKinlay and Burke Shires, providing an important regional centre and services for the smaller surrounding shires.

Cloncurry Shire has a total area of 48,000km² and includes Cloncurry Township as well as the small townships of Dajarra and Kjabbi. As the heart of north-west Queensland, Cloncurry Shire is underpinned by a strong pastoral and mineral sector. Cloncurry is located in the centre of the North West Queensland Minerals Province, and holds significant mineral deposits and attracts associated mineral resource extraction activities.

A number of specialist mining centres exist within the Shire, including Ernest Henry, Cannington, Osborne, Phosphate Hill and Trekelano. These mines are regionally significant in terms of their economic activity and typically have a mineral processing plant, power generators, maintenance and loading facilities, and/or air strip, as well as administration offices. Accommodation facilities may be located nearby or adjacent to the mines.

The local mining industry generates employment in Cloncurry in associated industries including transport, manufacturing, construction, accommodation and services. Emerging industries including industries ancillary to growing mineral resource extraction, transport, logistics and renewable energy, are supported within the region.

Cloncurry Shire has a safe, healthy and prosperous community with a vibrant civic culture, a strong sense of identity and place, social equality and access to services. Cloncurry is enriched with a diversity of

people that are committed to their town and Shire, building on the culture of the traditional owners and multi-cultural heritage of the many people who have settled here.

Cloncurry Shire is a Shire where the natural environment is resilient to the impacts of climate change and is well-managed to maintain its rich biodiversity, ecological processes, water resources and scenic amenity, while balancing sustainable development of mining, transport, logistics, agriculture and pastoral activities. The long term safety and quality of life of the Shire, the potential impacts of climate change and natural hazards are managed in a way that balances awareness of risk with optimum use of land, while preventing development from materially increasing the extent or the severity of natural hazards. The impact of natural hazard events (particularly flooding) is minimised, by ensuring community infrastructure is located and designed to function effectively during and immediately after natural hazard events.

The economic, environmental, social and cultural values of the Shire's natural resources are recognised and managed to enhance regional prosperity and maintain ecological sustainability.

Cloncurry is a progressive region where diversity and quality of life are sustained through high-quality built environments and effective settlement patterns, particularly within the townships of Cloncurry, Dajarra and Kajabbi. Cloncurry has a defined urban structure and built form. A variety of housing types and residential land uses are appropriately located to enhance the liveability and character of the towns.

Cloncurry has a growing and prosperous economy, developed through value-adding to existing industries and encouraging new industries and businesses. The role of long term, well established local businesses within Cloncurry continue to make a valuable and important contribution towards the Shire's economy. The Shire's mining sector is sustainable, working in partnership with the local community, developing and investing in local skills and services. The mining sector has flow-on effects in establishing related industry and businesses and providing employment opportunities; creating demand for affordable housing within the Shire; and contributing to the social fabric of the Cloncurry Township. The impacts of economic development and growth within the Shire will limit the adverse impacts on the community and the environment. Likewise, the conservation of the natural resources and features of the Shire will be done in a sustainable manner, balancing preservation with responsible utilisation, in being a strong contributor to the mineral resources economy of the Shire.

Cloncurry Shire is the most efficient beef producing region in Australia, defining industry best practice and helping to increase standards in beef production. 'Cloncurry' branded beef is recognised globally as a benchmark in quality and the flagship of a broad-based agribusiness sector. Value-adding businesses are developed within the pastoral and agricultural industry through investment in infrastructure such as feedlots and meatworks, and diversified through the use of such facilities to process other meat products, such as kangaroo and goat.

Cloncurry provides a well-planned, coordinated, safe and efficient network of infrastructure and services, which is readily available to the majority of the Shire and underpins the social, economic and environmental prosperity of the Shire.

Cloncurry has an integrated and effective transport network improving accessibility, affordability and reliability for its many users making Cloncurry a great place to live and do business. It provides a transport hub, multi-user load out facility and depots which cater for the mining and agricultural sectors and contributes to the attractiveness for investment and the overall economy of the Shire. The Mount Isa - Townsville rail line is a key piece of infrastructure that runs through the Shire which plays vital and important freight and transport roles for mineral resources, and other goods and services for the Cloncurry region and its economy. Cloncurry Airport plays an important role in the aviation services within the North West Queensland Region and caters for the needs of residents and workers alike.

3.3 Natural Environment

3.3.1 Strategic outcomes

Cloncurry's natural environment comprises a diverse range of natural values and assets including soils, waterways, vegetation, biodiversity and other land based features that maintain ecological processes and regional landscape values.

The Shire's natural environmental attributes are recognised, especially areas that contain significant natural conservation values. Natural environmental values within the Cloncurry Shire include:

- areas identified on the National Estate register;
- areas of significant agricultural and mining value;
- the predominantly grassland climatic character in the north, and desert climatic character located in the south of the Cloncurry Shire;
- the water basins of the Diamantina, Flinders, Georgina, and Leichhardt;
- the Gulf and Lake Eyre drainage basins;
- the Gulf Plains, Mitchell Grass Downs and Northwest Highlands bio-regions;
- the nationally important wetlands of Lake Julius;
- the Bullen Bullen nature refuge; and
- the semi-arid swamps and associated flora and fauna of conservation significance.

It is vitally important that these natural environment values and assets are appropriately managed to ensure they are protected, enhanced and restored to their natural state where possible. Matters of national environmental significance (MNES) together with the requirements of the Environment protection and Biodiversity Conservation Act (EPBCA) are considered together with Matters of State environmental significance (MSES) to ensure that development avoids or mitigates impacts on and preserves the health and resilience of the environmental values, ecological integrity and prevailing ecosystem conditions within the shire.

Development, particularly mining, pastoral and agricultural activities, is appropriately managed to minimise any impacts on the natural environment and its associated character and values.

3.3.2 Element – Biodiversity

- (1) Environmental values of national, state, regional and local significance, including water, vegetation, biodiversity and ecological corridors are identified, managed and conserved in a manner that ensures long term sustainability.
- (2) Areas of environmental significance including State mapped Matters of State environmental significance (MSES) are valued, protected and conserved.

3.3.2.1 Specific outcomes

- (1) Areas of ecological significance including endangered, of concern and least concern regional ecosystems, and areas of endangered, vulnerable and rare species are retained, managed, and, where possible, enhanced.
- (2) Contiguous areas of remnant vegetation are protected and maintained throughout the region's landscape, in order to avoid fragmentation of remnant vegetation.
- (3) Sustainable catchment and land management practices are achieved through appropriate development.
- (4) The introduction of environmental weeds are prevented and new development incorporates effective mitigation measures.
- (5) Areas identified as MSES - Wildlife Habitat are not compromised, including known habitat of the following rare or threatened animals:
 - Purple-necked Rock-Wallaby
 - Greater Bilby

- Gouldian finch
 - Black throated finch
 - Yellow chat
 - Painted honeyeater
 - Purple-crowned fairy-wren
 - Night parrot
 - Major Mitchell's cockatoo
 - Australian painted snipe
 - Red goshawk
 - Herald petrel
 - Gulf snapping turtle
 - Estuarine crocodile
 - Other rare or threatened species (whether mapped as MSES - Wildlife Habitat or not)
- (6) Development does not compromise the Gulf Plains, Northwest Highlands and the Mitchell Grass Downs bioregions within the Cloncurry region.

3.3.2.2 Land use strategies

- (1) The Rural zone code includes requirements for ensuring that development does not have an impact on any significant natural environmental features of the region, where located in an area which comprises any significant species and bioregions (as listed in section 3.3.1 and 3.3.2.1).
- (2) Avoid re-zoning rural zones to urban zones in areas of biodiversity significance.
- (3) Where development is required to occur in areas of biodiversity significance, impacts are minimised and residual impacts are appropriately offset.

3.3.3 Element – Waterways and wetlands

- (1) The environmental values, quality and functions of Cloncurry's waterways, groundwater and wetlands, particularly the Cloncurry River, Lake Julius, Gulf Plains semi-arid swamps, and significant Diamantina, Flinders, Georgina, and Leichhardt water basins contribute to the environmental, economic and community values of the Cloncurry region and are protected and managed in a way to ensure long term sustainability not only for the region, but the greater bioregions, and water catchments.

3.3.3.1 Specific outcomes

- (1) Urban and rural land management practices recognise the State, local and regional environmental values of the Cloncurry region and appropriately manage runoff of sediment and nutrients into natural hydrological systems to protect environmental values and achieve the water quality objectives for Queensland waters (relevant to the applicable nominated catchment) .
- (2) Development is managed to incorporate sustainable integrated catchment and land management practices, as well as flood prevention measures.
- (3) Activities and development in non-sewered localities manage on-site waste disposal in a responsible and sustainable manner, so as not to have an impact on the region's waterways and wetlands.
- (4) Appropriate buffers including any associated treatments are provided between development and any waterway, wetland and/or semi-arid swamp area to ensure that the water quality values of those systems is protected and where practical enhanced
- (5) Development protects, and is not inconsistent with, the hydrological, and geomorphic processes, riparian functions, wildlife corridor function and water quality of the Georgina and Diamantina Basins Areas.

3.3.3.2 Land use strategies

- (1) Development requirements include demonstrating that a new land use is not having an impact on the hydrological functions and water quality of Cloncurry's waterways, groundwater and wetlands.

- (2) Development in waterways and wetlands is located, designed and managed to retain and enhance their performance in terms of drainage, amenity, recreational and biodiversity values.

3.3.4 Element – Air and noise quality

- (1) Air and acoustic quality are important factors in maintaining liveability, health, amenity and the well-being of the Cloncurry community.
- (2) Many of Cloncurry's major economic industries generate air, noise, light, vibration and odour impacts and need to be appropriately managed and located to maintain the quality of life for the Cloncurry community.
- (3) The majority of industries and land uses with the potential to generate noise impacts (including the Cloncurry Airport and other major industrial uses), are located in the north, north-east and east of the Cloncurry Township on appropriately zoned and serviced land. These areas are well planned and sited to ensure new industrial developments can avoid, mitigate and manage any potential impacts on incompatible, sensitive land uses.

3.3.4.1 Specific outcomes

- (1) Development meets legislative guidelines and acceptable standards in managing noise, odour and air quality in the shire.
- (2) Development is appropriately managed to ensure that proposed urban, rural, industrial and transport land use functions do not compromise the amenity and livelihood of the community.
- (3) Zone allocations are managed to avoid development of incompatible uses adjacent to each other.
- (4) Sensitive land uses are prevented from encroaching within close proximity to established and planned industrial development that through their normal operations have the potential to generate noise, light pollution, vibration and air quality impacts.
- (5) Development incorporates appropriate mitigation measures that seek to reduce the generation of pollutants and associated impacts.

3.3.4.2 Land use strategies

- (1) Locate odour, noise and vibration generating uses on the fringe of urban areas and in appropriately zoned areas with maximum separation distances from residential and other noise sensitive land uses.
- (2) Odour, noise and vibration generating uses, including medium and high impact industry uses, and heavy vehicle and freight roads, are co-located and clustered together where appropriate.
- (3) Appropriate minimum separation distances are provide for within the planning scheme, between land zoned for industrial development and land zoned for sensitive land uses, as follows:
 - medium impact industry – 250m;
 - high impact industry – 500m; and
 - special industry – 1,500m.

3.3.5 Element – Contaminated land

- (1) Development within Cloncurry is appropriately managed to protect both the natural environment and the Cloncurry community from any potential environmental harm from waste and contamination.
- (2) Ecologically sustainable development is encouraged in order to promote efficient resource use, waste minimisation and management.

3.3.5.1 Specific outcomes

- (1) Development meets legislative guidelines and acceptable standards in managing and addressing the potential impacts of contaminated land.
- (2) Development appropriately addresses waste management practices.
- (3) Development protects the community and environment from exposure to any potential environmental harm from contaminated land.

3.3.5.2 Land use strategies

- (1) Where it is determined that particular development may lead to environmental impacts and/or potential contamination risk, a health and risk assessment is provided to manage risk and identify and implement mitigation measures to reduce any potential health and safety impacts to an acceptable level.

3.3.6 Element – Soil management and erosion

- (1) The region's soils are valued, protected and managed appropriately to ensure long term sustainability.

3.3.6.1 Specific outcomes

- (1) All development incorporates best-practice soil and erosion management practices.
- (2) Pastoral and agricultural development does not pose risks to the quality of the surrounding soils and prevents soil salinity.
- (3) Selective grazing and overgrazing practices are reduced in areas where soil and pasture quality is vulnerable.
- (4) Rehabilitation of soils and landscapes is undertaken where appropriate, when unacceptable soil and erosion management issues have arisen as a direct result of development.

3.3.6.2 Land use strategies

- (1) Development is located, designed and managed to avoid and minimise erosion impacts.
- (2) Urban land uses are not located in areas that contain high quality soils for agricultural purposes in the Rural zone.

3.3.7 Element – Climate Change impacts and natural environment vulnerability

- (1) The potential impacts of climate change on the Shire include:
 - (a) Extreme weather events;
 - (b) Temperature extremes;
 - (c) Flooding;
 - (d) Storms and significant rain events;
 - (e) Drought;
 - (f) Wind/dust storms;
 - (g) Tornadoes and cyclones; and
 - (h) Change in likelihood and frequency of major and/or specific weather events.

These impacts should be acknowledged and considered in the planning processes for Cloncurry, by providing for climate-responsive design.

3.3.7.1 Specific outcomes

- (1) Community resilience to climate change impacts is increased by managing land uses appropriately and mitigating potential risks.
- (2) Proposed land uses in the pastoral and agricultural sector are sustainable and consider the long-term impacts of climate change (e.g. water availability).

3.3.7.2 Land use strategies

- (1) Design outcomes support renewable energy technology, water efficiency measures, water sensitive urban design principles and natural hazard risk assessment.
- (2) Water intensive development is only permitted where long term water supply has been demonstrated and can be maintained without impacting on the water supply needs of the Shire.

3.3.8 Element – Natural Hazard Management

- (1) Natural hazard management areas include land susceptible to flood, bushfire and/or landslide, based on an assessment of the risk. Such areas are protected from incompatible development.
- (2) Urban areas that are particularly susceptible to flood include areas within the Cloncurry Township, including along the Cloncurry River and in Phillips Street as shown on the Flood hazard overlay map.
- (3) Areas that have a risk of bushfire hazard are shown on the Bushfire hazard overlay map and include some areas of the Cloncurry Township. Appropriate design and mitigation solutions are implemented as part of any development, to minimise the risk of bushfire hazards to people and property.
- (4) Urban areas that are susceptible to overland flow and drainage issues within the Cloncurry Township includes land between McIlwraith Street and Hutchison Parade as well as land to the east of the railway line and south of Railway Street. Development is to respond to such drainage constraints and demonstrate that there will be no increase in the risk to people or property as a result of a proposal.

3.3.8.1 Specific outcomes

- (1) The impact of natural hazards on existing developed areas is minimised and development is designed to respond to drainage issues and/or any other identified hazards.
- (2) The location of development does not materially increase the risk to people and property of natural hazards, including bushfire, landslide and flooding.
- (3) Community resilience to flooding hazards from the Cloncurry River within the Cloncurry Township is increased as a result of development.
- (4) The potential adverse impacts of natural hazards on development within Cloncurry Shire is managed, minimised, mitigated or avoided to ensure the health and safety of residents.

3.3.8.2 Land use strategies

- (1) Urban land within the Cloncurry Township that is susceptible to the overland flow and drainage constraints is generally zoned within the Limited development (constrained land) zone in the Planning Scheme.
- (2) Development on urban land within the Cloncurry Township that is susceptible to riverine flooding is designed and located to increase resilience and immunity to flooding and other natural hazards.
- (3) Community infrastructure is located and designed to function effectively during and immediately after natural hazard events where appropriate.
- (4) Land within the Shire that is potentially susceptible to bushfire hazard is identified on the Bushfire hazard overlay map, and development is designed to mitigate these potential risks, in accordance with the provisions of the Bushfire hazard code.

3.4 Natural Resources

3.4.1 Strategic outcomes

Cloncurry is a region rich with natural resources, agricultural resources and scenic amenity values. Comprising the Selwyn Ranges, rich deposits of mineral concentrates, and large tracts of highly productive pastoral land, the management, protection and conservation of Cloncurry's natural resources is vital to the ongoing sustainability and economic prosperity of the region. Land use and development activities associated or consequential to natural resource use (such as value adding activities and non-resident workforce accommodation), are managed to minimise adverse social, economic and environmental impacts.

Economic benefits of non-renewable resources are measured and balanced against the socio-economic and environmental impacts to the region. The region's rich deposits of non-renewable resources are protected from encroachment by inappropriate development. The mineral deposits contained within the region are appropriately managed, to ensure that these natural resources can be sustainably extracted into the future.

Cloncurry's strategic location, natural resources and climate, positions the region as a leader in renewable energy resources, including solar energy. The development of skills and technology within the local community in the area of renewable energy and related technology is encouraged and embraced through related development.

3.4.2 Element – Scenic Amenity

- (1) The scenic amenity values of Cloncurry Shire are acknowledged, managed and maintained in an appropriate way, including preservation of views to the Selwyn Ranges and maintenance of its outback landscape.

3.4.2.1 Specific outcomes

- (1) Visual intrusions on the landscape such as mining, extraction or other forms of visually dominant development, are designed, located, operated and rehabilitated to mitigate negative scenic amenity impacts.
- (2) Regional landscape and scenic amenity areas are preserved, especially along the Overlander's Way, a predominant tourist route, with additional outdoor recreation activities promoted in these areas.

3.4.2.2 Land use strategies

- (1) Urban land uses integrate landscape and building forms to enhance the Shire's scenic amenity and character.
- (2) Development protects existing views to areas of high scenic value within the Shire, including the Selwyn Ranges and Overlander's Way.

3.4.3 Element – Natural resource management

- (1) Cloncurry's natural resources include its soils, water, minerals, natural landscapes and plants. The Shire is dependent on much of its natural resources for driving key economic activities in the region, including mining and extractive industries.

3.4.3.1 Specific outcomes

- (1) Natural resources of soil, water, minerals, extractive resources, natural landscapes and plants are identified and sustainably managed to minimise any potential impacts on the amenity and natural values of these resources.
- (2) Cloncurry achieves a balance between the use and conservation of environmental, natural resource and heritage values to achieve long term sustainability of industries and the community.

3.4.3.2 Land use strategies

- (1) The impacts of extractive resource and mining activities on the Shire's natural resources are minimised.
- (2) Extractive resources and associated haulage routes are protected, with extraction only occurring where clear socio-economic benefits exist and where negative impacts on communities, agricultural land and other natural environmental values can be mitigated to acceptable levels.

3.4.4 Element – Pastoral and agricultural lands

- (1) Cloncurry's pastoral and agricultural resources provide opportunities for agribusiness and to diversify employment opportunities.
- (2) Cloncurry Shire protects and retains its Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's) as a valuable economic resource.²

² Note – Agricultural Land Classification (Class A and Class B) Areas (ALC) and Important Agricultural Areas (IAA) are as shown on the State Planning Policy interactive mapping

- (3) Areas of ALC and IAA are utilised where appropriate for agricultural businesses and uses, and are not developed for urban purposes or non-agricultural development that would adversely affect the land condition or the bio-physical resources underpinning ALC and IAA values.

3.4.4.1 Specific outcomes

- (1) The Shire is the most efficient beef producing region in Australia, implementing industry best practice whilst maintaining the flagship of the broad-based agribusiness sector. Innovative, sustainable farming practices that value-add to the pastoral and agricultural sector are developed.
- (2) Rural land which facilitates pastoral and agricultural development is protected.
- (3) Development promotes the viability and retention of ALC Class A and Class B and IAA's.
- (4) Reconfiguring a lot over land identified as ALC Class A and Class B is provided only where it can be demonstrated that such development will not extinguish or be inconsistent with the land's capacity for agricultural productivity.

3.4.4.2 Land use strategies

- (1) Pastoral and agricultural land uses and related activities are primarily located on land designated for rural development.
- (2) Urban development on land that contains high quality agricultural soils is avoided.
- (3) Land containing high quality agricultural soils accommodates agricultural uses.

3.4.5 Element – Extractive and mineral resources

- (1) Cloncurry's wealth of extractive and mineral resources provides substantial economic benefits and is vital to the sustainability of the region.
- (2) Mining centres and extractive industries in the region must utilise extractive and mineral resources in a sustainable manner, ensuring that rehabilitation of sites is undertaken upon completion of the development activity.

3.4.5.1 Specific outcomes

- (1) Development ensures that extractive industry and associated activities are undertaken in an efficient and environmentally sustainable manner that minimises impacts on the amenity or the significant natural values of the region.
- (2) Existing and potential areas for extractive industry and mineral resources, as identified on the Strategic Framework Map in Schedule 2, are protected from conflicting activities that may otherwise prevent mining and/or extractive activities.
- (3) Mining activities contribute to the livelihood of the Cloncurry Shire through supporting local services and businesses.
- (4) Areas subject to resources extraction are rehabilitated to restore the environmental values of the land and offer a feasible future land use alternative(s) consistent with the site's restoration and management plan.
- (5) Opportunities to integrate non-resident workforce accommodation within the Cloncurry community are provided.
- (6) Development increases liveability within the region to attract and retain the current non-resident workforce on a more permanent basis within the Shire.
- (7) Non-resident workforce accommodation is appropriately designed and located in a way which ensures adverse impacts are avoided and/or mitigated.

3.4.5.2 Land use strategies

- (1) Non-resident workforce accommodation is supported where located in areas where essential infrastructure is easily able to service the development.
- (2) Development of non-resident workforce accommodation is facilitated in appropriate locations in proximity to established townships within the Shire and only where a net social and economic benefit is achieved to the Shire.
- (3) Non-resident workforce accommodation is generally not located in the Rural zone.

3.4.6 Element – Water resources

- (1) The protection and conservation of water resources is important to the sustainability of Cloncurry Shire, providing a valuable resource that is depended upon by residents and businesses for the community's livelihood. Access to adequate water resources is also vital to sustain the variety of industries present in the Shire, including agriculture.
- (2) Development is designed to facilitate the re-use of water wherever possible.
- (3) Cloncurry Shire contains valuable and nationally significant water basins and catchments, including significant bore water reserves; and the Diamantina, Flinders, Georgina, and Leichhardt water basins which provides essential habitat for regional and national communities (both human and environmental).

3.4.6.1 Specific outcomes

- (1) Water use and reuse is undertaken in a safe and efficient manner to ensure the sustainability of the Shire's water resources.
- (2) Access to adequate potable water resources is provided to sustain the long term demands in the Shire, including the township community and other potential high users such as industrial activities.
- (3) Pastoral and agricultural activities utilise recycled water where possible.
- (4) Surface and groundwater resources are utilised sustainably to meet the Shire's needs without compromising the ecological health and function of water cycles.
- (5) Chinaman Creek Dam and Lake Julius, which continues to be the primary source of Cloncurry Township's water supply, are protected from any adverse impacts from uses or development.

3.4.6.2 Land use strategies

- (1) Water intensive development is avoided unless adequate long term supply arrangements that do not rely on Council water supply can be achieved and secured.

3.5 Strong communities

3.5.1 Strategic outcomes

The Cloncurry community is a safe, close-knit and proud small town rural community recognised for its cultural values, history and economic opportunities.

The Cloncurry Township contains the region's key community facilities including Cloncurry State School and St Joseph's School, the Cloncurry Hospital, key retail and shopping opportunities, the showgrounds and the equestrian centre (including the racecourse), which provide important community infrastructure and opportunities for social interaction that are necessary to assist the region to prosper.

Management and protection of the region's key resources including mineral deposits and prime beef and agricultural lands is vital in ensuring the longevity and prosperity of the Cloncurry Shire community. Mining industries also present opportunities for value-adding activities within the Shire, providing local employment opportunities and options, strengthening the local skill-base, contributing to community facilities and services and creating stronger communities.

Cloncurry's diversity of facilities, services and housing, respond to the needs of the community and provide for social interaction, a sense of place and safety. Areas and places of cultural heritage significance including both indigenous and non-indigenous will be conserved, protected, and where possible, enhanced.

Cloncurry's community will continue to grow sustainably whilst retaining and managing the region's natural resources, character and lifestyle.

3.5.2 Element – Rural communities

- (1) The rural communities include the Shire's rural residents outside the Cloncurry Township, the mining centres, and the remote Community Activity Centres (CAC) of Dajarra and Kajabbi.

3.5.2.1 Specific outcomes

- (1) Existing rural development is maintained, strengthened and diversified.
- (2) Development of rural businesses value-add to the existing rural based-economy.
- (3) The rural Community Activity Centres of Dajarra and Kajabbi are maintained and enabled to grow, where appropriate opportunities arise.
- (4) The rural community of Dajarra functions as an important rural centre for Aboriginal communities in the region, providing basic community facilities including education and health and other limited services.
- (5) Existing and future mining communities in the region contribute to the economic, infrastructure and social benefits of the Cloncurry Shire.

3.5.2.2 Land use strategies

- (1) Rural land is developed for predominantly rural purposes only.
- (2) Development of land designated for rural purposes achieves the attainment of a rural character for these areas of the Shire, particularly in areas surrounding the Cloncurry Township.
- (3) Land designated for rural development which has previously been developed for incompatible land uses such as industry, is rehabilitated and reverted back to rural land uses over time.

3.5.3 Element – Social infrastructure

- (1) Appropriate planning and delivery of social infrastructure responds to the needs of Cloncurry Shire, including the implications of a predominantly non-resident workforce related to mining activities.

3.5.3.1 Specific outcomes

- (1) Appropriate social infrastructure is provided to meet the needs of the community.
- (2) Opportunities for affordable housing are provided in Cloncurry Township.
- (3) Non-resident workforce accommodation is provided in appropriate locations in Cloncurry Township, having access to appropriate services and facilities within the Shire.
- (4) Community infrastructure is sustainably managed through all economic conditions.
- (5) The prevalence of a non-resident workforce associated with the mines is reduced, to ensure direct economic, infrastructure and social benefits to the local community, through the provision of additional permanent housing and accommodation options within Cloncurry Township, and integrated into the existing social fabric of the area.
- (6) Mining activities in the region contribute towards the delivery of necessary social infrastructure.

3.5.3.2 Land use strategies

- (1) Affordable housing and Non-resident workforce accommodation is appropriately located within the urban area, as indicated on the Strategic Framework Map in Schedule 2.
- (2) Future urban growth is located within the Cloncurry Township where it builds upon existing town structure, service infrastructure, context and character, including social and cultural amenities.
- (3) Development of Non-resident workforce accommodation is of an appropriate type and scale, to ensure the efficient use of land and buildings, providing a net social and economic benefit to the Shire.

3.5.3.3 Element – Heritage

- (1) Indigenous and non-indigenous cultural heritage places and values in the Shire are respected by and protected by development.

3.5.3.4 Specific outcomes

- (1) Places of indigenous or non-indigenous heritage significance are conserved and protected in regards to the character, appearance, features, location and setting of items of cultural significance.
- (2) Development recognises the Traditional Custodians/Owners of the Mitakoodi, Kalkadoon, Yullana, Waluwarra and Pitta Pitta People within the Shire and must take all reasonable and practicable measures to ensure the activity does not harm indigenous cultural heritage.
- (3) The integrity of cultural heritage built form is protected from incompatible development.
- (4) Development is sensitive in its design response and respects the integrity of any cultural heritage.
- (5) The development process engages with the relevant stakeholders and groups when impacting on any cultural heritage place or item.
- (6) The significance of any art and cultural heritage place or item are enhanced and contribute to the tourism sector of the region, where appropriate.
- (7) Development is consistent with the requirements of the relevant legislation.
- (8) Development specifically facilitates the adaptive reuse of local heritage places and areas to retain the local cultural heritage significance.

3.5.3.5 Land use strategies

- (1) Development is designed, located and managed to avoid potential impacts on areas and sites of indigenous or non-indigenous cultural heritage significance, with the proponent exercising due diligence and reasonable precaution before undertaking an activity which may harm indigenous cultural heritage.

3.5.4 Element – Sport and recreation parks and public spaces

- (1) Areas designated for parks and public spaces are provided in locations that encourage social interaction and active lifestyles. Such spaces provide amenity and meet the recreational and health needs of the community.

3.5.4.1 Specific outcomes

- (1) Open space and sport and recreation facilities are provided to meet the needs of the community and promote the use of active open spaces.
- (2) Public spaces are safe, appropriately located and designed, to provide amenity and promote social interaction.
- (3) The Equestrian Centre and Cloncurry Showgrounds provide opportunities for tourism, through hosting of annual events such as the Show, the Stockman's Challenge, Curry Merry Muster Festival and other events.

3.5.4.2 Land use strategies

- (1) Sport and recreation areas and significant public spaces are provided in areas easily accessible to the Cloncurry community, residents and visitors, via various modes of transportation.

3.5.5 Element – Housing diversity and affordability

- (1) Housing affordability within the Shire is vital for permanent residents who are competing with the non-resident workforce for housing and accommodation.
- (2) Development provides opportunities to increase housing choice and diversity to improve affordable living options and meet the specific needs of the Cloncurry community.

3.5.5.1 Specific Outcomes

- (1) The Cloncurry community, including the main townships of Cloncurry Township, Dajarra and Kajabbi, has equitable access to affordable and suitable housing through improved housing choice, which is also serviced by appropriate infrastructure and services.
- (2) Infill development is provided where it can be demonstrated to be appropriately promoting the efficient use of existing infrastructure.

- (3) Appropriate housing and accommodation options are provided to service the non-resident workforce, which is suitably located, sustainable and has access to necessary services and infrastructure.
- (4) Supportive housing opportunities in the form of community residences, residential care facilities and retirement facilities, are provided within Cloncurry Township, where there is access to a range of necessary services and facilities required to support these forms of housing.
- (5) An increase in residential densities may be achieved in appropriate locations, where affordable housing is provided and the increase in density can be justified.
- (6) Residential development is appropriately serviced with water, sewer, energy, telecommunications and roads and any other necessary infrastructure.

3.5.5.2 Land use strategies

- (1) Residential development within Cloncurry Township, Dajarra and Kajabbi, facilitate development of a range of housing types and densities that meet the demographic and affordability needs of the community.
- (2) Non-resident workforce accommodation is appropriately located within the Cloncurry Township urban area, in areas easily accessible to essential infrastructure and services.
- (3) A pattern of development that promotes a range of different residential living choices for residents within Cloncurry Township is encouraged, including the development of:

- Community residence;
- Dual occupancy;
- Dwelling house;
- Dwelling unit;
- Hostel;
- Hotel;
- Multiple dwelling;
- Non-resident workforce accommodation;
- Relocatable home park;
- Residential care facility;
- Retirement facility;
- Rural workers accommodation;
- Short term accommodation; and
- Tourist park.

The above uses are developed only where in locations preferred for the specific development type or where no other location is suitable and available, having regard to the specific locational and servicing requirements, land area and likely off-site impacts of the use.

- (4) A number of rural residential precincts are provided that will increase the opportunity for the provision of greater housing diversity within the region through the delivery of very low density rural residential-style uses in appropriate areas.

3.5.6 Element – Safe communities

- (1) Safe communities within Cloncurry should be created through appropriate management, planning and design responses. This enables a stronger sense of community spirit and builds relationships within the community.

3.5.6.1 Specific outcomes

- (1) Planning protects community wellbeing through adequate management and design responses and resolves development of conflicting uses and on constrained land.
- (2) New community facilities and services are appropriately located ensuring equitable access.

3.5.6.2 Land use strategies

- (1) Development incorporates Crime Prevention Through Environmental Design (CPTED) principles in the design of public spaces and new urban development.

3.5.7 Element – Healthy communities

- (1) Healthy communities within the Cloncurry Shire should be created through appropriate management, planning and design responses, providing opportunities for sport and recreation, walking and cycling.

3.5.7.1 Specific outcomes

- (1) Non-motorised transport options are provided for, through encouragement of walking and cycling opportunities within Cloncurry Township.
- (2) New sport and recreation facilities are provided which promotes healthy lifestyles and participation by the community.
- (3) The Cloncurry Hospital serves the health needs of the region, expanding as necessary to cater for increased demands.

3.5.7.2 Land use strategies

- (1) Design outcomes which facilitate active transport, such as shaded areas, footpaths, high accessibility and the like, are provided for.
- (2) The Cloncurry Hospital located on Musgrave Street, is appropriately identified as major social infrastructure on the Strategic Framework Map in Schedule 2 and is protected as a key regional health service facility.

3.6 Urban Development

3.6.1 Strategic outcomes

Cloncurry contained an estimated resident population of 3,428 people as at 30 June 2011 and has a population projection of 3,844 persons in 2031. Growth within the Shire is encouraged, particularly in terms of the permanent resident population.

Cloncurry has an aerodrome, hospital, a swimming pool, a golf course, racecourse, abattoir and saleyards, a primary-secondary school, Catholic primary school, churches and residential care facility. The town's heritage is displayed at the John Flynn Place Museum and Art Gallery that commemorates the founding of the Royal Flying Doctor Service and the Mary Kathleen Memorial Park and Museum. There is also an extensive mineral display in the old post office.

Cloncurry achieves a sustainable settlement pattern which is predominantly concentrated within the Cloncurry Township that also functions as a Major Rural Activity Centre for the region, as indicated on the Strategic Framework Map in Schedule 2. Land use designations and transportation infrastructure will be considered together to support the Shire's anticipated growth, with sensitive land uses generally being located away from major transport infrastructure including: the rail line, Landsborough Highway, Flinders Highway and Barkly Highway. This will help to minimise the health, safety and amenity impacts of such major transport infrastructure on sensitive land uses.

As a Major Regional Activity Centre, Cloncurry Township supports a range of uses anchored by the town centre, including retail and commercial development; community facilities; recreation and open space; limited low impact industry; and residential development. This is where such uses can be appropriately located and where it enhances the amenity of the town. Scarr Street continues to serve as the main street for the Cloncurry Township.

Expansion of the town centre, generally bounded by Daintree Street, Henry Street, Meldrum Street and Station Street has been allocated to accommodate for the future growth of Cloncurry as indicated on the Strategic Framework Map in Schedule 2. The expansion increases development opportunities within the immediate township for urban development, on vacant land that is not constrained physically or by tenure.

Additional and/or reallocated land for residential development along Wills Street (north), Alice Street (north) and Railway Street (east), has been provided for, recognising the existing drainage and flooding constraints on some existing residential land. This additional land is sufficient to cater for any increase in residential development and is also indicated on the Strategic Framework Map in Schedule 2.

Rural residential lots are maintained to provide diversity and meet the lifestyle and amenity choice of the community. Additional and/or reallocated land for rural residential development along Powerhouse Road and Phillips Street, as indicated on the Strategic Framework Map in Schedule 2, ensures sufficient provision of land to accommodate demand for rural residential development well into the future. Location, scale and design of rural residential development must consider surrounding development, existing constraints, values of the natural environment and other natural hazards.

Industrial development, ranging from low impact to medium and high impact industries, is directed to the north eastern outskirts of the Cloncurry Township, generally to the east of Railway Street along the Heavy Vehicle Bypass. A small area of industrial development is also designated along Phillips Street, based on historic zoning and development pattern. Such uses are adequately distanced from sensitive land uses, minimising the potential impacts of industry on such uses. Mixed use development land is located along McIlwraith Street to the east of the township and is envisaged to cater for a mix of activities such as business, accommodation and low impact industrial uses.

Dajarra and Kajabbi provide services to the local and rural community and provide limited opportunities for further development. All new urban development must be supported with appropriate infrastructure and where possible, in proximity to essential services. The built form will be responsive to the climate and topographic features of the specific locality. Land with high conservation significance will be preserved and protected from development.

Mining related transport activities are managed to minimise any long-term potential impacts on the natural landscape and the urban amenity of the Cloncurry community.

3.6.2 Element – Towns and Settlements

- (1) Cloncurry Shire is comprised of a Major Rural Activity Centre being the Cloncurry Township and the two Community Activity Centres of Dajarra and Kajabbi. A number of significant mining centres are also located throughout the Shire.

3.6.2.1 Specific outcomes

- (1) Development supports the function of the Cloncurry Township as the Major Rural Activity Centre within the region, providing for the Shire's predominant employment, commercial and retail services, housing, community, educational, recreational and cultural facilities.
- (2) Development ensures that the small Community Activity Centres of Dajarra and Kajabbi continue to provide limited, but vital services, and grow as required.
- (3) Development integrates with the surrounds, provides a safe environment and enhances the urban amenity of the locality.
- (4) The general rural town character of the Cloncurry Township is maintained and opportunities to develop new urban services and facilities are increased.

3.6.2.2 Land use strategies

- (1) The Cloncurry Township centre functions are accommodated through expanding the designation of land for centre activities, generally bound by Daintree Street, Henry Street, Meldrum Street and Station Street.
- (2) The townships of Dajarra and Kajabbi maintain their existing extent through designation within the Township zone, with zoning allowing for a wide range of uses to be accommodated.
- (3) The urban character of the Cloncurry Township is accommodated through appropriate separation of incompatible land uses, such as residential and centre development being located away from the planned Heavy Vehicle Town Centre Bypass and industrial zoned areas.

3.6.3 Element – Urban Settlement Pattern

- (1) The urban settlement pattern manages sustainable growth and self-containment of Cloncurry's communities by:
 - (a) Providing a range of land use designations within the Cloncurry Township to support a range of urban development options.
 - (b) Managing and protecting land uses from incompatible development.
 - (c) Planning the integration of land uses and transport infrastructure to both minimise the amenity impacts and maximise the function of such infrastructure.
 - (d) Allowing for expansion of select urban land uses to support the future growth of Cloncurry, acknowledging that some existing urban land supplies may be either physically constrained or constrained by tenure.
 - (e) Ensuring urban development occurs on appropriately designated land, avoiding mapped natural hazard areas, and is provided with adequate infrastructure and services.
 - (f) Providing a range of lot sizes and housing types to provide a range of affordable accommodation types to meet the needs of the Shire.

3.6.3.1 Specific outcomes

- (1) Infill development occurs where appropriate and promotes efficient use of existing infrastructure and services.
- (2) Development provides safe, convenient living environments by managing incompatible land uses and providing adequate infrastructure and services to support development.
- (3) Residential development achieves a diversity of housing including multiple dwellings, dual occupancy, dwelling houses and rural residential development, where appropriately located. Multiple dwellings are encouraged to locate within the Centre zone, where part of a mixed use development.
- (4) Industrial development is discouraged from historically zoned residential and rural areas and is progressively relocated to areas identified as appropriate on the Strategic Framework Map in Schedule 2.
- (5) Medium and high impact industries are predominantly located north-east and east of the Cloncurry Township, to minimise any impacts on surrounding sensitive land uses; and are protected from encroachment by incompatible development.
- (6) Mining related development is carefully managed and mitigated to protect the assets of the Shire and contribute to the overall livelihood of the community.
- (7) Development that includes sensitive uses such as residential development, hospitals and residential care facilities, are restricted to largely unconstrained land, wherever practical.
- (8) Development capitalises on Cloncurry's key advantages as a major rural activity centre and transport and logistics hub in the North West Queensland Minerals Province; and ensures that appropriate land uses are integrated with key transport corridors.

3.6.3.2 Land use strategies

- (1) Areas targeted for residential infill development within the Cloncurry Township are identified accordingly, including land to the north of Wills Street and the south of Burke Street; and on Railway Street east (to the west of Payne Street).
- (2) Land within the Limited development (constrained land) zone, is appropriately developed for infill residential development, only where the drainage and overland flow constraints of the land can be appropriately managed.
- (3) Land identified for infill development must have adequate levels of services and infrastructure, where outside the priority infrastructure area (PIA), before development is permitted to occur.
- (4) A diversity of housing products is encouraged within the General residential zone and within the Centre zone where part of a mixed use development, on land bounded by Daintree Street, Henry Street, Meldrum Street and Station Street.
- (5) Residential dwelling unit densities have been established to deliver the Purpose and Overall outcomes of the zones; to meet future housing demand and to afford a wider range of lifestyle and housing choices within the Shire.
- (6) Land for industrial development is predominantly to be located to the north-east and east of the Cloncurry Township generally to the east of Railway Street, along the Heavy Vehicle Bypass, and is to preferably be separated by a minimum distance from inappropriate adjoining land uses as follows:

- (a) Separation between medium impact industry and sensitive land uses – 250m;
- (b) Separation between high impact industry and sensitive land uses – 500m;
- (c) Separation between special industry and sensitive land uses – 1,500m.
- (7) Further development of industrial uses located out-of-zone will be avoided.
- (8) The Cloncurry Hospital located on Musgrave Street, is appropriately identified as major social infrastructure on the Strategic Framework Map in Schedule 2 and is protected as a key regional health service facility.

3.6.4 Element – Rural Residential

- (1) Rural residential land is valued and protected for its amenity and lifestyle choice for the Cloncurry community. Urban intensification is restricted and rural values are maintained through appropriate mitigation measures.

3.6.4.1 Specific outcomes

- (1) Rural residential lots are protected and maintained to enable some limited rural activities within proximity to the township, whilst maintaining the character and amenity of the rural residential locality.
- (2) Development provides compatible land uses within rural residential areas.
- (3) Rural residential areas are buffered from incompatible uses and protected from urban intensity and encroachment.
- (4) No further industrial development is accommodated on rural residential land.

3.6.4.2 Land use strategies

- (1) Rural residential lots are designated accordingly on the outskirts of the Cloncurry Township, including land:
 - (a) Generally in the vicinity of Phillips Street and Powerhouse Road; and
 - (b) To the north of Palmer Street up to and including Payne Street and extending east to Musgrave Street.
- (2) Rural residential lots develop at a maximum density of:
 - (a) 2.5 dwellings per hectare, except where in a Rural residential precinct;
 - (b) 5 dwellings per hectare in the Perkins Street rural residential precinct;
 - (c) 1 dwelling per 30 hectares in the Rural residential north west precinct;
 - (d) 1 dwelling per 30 hectares in the Rural residential river precinct; and
 - (e) 1 dwelling per 2 hectares in the Rural residential lifestyle precinct, while encouraging a range of lot sizes up to 30 hectares.

3.6.5 Element – Sustainable Urban Design

- (1) Urban development will implement sustainable urban design by providing design features that are sympathetic to the climate and create a more sustainable lifestyle for the Cloncurry community.

3.6.5.1 Specific outcomes

- (1) Urban development, design and incorporated landscaping, is sustainable and responsive to the climatic conditions of Cloncurry.
- (2) Development is designed to provide shading through structures and planting, natural cooling through building design and orientation, to respond to the Cloncurry climate, particularly in summer.
- (3) Development encourages sustainable living with housing in close proximity to employment, community facilities and services, supported by the provision of adequate infrastructure.

3.6.5.2 Land use strategies

- (1) Local species prevalent to the Cloncurry region will be planted as part of any landscaping provided to support development.
- (2) The main streets of the Cloncurry Township, including Scarr Street and Daintree Street, will be provided with adequate shading, through awnings, plantings and the like, as part of any new development.

3.6.6 Element – Unexploded Ordnances and Defence Land

- (1) Unexploded Ordnances (UXO) may exist within the region and such areas should be avoided to minimise risk to people and property.
- (2) Defence land is located adjacent to the Cloncurry Airport and should be protected from incompatible development.

3.6.6.1 Specific outcomes

- (1) Development avoids areas where there is any potential for UXO.
- (2) Development does not encroach on Department of Defence land or operations, including the Defence Science and Technology Organisation Depot and the 51st Battalion, Far North Queensland Regiment.

3.6.6.2 Land use strategies

- (1) Land likely to contain UXO or where adjacent to Defence Land, is zoned accordingly, to prevent the development of incompatible and sensitive land uses.

3.7 Economic Development

3.7.1 Strategic outcomes

Cloncurry Shire has a growing and prosperous economy, supported by the Major Rural Activity Centre of the Cloncurry Township. Growth in key sectors such as mining, transport logistics and pastoral activities (particularly beef cattle), has positive impacts on the community, providing opportunities for economic diversification and value-adding; strengthening the local skills base; and increasing local employment.

Opportunities for economic diversification are encouraged and supported. The commercial viability and recommendation of a new major meat processing abattoir facility within the Cloncurry region to service northern outback Queensland is acted upon and supported to increase the economic role and importance of the Cloncurry region within the Northern Economic Triangle.

Development of alternative renewable energy resources are capitalised upon, providing local and national energy networks that also provide opportunities for the Shire's economic development.

Health and education services provide facilities to meet the needs of the community, while providing local employment opportunities, including the regionally significant Cloncurry Hospital.

Tourism centred on the Shire's rich cultural heritage history provides a drawcard for attracting tourists to the region and increases the number of overnight stays within Cloncurry Shire.

Agribusiness opportunities are supported, utilising rural land for fit-for-purpose uses that reinforces the strengths of the Shire as the prime beef producing region of Australia. Agricultural Land Classification (ALC) Class A and Class B is protected and maintained as a result of economic development growth.

Growth in the economy has flow-on effects in the provision of necessary infrastructure and services to support the industries and the Cloncurry community.

3.7.2 Element – Activity centres, mining centres and economic diversification

- (1) Cloncurry Shire is supported by a Major Rural Activity Centre within the Cloncurry Township which services the sub-region and contains the highest concentration of employment outside the mining centres.
- (2) Opportunities for economic diversification are provided, centred on economic development in mining, agriculture and pastoral activities and transport logistics. Such development protects pre-existing sensitive land uses by buffers, either through separation or physical measures i.e. earth bund; noise barriers, and the like.

- (3) The mining centres within the Shire contribute economically to the Cloncurry region and provide the opportunity for value-adding through local employment, community capacity-building and skills enhancement. Further growth drives the provision of additional infrastructure and services required by the permanent residents and non-resident workforce in the Shire.
- (4) The Community Activity Centres of Dajarra and Kajabbi provide limited services and economic development opportunities, but are still important contributors to the local economy and employment of these towns.

3.7.2.1 Specific outcomes

- (1) The Cloncurry Town Centre is a vibrant and vital town centre that provides for local employment and generates activity throughout the day and night.
- (2) Industrial development is relocated from within the Town Centre, to the north-east and east of the Cloncurry Township, generally along the Heavy Vehicle Bypass and to the east of Railway Street. Such development is appropriately separated from sensitive land uses.
- (3) The existing and future mining centres within the Shire are sustainable, providing economic and social growth opportunities.
- (4) Economic diversification is achieved through development of innovative transport logistics uses, which capitalize on the prevalence of the mining activities within the Shire.
- (5) Growth in the pastoral sector provides additional local employment and economic growth.
- (6) Dajarra and Kajabbi maintain the level of service provision currently offered. Some limited opportunities for expansion of employment opportunities may exist, where justified.
- (7) Out of centre development is not consistent with the overall development intent for Cloncurry Shire.

3.7.2.2 Land use strategies

- (1) Further development of the Cloncurry Town Centre is accommodated through the Centre zone, but must appropriately mitigate any flooding and drainage impacts associated with the land, as identified by the Limited development (constrained land) zone and the Flood hazard overlay.
- (2) A specific industrial precinct is developed on land to the east of Railway Street and the north of Payne Street. This area is to be developed as the predominant medium and high impact industry precinct within the Shire.
- (3) A multi-user load out facility is established as a private funded venture partnership within Cloncurry Shire in proximity of the Cloncurry Township along the railway line corridor and with good accessibility to the higher road network including the Heavy Vehicle Bypass of the township. The facility is to be planned and designed to sustainably meet the current and future needs of the mining operators and will be well separated from any incompatible, sensitive land uses.
- (4) The provision of additional housing to support permanent employees settling in the Shire is provided for in the Cloncurry Township, to attract mining employees who are currently non-resident workers.
- (5) Non-resident workforce accommodation is provided only where it can be demonstrated to be having a net economic and social benefit.
- (6) Innovative development and land uses that build upon business opportunities generated from the mining and pastoral sectors are encouraged.

3.7.3 Element – Value adding industries and rural industry

- (1) Cloncurry Shire provides a range of industrial and rural industrial economic growth opportunities in appropriate locations within the Shire. The nature of industries to be developed should, where possible, be associated with the predominant growth sectors of the Shire including mining and transport logistics; and pastoral and agricultural activities, representing a value-add for the community.

3.7.3.1 Specific outcomes

- (1) Industrial development is predominantly concentrated to the north-east of the Cloncurry Township to the east of Railway Street along the Heavy Vehicle Bypass and with a small area designated along Phillips Street.
- (2) Areas for industrial expansion outside those areas designated (zoned) for industrial purposes, demonstrate that the existing land designated (zoned) for industrial purposes is insufficient to cater for demand. Industrial development is generally not supported (being in conflict with the planning scheme), where it adjoins sensitive land uses.
- (3) Rural industry is provided for within the rural areas of the Shire, where associated with the predominant rural activity of the site.
- (4) Agribusiness and pastoral activities are located on land that is fit-for-purpose and supports the Shire's establishment as the primary beef producing region in Australia.

3.7.3.2 Land use strategies

- (1) Industrial development is limited to those areas zoned for industrial purposes in the planning scheme.
- (2) An industry directly associated with processing of primary produce will be supported in the Rural zone only where environmental, amenity and social impacts can be satisfactorily addressed.
- (3) Rural industries, agribusiness and pastoral opportunities are generally located within and provided for in the Rural zone and protect and retain the ongoing sustainable use of the Shire's rural lands including Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's), as a valuable economic resource for agricultural or animal husbandry purposes.

3.7.4 Element – Health and education

- (1) Cloncurry Shire contains health and education facilities which are sufficient to cater for the needs of the Shire and surrounds.
- (2) The Cloncurry Hospital acts as the primary health facility servicing the Shire and surrounds.
- (3) Cloncurry State School and St Joseph's Catholic School serves the education needs of the Shire.
- (4) Education facilities provide opportunities to enhance the skills and education base of the community and may be associated with the primary growth sectors for the Shire, including tourism, mining, transport, pastoral and agricultural activities.

3.7.4.1 Specific outcomes

- (1) Health facilities are located within the Cloncurry Township, with the existing Cloncurry Hospital acting as the primary health centre servicing the Shire and surrounds.
- (2) Specialised education facilities are co-located on-site where associated with the activity that it supports – e.g. educational facilities associated with health and medicine is located on the Cloncurry Hospital site, or mining education located at a mine site.

3.7.4.2 Land use strategies

- (1) The Cloncurry Hospital is located within the Community facilities zone and is provided with the opportunity to expand as needed, to meet the demands of the Shire.
- (2) Cloncurry State School is located within the Community facilities zone and continues to provide the Shire's primary education facilities for school aged children. Opportunities for expansion to meet the Shire's demands are encouraged.

3.7.5 Element – Tourism

- (1) Cloncurry Shire promotes itself as a tourist destination, containing a number of cultural and historical attractions and sites.

- (2) Cloncurry's Indigenous and multi-cultural heritage, as well as its pioneering history and proud claim as the birthplace of the Royal Flying Doctor Service and Queensland School of the Air, continues to define the region's cultural identity.
- (3) Cloncurry sits on the junction of the Matilda Highway and Overlander's Way. Prominent tourist routes and destinations such as Quamby and the Burke & Wills Junction (Three Ways) are maintained and safe for use, to improve accessibility opportunities for tourists visiting the region and are identified as essential for economic development within the local government area.

3.7.5.1 Specific outcomes

- (1) Tourism uses are developed in the appropriate locations, taking advantage of the Shire's natural and cultural heritage assets and history as an outback mining town.
- (2) The Cloncurry Showgrounds and the new Equestrian Centre hosts a number of significant annual events which attracts tourists to the region.

3.7.5.2 Land use strategies

- (1) The John Flynn Place Museum and Art Gallery and Mary Kathleen Memorial Park and Museum continue to act as drawcards for tourists to the region. Opportunities for development, redevelopment and expansion of these and similar facilities is encouraged.
- (2) The Equestrian Centre and Cloncurry Showgrounds is protected from encroachment by incompatible development and provides opportunities for tourism, by hosting events such as the annual Stockman's Challenge, Curry Merry Muster Festival and other such festivals.
- (3) Self-drive infrastructure and the Overlander's Way tourist route are protected from incompatible land uses, and maintain an appropriate level of accessibility for a range of private and tourist vehicles.

3.8 Infrastructure

3.8.1 Strategic outcomes

Cloncurry Shire has a well-planned, coordinated, safe and efficient network of infrastructure, which is readily available to the majority of the Cloncurry Township residents. The infrastructure and services are well maintained, and underpin the social, economic and environmental prosperity of the region. The Cloncurry Shire infrastructure network consists of road, rail, airport and other transport infrastructure, hospital, education institutions, community spaces, and other social infrastructure, and water, sewerage, energy, powerlines, gas pipelines, copper-string developments and other utility infrastructure.

Cloncurry's road network efficiently supports the region's economy and is characterised by a hierarchy of roads that separates local from interregional trips and freight traffic from personal vehicles, including the use of the heavy vehicle bypass road as indicated on the Strategic Framework Map in Schedule 2, for heavy vehicle, freight, and mineral haulage traffic. Major highways and local roads including the Flinders Highway, Landsborough Highway, Barkly Highway, Burke Developmental Road, Dajarra Road, and freight rail corridors play an integral role in connectivity within the Shire. The Landsborough Highway that runs through the Shire is the primary road connection between Brisbane and Darwin, and results in a significant amount of road traffic travelling through the region on a regular basis. The major tourist route, the Overlander's Way, runs from Townsville to Tennant Creek, and passes through Cloncurry along the Flinders Highway. These major road transport connections also play an essential strategic role in connecting the Mt Isa region, and providing for transportation of extractive mineral outputs from the numerous mines in the Shire, with the coastal cities of Townsville and Rockhampton, and the Port of Townsville; as well as connecting tourists to the region.

Regionally significant multi-user transport facilities operate in Cloncurry, which support the ongoing expansion of mining and transport industries in the region.

The rail network within the Cloncurry region plays a vital role in the freight transport of mineral extracts from the regional mines, and the transport to and from of other goods. The rail network is a significant

factor in the economic prosperity of the region and also plays an effective role in passenger transport to and from other regional centres within Queensland.

The community also has access to a range of services provided by Council and State agencies including the Cloncurry Hospital, education, community spaces and Cloncurry Airport. An increasing majority of the community also have access to first grade utilities such as water, sewerage, energy and communications. Cloncurry is linked to interregional infrastructure, with a direct link to the Mica Creek Power Station, Mount Isa for the region's energy requirements, and with the Carpentaria Gas Pipeline traversing through the Cloncurry Shire Council area.

3.8.2 Element – Coordinated Infrastructure and Planning Delivery

- (1) Infrastructure is coordinated, prioritised, sequenced and delivered to promote efficient development solutions and to balance residential, community and business infrastructure needs.

3.8.2.1 Specific Outcomes

- (1) Development accords with the local government infrastructure plan to ensure infrastructure and utilities are delivered in a coordinated and efficient manner over a 15 year period.
- (2) New development located within Cloncurry Shire, but outside the PIA under the local government infrastructure plan, negotiates an infrastructure agreement with Cloncurry Shire Council to deliver adequate services to support the proposal.
- (3) The delivery of infrastructure services is given priority to new development within the PIA under the local government infrastructure plan, to ensure the coordinated delivery of infrastructure is planned in a way which is integrated with land use and transport for the area.
- (4) Infrastructure corridor connections are provided, linking key road, rail and energy pipeline infrastructure within the region.

3.8.2.2 Land use strategies

- (1) Development bears the full costs of the provision of bringing forward infrastructure to service the site, where outside the PIA.
- (2) Incompatible development encroaching and surrounding the Cloncurry Airport that has the potential of limiting the future operations of the aviation activities is avoided and is managed through the Airport environs overlay.
- (3) Land uses ancillary to mining sites and operations that may be negatively impacted upon by such sites and operations, are not supported where these can be effectively and efficiently provided within the Cloncurry Township.

3.8.3 Element – Integrated Transport System

- (1) Cloncurry has good access to rail and road networks as well as air travel, with long distance coach and rail services being accessible by the Cloncurry community.
- (2) Cloncurry's road network is an efficient support to the region's economy and is characterised by a hierarchy of roads that separate local, interregional and freight traffic. It is important to maintain a clear hierarchy of roads, each of which have a different function.
- (3) Mineral haulage and freight road movements are limited to higher order roads and are not located within the Cloncurry Town Centre, so as to avoid conflicts between pedestrians and local traffic and large commercial vehicles that have no need to travel through the heart of town.
- (4) The Cloncurry Township provides active transport opportunities and options for residents, and encourages an active lifestyle for the community.

3.8.3.1 Specific Outcomes

- (1) The Flinders Highway and Barkly Highway will support east-west heavy vehicle movements for logistic related industries, which is located to minimise impacts on the community.
- (2) A completed heavy vehicle bypass road is provided for Cloncurry, skirting around the north eastern side of Cloncurry, removing freight traffic from local streets and increasing the safety of motorists and pedestrians within the town centre.
- (3) A regionally significant multi-user load out facility is developed as a privately funded venture partnership and operates in proximity of the Cloncurry Township along the railway line corridor and

with good accessibility to the higher road network including the Heavy Vehicle Bypass of the township. This facility supports the ongoing expansion of mining sector in the Shire and will be planned and designed to sustainably meet the current and future needs of the mining operators.

- (4) Heavy vehicle movements are restricted to specific roads throughout the Cloncurry Township, allowing freight and mineral haulage traffic to be separated from local traffic, to enhance the lifespan of local road infrastructure, and increase the safety of Cloncurry residents and pedestrians.
- (5) Roads in residential areas, and on key routes into and out of the Cloncurry town centre, facilitate, accommodate and encourage safe and active transport use, predominantly through walking and cycling.
- (6) The Cloncurry Airport will provide opportunities for increases in air travel services, and expansion of facilities as required.

3.8.3.2 Land use strategies

- (1) Development of sensitive land uses on land located along the Flinders Highway and Barkly Highway provides appropriate buffers and/or setbacks to ensure noise from existing and future potential road traffic along these Highways is mitigated appropriately.
- (2) Land to the east of Cloncurry Township along the railway line, is identified as the preferred location for the development of a regionally significant multi-user load out facility to service the mining industry within the region.
- (3) Development in and around the Cloncurry Airport does not limit or negatively impact the Airport's capability to provide air services, or future expansion opportunities.

3.8.4 Element – Water and Waste Management

- (1) Wastewater and stormwater are effectively managed to ensure the health and safety of Cloncurry, by protecting water quality and environmental values.
- (2) Water infrastructure is provided to ensure the majority of residents and businesses within the Cloncurry Township have access to a reliable supply of clean and fresh water.
- (3) Water infrastructure will ensure a sustainable use of the Shire's water basin reserves.
- (4) Waste disposal activities and facilities are not located in areas with highly permeable soils or a high groundwater table.

3.8.4.1 Specific Outcomes

- (1) All new residential development within Cloncurry Shire residential zoned areas has access to the town water supply.
- (2) Land uses are designed, maintained and developed in a way which is sensitive and responsive to the drainage and flooding issues that exist on specific land within the Shire to ensure: protection of environmental values; achievement of water quality objectives; meeting of community health and safety outcomes and a long term stability of built infrastructure within the Cloncurry community.
- (3) New development is sensitive to and respectful of the limitations and capabilities of Chinaman Creek Dam and Lake Julius Pipeline as Cloncurry's main water source, to ensure continued access to a high quality and secure water source.
- (4) The wastewater treatment plant to the north of Cloncurry Township continues to service the sewerage needs of the current and future residents within Cloncurry that are connected to the Sewerage Infrastructure Network.
- (5) Additional sewerage infrastructure and services are limited to new development within the PIA unless an infrastructure agreement is arranged with Cloncurry Shire Council.
- (6) New development that incorporates solid waste reduction processes or design elements are encouraged to reduce potential health and safety impacts within the Shire.

3.8.4.2 Land use strategies

- (1) The Cloncurry Sewerage Treatment and Water Treatment Plants are the key treatment facilities for the Shire and are protected from encroachment by inappropriate development.
- (2) Development and related activities designed to reduce solid waste outputs are generally supported throughout the region.

3.8.5 Element – Energy and Communications

- (1) Given Cloncurry's geographic location and exposure to its sub-tropical climate, energy for the Shire is generated from various sources which encourage low emissions and renewable energy solutions.

- (2) Energy infrastructure has the potential to cater for and support population and economic growth.
- (3) The Cloncurry community has access to all up-to-date and advanced information and communications infrastructure making it connected to larger regional, national and global markets.

3.8.5.1 Specific Outcomes

- (1) A solar farm is provided in a suitable location within the Shire, which increases the security of electricity supply to residents and businesses.
- (2) The Cloncurry Shire is serviced by energy infrastructure that meets the needs of the community and minimises environmental impacts.
- (3) Telecommunications services are provided to meet the needs of the Cloncurry Shire.

3.8.5.2 Land use strategies

- (1) Sites appropriate for future energy infrastructure corridors and related buffers are identified, acquired and preserved to secure the future energy needs of the Cloncurry Shire.
- (2) Demand for centralised energy generation and infrastructure is minimised through development incorporating best practice energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources.
- (3) Development for new subdivisions within the township provides adequate suitable land for electricity infrastructure, including land for substations and transmission lines, required to service or traverse the area.
- (4) Development for renewable energy projects are facilitated and encouraged where appropriately located and sensitively designed to respect rural and regional landscape values.

3.8.6 Element – Community Infrastructure

- (1) Community infrastructure and services within Cloncurry includes schools, sporting and recreation facilities, and other social, community and cultural resources.
- (2) Community facilities, infrastructure and services will be coordinated, prioritised, sequenced and delivered in an integrated manner reflective of community needs and population growth.
- (3) Community infrastructure and services foster and ensure strong social capital within the Cloncurry Shire community.

3.8.6.1 Specific Outcomes

- (1) Key community facilities and services are co-located in urban areas in which large numbers of the Cloncurry community reside, such as the Cloncurry Town Centre, the Dajarra and Kajabbi townships, and residential areas within the Cloncurry Township.
- (2) Community facilities and services are supported by major economic industry players within the Cloncurry community to increase ties between these industries and increase overall social capital and level of acceptance by the community.

3.8.6.2 Land use strategies

- (1) Community infrastructure is located within the urban area of the Shire and is highly accessible to all users.
- (2) Community infrastructure is located and designed to function effectively wherever possible, during and immediately after natural hazard events.

3.8.7 Element – Highway and Rail Corridors

- (1) Important highway and rail corridors within the Shire, including the Flinders, Barkly and Landsborough Highways and the Mt. Isa-Townsville rail line, are indicated on the Strategic Framework Map in Schedule 2 and their function is not compromised by inappropriate development.

3.8.7.1 Specific Outcomes

- (1) Sensitive land uses are generally not located along highway or rail corridors.
- (2) Developments benefiting from high traffic corridor locations, such as commercial and industrial development, are appropriately located in these areas, where the planning scheme permits.
- (3) Rail corridors are protected from the encroachment of noise-sensitive land uses.

3.8.7.2 Land use strategies

- (1) Sensitive land uses are not located immediately adjacent to a major transport corridor including highways and rail or within a defined buffer, unless noise and air quality impacts are appropriately mitigated and managed onsite.
- (2) Development along a major road or rail corridor demonstrates its ability to appropriately mitigate any noise, light and air quality impacts onsite.

3.8.8 Element – Movement and Transport of Livestock

- (1) Stock routes provide important connections for stock travelling on foot within the Shire.
- (2) The viability of stock routes is reliant on the protection of the integrity of livestock transport infrastructure including stock routes, cattle tick control facilities, rest stops and spelling areas that are necessary for the movement of livestock within and outside of the Cloncurry Shire Council area.

3.8.8.1 Specific Outcomes

- (1) Stock routes are identified and protected as part of development.
- (2) Development adjacent to a stock route is consistent with the stock route and avoids conflicting land uses.
- (3) Infrastructure related to the transport of livestock is maintained and protected from incompatible land uses.

3.8.8.2 Land use strategies

- (1) Identified stock routes are mapped on the Strategic Framework Maps in Schedule 2 and protected from development of incompatible land uses.
- (2) Cattle tick control facilities, rest stops, and spelling areas are located on identified stock routes, and are protected from the development of incompatible land use activities.

Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate and coordinate land use planning and infrastructure planning; and
 - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The local government infrastructure plan:
 - (a) states in Section 4.2 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the local government infrastructure plan;
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth for 10 to 15 years;
 - (c) states in Section 4.4 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure; and
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) water supply;
 - (ii) wastewater;
 - (iii) transport; and
 - (iv) public parks and land for community facilities.
 - (e) Identifies in Schedule 3 (local government infrastructure plan mapping and supporting material) the priority infrastructure area and existing and planned trunk infrastructure for the following networks:
 - (i) water supply;
 - (ii) wastewater;
 - (iii) transport; and
 - (iv) public parks and land for community facilities

4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

The planning assumptions summarised in Table 4.2-1 and Table 4.2-2 outline the projections of residential and non-residential development for the area to which the local government infrastructure plan applies.

The assumptions have been developed in accordance with the land use planning provisions of the planning scheme and the anticipated growth in population and employment within the area to which the local government infrastructure plan applies. It forms a solid basis to plan for the future demand on each of the infrastructure networks in the priority infrastructure area.

Table 4.2-1-Population and housing projections

Area	Dwelling Type	Existing and Projected Population				Average Occupancy Rate (persons/dwelling)				Existing and Projected Dwellings			
		2006	2011	2016	2021	2006	2011	2016	2021	2006	2011	2016	2021
Inside PIA-Cloncurry	Single Dwelling	2,117	2,095	2,057	2,033	2.60	2.55	2.49	2.43	813	823	827	836
	Multiple Dwelling	150	149	146	144	1.40	1.37	1.34	1.31	107	109	109	110
	Other	294	291	286	282	1.60	1.56	1.53	1.49	184	186	187	189
	Total	2,561	2,535	2,489	2,459	2.32	2.27	2.22	2.17	1,104	1,118	1,123	1,135
Outside PIA	Single Dwelling	668	661	649	641	2.60	2.55	2.49	2.43	256	260	261	264
	Multiple Dwelling	47	47	46	45	1.40	1.37	1.34	1.31	34	34	34	35
	Other	93	92	90	89	1.60	1.56	1.53	1.49	58	59	59	60
	Total	808	799	785	775	2.32	2.27	2.22	2.17	348	353	354	358
Local Government Area	Single Dwelling	2,784	2,756	2,706	2,674	2.60	2.55	2.49	2.43	1,069	1,083	1,088	1,099
	Multiple Dwelling	197	196	192	190	1.40	1.37	1.34	1.31	141	143	144	145
	Other	387	383	376	371	1.60	1.56	1.53	1.49	242	245	246	248
	Total	3,368	3,334	3,274	3,235	2.32	2.27	2.22	2.17	1,452	1,471	1,477	1,493

Table 4.2-2-Employment and non-residential floor space projections

Area	Non-Residential Development Category	Existing and Projected Employment (employees)				Average Floor Space Conversion Rate (m ² GFA /employee)	Existing and Projected Floor Space (m ² GFA)			
		2006	2011	2016	2021		2006	2011	2016	2021
Inside PIA - Cloncurry	Commercial	364	361	354	350	20	7,288	7,215	7,084	6,999
	Retail	93	92	90	89	25	2,318	2,294	2,252	2,226
	Industrial	431	426	419	414	110	47,381	46,906	46,052	45,502
	Community	70	70	68	68	NA	NA	NA	NA	NA
	Other	0	0	0	0	NA	NA	NA	NA	NA
	Total	958	949	931	920	NA	56,987	56,415	55,388	54,726
Outside PIA	Commercial	0	0	0	0	20	0	0	0	0
	Retail	0	0	0	0	25	0	0	0	0
	Industrial	0	0	0	0	110	0	0	0	0
	Community	0	0	0	0	NA	NA	NA	NA	NA
	Other	814	805	791	781	NA	NA	NA	NA	NA
	Total	814	805	791	781	NA	0	0	0	0
Local Government Area	Commercial	364	361	354	350	20	7,288	7,215	7,084	6,999
	Retail	93	92	90	89	25	2,318	2,294	2,252	2,226
	Industrial	431	426	419	414	110	47,381	46,906	46,052	45,502
	Community	70	70	68	68	NA	NA	NA	NA	NA
	Other	814	805	791	781	NA	NA	NA	NA	NA
	Total	1,772	1,754	1,722	1,701	NA	56,987	56,415	55,388	54,726

4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Cloncurry Shire Council gives priority to provide trunk infrastructure for urban development up to 2021.

4.4 Desired standards of service

- (1) The desired standard of service details the standards for the provision of infrastructure networks to support local growth and development.
- (2) The desired standard of service is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below in Table 4.4.1-1, Table 4.4.2-1, Table 4.4.3-1 and Table 4.4.4-1.

4.4.1 Water supply

Table 4.4.1-1-Desired Standards of Service: Water Supply

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service and maintain adequate firefighting capacity at all times.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies; Customer service standards; and Customer service obligations.
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Service Association of Australia codes IPWEAQ standards Customer service standards Local government standards in planning scheme and planning scheme policies <i>Water Act 2000</i> <i>Water Supply (Safety and Reliability) Act 2008.</i>
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations. (power usage and greenhouse gas emissions)	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated environmental protection policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>)
Infrastructure design/planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> Water Supply Code of Australia—Water Services Association of Australia—WSA 03–2002 The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW) Local government standards in planning scheme policies

4.4.2 Wastewater

Table 4.4.2-1-Desired Standards of Service: Sewerage

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Customer service standards Customer service obligations.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy Queensland Water Quality Guidelines 2009—Department of Environment and Heritage Protection (where local guidelines do not exist) National Water Quality Guidelines—National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated environmental protection policies
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> Guidelines for Sewerage Systems: Reclaimed Water — February 2000 Queensland Water Recycling Guidelines—December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> Planning Guidelines for Water Supply and Sewerage—NRW Sewerage Code of Australia—Water Services Association of Australia—WSA 02—2002 Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005 Local government standards in planning scheme and planning scheme policies

4.4.3 Transport

Table 4.4.3-1-Desired Standards of Service: Transport

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design/planning standards	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities and freight movement.</p> <p>Design of the road system will comply with established codes and</p>	<ul style="list-style-type: none"> Local government road design and development manual/standards/codes in planning scheme and planning scheme policy DTMR Road Planning and Design Manual (2nd Edition) Australian Standards

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	standards.	<ul style="list-style-type: none"> • AUSTROADS guides • Complete Streets
Public transport design/planning standards	New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand-responsive public transport routes.	<ul style="list-style-type: none"> • Local government design and development manual/standards/codes in planning scheme and planning scheme policy • Design accords with the performance criteria set by Department of Transport and Main Roads • AUSTROADS guides for road-based public transport and high-occupancy vehicles • Disability Standards for Accessible Public Transport 2002
Cycleway and pathway design/planning standards	<p>Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable active transport alternatives.</p> <p>Design of the network will comply with established codes and standards.</p> <p>CPTED principles - Well lit, signed, efficient road crossings. End of trip facilities; bicycle storage, etc.</p>	<ul style="list-style-type: none"> • Local government road design and development manual/standards/codes in planning scheme and planning scheme policy • Australian Standards • AUSTROADS Guide to Road Design – Part 6A: Pedestrian and Cycle Paths • Complete Streets

4.4.4 Public parks and land for community facilities

Table 4.4.4-1-Desired Standards of Service: Public Parks and Land for Community Facilities

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • Parks and community land is provided at a local, district and LGA-wide level • Parks and community land addresses the needs of both recreation and sport • Rate of land provision • Accessibility standards
Land quality/suitability Flood immunity	Public parks will be provided to a standard that supports a range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> • Minimum size of public parks is 4,000m². • The minimum flood immunity for public parks is Q50. • Earthworks, drainage and vegetation planting
Facilities/embellishments	Public parks contain embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> • Standard embellishments for public parks are: <ul style="list-style-type: none"> – Picnic facilities;

		<ul style="list-style-type: none"> – Public toilets; – Shade; – Bins; – Seating; – Car parking areas; – Lighting; – Fencing; – Bollards; – Irrigation; and – Signage.
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> • Local government standards in planning scheme and planning scheme policies • Australian Standards

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.
- (2) The network items included in the plans for trunk infrastructure are defined in Table 4.5-1.
- (3) The plans for trunk infrastructure are identified in Schedule 3;
 - PFTI Map 1: Water Supply Trunk Infrastructure;
 - PFTI Map 2: Wastewater Trunk Infrastructure;
 - PFTI Map 3: Transport Trunk Infrastructure; and
 - PFTI Map 4: Public Parks and Land for Community Facilities Trunk Infrastructure.

Table 4.5-1-Trunk Infrastructure Networks, Systems and Items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> • Water sources (dams, groundwater, bulk supply mains) • Raw water mains • Water treatment plants (including recycled water treatment plants) • Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> • Reservoirs • Pump stations • Rechlorination facilities • Distribution mains generally $\geq 225\text{mm}$ diameter • Associated monitoring systems • Fire fighting devices
Sewerage	Reticulation	<ul style="list-style-type: none"> • Pump stations • Rising mains generally $\geq 225\text{mm}$ diameter • Gravity sewers generally $\geq 300\text{mm}$ diameter • Odour and corrosion control systems • Associated monitoring systems • Manholes
	Sewerage treatment	<ul style="list-style-type: none"> • Sewerage treatment plants • Storage facilities • Release systems • Associated monitoring systems
Transport	Local government and state controlled roads	<ul style="list-style-type: none"> • Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve

Network	System	Items
	Off-road pathways	<ul style="list-style-type: none"> Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	<ul style="list-style-type: none"> Land and basic works associated with the clearing of land and connection to services only

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited,
 - (b) accepted, including accepted development with requirements, and;
 - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment code or impact for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay.
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the “assessment benchmarks” column);
 - (b) in an overlay:
 - (i) whether an overlay code applies (shown in the Table 5.9.1 in section 5.9); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the “assessment benchmarks” column) applies;
 - (c) any other applicable code(s) (shown in the “assessment benchmarks” column).
- (4) any variation to the category of assessment (shown as an “if” in the “category of development and assessment” column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in Schedule 10 of the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are gross floor area, building height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development is accepted development under schedule 6 of the Regulation,;

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

- (4) if the development is not listed in the tables in section 5.4 Development prescribed under schedule 6 of the Regulation, determine the initial level of assessment by reference to the tables in:
 - section 5.5 Categories of development and assessment—material change of use;
 - section 5.6 Categories of development and assessment—reconfiguring a lot;
 - section 5.7 Categories of development and assessment—building work; and
 - section 5.8 Categories of development and assessment—operational work

- (5) a precinct of a zone may change the categories of development or assessment and this will be shown in the “Categories of development and assessment” column of the tables in sections 5.5, 5.6, 5.7 and 5.8;
- (6) if an overlay applies refer to section 5.9 Category of development and assessment—overlays, to determine if the overlay further changes the Category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment —
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development and assessment is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6 Part 2 –Material change of use section (2)(2)(d) (i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development and assessment under a zone than under an overlay, the highest category of development or assessment applies as follows—
 - (a) accepted development subject to requirements prevails over accepted development;
 - (b) code assessment prevails over accepted development subject to requirements and accepted development;
 - (c) impact assessment prevails over code assessment , accepted development subject to requirements and accepted development..

Note – Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) The category of development identified in Part 5, section 5.4, Development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- (9) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be only taken to be prohibited development under the planning scheme only if it is identified in Schedules 10 of the Regulation..

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

- (3) The following rules apply in determining assessment benchmarks for each level of category of development and assessment.
- (4) Code assessable development:
- is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), should:
 - be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes capable of being complied with under sub-section 5.3.3(1);
 - comply with all required acceptable outcomes identified in sub-section 5.3.3(2), other than those mentioned in sub-section 5.3.3(1);
 - that complies with:
 - the purpose and overall outcomes of the code complies with the code;
 - the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

- (5) Impact assessable development:
- is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
 - assessment is to have regard to the whole of the planning scheme, to the extent relevant;
 - is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone or overlay.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the regulation

For the development specified in the “use”, “zone” or “development” columns, the categories of development and assessment are prescribed.

Table 5.4-1- Development prescribed under schedules 6 and 7 of the Regulation: material change of use

Use	Categories of development and assessment	Assessment benchmarks
Community residence	Accepted development subject to requirements	
	Editor's note – Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development	Editor's note – requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2 item 6 of the Regulation.
Dwelling house	Accepted development	
	<p>If in a residential zone and identified in Schedule 6 Part 2(2) of the Regulation.</p> <p>Editor's note: a residential zone or residential zone category includes the General residential zone and Limited</p>	Editor's note – the Queensland Development Code also applies to dwelling houses.

Use	Categories of development and assessment	Assessment benchmarks
	development (constrained land) zone.	

Table 5.4-2-Regulated categories of development and categories of assessment: reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
Residential zone category or industry zone category (other than a rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10(part12)of the Regulation	Note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

Table 5.4-3- Regulated categories of development and categories of assessment: building work

Table not used.

Table 5.4-4- Regulated categories of development and categories of assessment: operational work

Zone	Categories of development and assessment	Assessment Benchmarks
Residential zone category or industry zone category (other than a rural residential zone)	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10 (part 12) division 2 of the Regulation	Note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

Table 5.4-5- Regulated categories of development and categories of assessment: overlays

Table not used.

5.5 Categories of development and assessment- Material Change of Use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.5-1-Centre zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	Not applicable.

Use	Categories of development and assessment	Assessment benchmarks
Centre activities Editor's note—A Centre activity is defined as any of the following uses— Childcare centre Club Community care centre Community use Educational establishment (where excluding exclusive outdoor recreation facilities) Function facility Hotel Market Place of worship Residential care facility Retirement facility Service industry (where not exceeding 200m ² GFA) Short term accommodation Showroom	Code assessment	
	All circumstances.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Agricultural supplies store	Code assessment	
	All circumstances.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Caretaker's accommodation	Code assessment	
	All circumstances.	Centre zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Dwelling unit	Accepted development subject to requirements	
	If complying with all the identified requirements in the Centre zone code, Car parking and access code; and Operational works and services code.	Not applicable
Emergency services	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks
	If on a site owned or managed by Council or a government body.	Not applicable
	Accepted development subject to requirements	
	If not Accepted development and complying with all the identified requirements in the Centre zone code	Not applicable
Food and drink outlet	Accepted development subject to requirements	
	<p>If</p> <ul style="list-style-type: none"> (1) in or part of an existing building; (2) complying with all the identified requirements in the Centre zone code and Car parking and access code 	Not applicable
Hardware and trade supplies	Code assessment	
	All circumstances.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Health care services	Accepted development subject to requirements	
	If complying with all the identified requirements in the Centre zone code and Car parking and access code	Not applicable
Home based business	Accepted development	
	<p>If involving:</p> <ul style="list-style-type: none"> (1) a home based child care service licensed under the Child Care Act 2002; or (2) a home office, where involving: <ul style="list-style-type: none"> (a) no customer visitations; (b) no deliveries; (c) no non-resident employees; (d) the conduct of the home office within the confines of the dwelling house; and (e) no advertising devices. 	

Use	Categories of development and assessment	Assessment benchmarks
	Code assessment	
	If not Accepted development.	Centre zone code Car parking and access code Home based business code
Indoor sport and recreation	Code assessment	
	All circumstances.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Multiple dwelling	Accepted development subject to requirements	
	If (1) part of a mixed use development; (2) complying with all the identified requirements in the Centre zone code and Multiple dwelling and dual occupancy code	Not applicable
	Code assessment	
	If not Accepted development subject to requirements.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Office	Accepted development subject to requirements	
	If: (1) not exceeding a GFA of 250 m ² ; or (2) within an existing building; (3) complying with all the identified requirements in the Centre zone code ;Car parking and access code; Integrated water cycle management code; Landscaping code; and Operational works and services code.	Not applicable
	Code assessment	
	If not Accepted development	Centre zone code

Use	Categories of development and assessment	Assessment benchmarks
	subject to requirements.	Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Outdoor recreation	Code assessment	
	All circumstances.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Outdoor sales	Code assessment	
	All circumstances.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Park	Accepted development	
	All circumstances.	Not applicable
Research and technology industry	Code assessment	
	All circumstances.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Shop	Accepted development subject to requirements	
	If: (1) not exceeding a GFA of 250 m ² ; or (2) being within an existing building; and (3) not being for a supermarket; (4) complying with all the identified requirements in the Centre zone code; Car parking and access code; Earthworks code; Integrated water cycle management code;	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	Landscaping code; and Operational works and services code.	
	Code assessment	
	If not accepted development subject to requirements.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If ; (1) not for a road; (2) complying with all the identified requirements in the Centre zone code and Public utility code	Not applicable
Veterinary Services	Code assessment	
	If not including accommodation for the recuperation of animals other than for smaller domestic type animals such as dogs and cats.	Centre zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-2-Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	Not applicable
Community activities Editor's note—A Community activity is defined as any of the following uses— Community residence Educational establishment Health care services Hospital Indoor sport and recreation Outdoor sport and recreation Place of worship Residential care facility Retirement facility	Code assessment	
	All circumstances.	Community facilities zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Caretaker's accommodation	Code assessment	
	All circumstances.	Community facilities zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Child care centre	Accepted development subject to requirements	
	If: (1) not immediately adjoining land in an Industrial zone; (2) complying with all the identified requirements in the Community facilities zone code ;Car parking and access code; Earthworks code ; Landscaping code; and Operational works and services code.	Not applicable
	Code assessment	
	If not Accepted development	Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks
	subject to requirements.	Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Club	Accepted development subject to requirements	
	If complying with all the identified requirements in the Community facilities zone code; Car parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code.	Not applicable
Community care centre	Accepted development subject to requirements	
	If; (1) not immediately adjoining land in an Industrial zone; (2) complying with all the identified requirements in the Community facilities zone code; Car parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code.	Not applicable
	Code assessment	
	If not Accepted development subject to requirements.	Community facilities zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Community use	Accepted development subject to requirements	
	If complying with all the identified requirements in the Community facilities zone code; Car parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code..	Not applicable
Emergency services	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks
	If on a site used by a government body.	Not applicable
	Accepted development subject to requirements	
	If not Accepted development.	Community facilities zone code
Home based business	Accepted development	
	If involving: (1) a home based child care service licensed under the Child Care Act 2002; or (2) a home office, where involving: (a) no customer visitations; (b) no deliveries; (c) no non-resident employees; (d) the conduct of the home office within the confines of the dwelling house; and (e) no advertising devices.	Not applicable
Market	Code assessment	
	All circumstances.	Community facilities zone code Car parking and access code
Park	Accepted development	
	All circumstances.	Not applicable
Substation	Code assessment	
	All circumstances.	Community facilities zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code Public utility code
Tourist park	Code assessment	
	All circumstances.	Community facilities zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Utility installation	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks
	If for a road or railway.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road or railway; (2) complying with all the identified requirements in the Community facilities zone code and Public utility code	Not applicable.
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-3-General residential zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	Not applicable
Accommodation activities Editor's note—An Accommodation activity is defined as any of the following uses— Dual occupancy Multiple dwelling Residential care facility Retirement facility Short term accommodation	Code assessment	
	All circumstances.	General residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code If dual occupancy or multiple dwelling – Multiple dwelling and dual occupancy code
Caretaker's accommodation	Code assessment	
	All circumstances.	General residential zone code Car parking and access code Caretaker's accommodation code Earthworks code Integrated water cycle management

Use	Categories of development and assessment	Assessment benchmarks
		code Landscaping code Operational works and services code
Child care centre	Code assessment	
	All circumstances.	General residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Club	Code assessment	
	All circumstances.	General residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Dwelling house	Code assessment	
	If exceeding 8.5m in height.	General residential zone code Car parking and access code Operational works and services code
Educational establishment	Code assessment	
	All circumstances.	General residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Home based business	Accepted development	
	<p>If involving:</p> <p>(1) a home based child care service licensed under the Child Care Act 2002; or</p> <p>(2) a home office, where involving:</p> <p>(a) no customer visitations;</p> <p>(b) no deliveries;</p> <p>(c) no non-resident employees;</p> <p>(d) the conduct of the home office within the confines of the</p>	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	dwelling house; and (e) no advertising devices.	
	Code assessment	
	If not Accepted development.	General residential zone code Car parking and access code Home based business code
Park	Accepted development	
	All circumstances.	Not applicable
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road; (2) complying with all the identified requirements in the General residential zone code and Public utility code.	Not applicable
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-4-High impact industry zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development subject to requirements	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	
Caretaker's accommodation	Code assessment	
	All circumstances.	High impact industry zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Food and drink outlet	Code assessment	
	If : (1) providing a service to the local employees and the public; (2) the gross floor area does not exceed 200m ² ; (3) no drive-through facility is included.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
High impact industry	Code assessment	
	All circumstances.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Major electricity infrastructure	Code assessment	
	All circumstances.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Medium impact industry	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks
	All circumstances.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Office	Code assessment	
	If ancillary to an associated industrial activity operating on the same site.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Park	Accepted development	
	All circumstances.	Not applicable
Renewable energy facility	Code assessment	
	All circumstances.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Research and technology industry	Code assessment	
	All circumstances.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Service station	Code assessment	
	If ancillary to the bulk storage and distribution of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels on the same site.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Shop	Code assessment	
	If : (1) ancillary to an associated industrial activity	High impact industry zone code Car parking and access code

Use	Categories of development and assessment	Assessment benchmarks
	(2) operating on the same site; and with a gross floor area not exceeding 10% of the gross floor area of the industry use or 200m ² , whichever is the lesser.	Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Substation	Code assessment	
	All circumstances.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code Public utility code
Transport depot	Code assessment	
	All circumstances.	High impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road; (2) complying with all the identified requirements in the High impact industry zone code and Public utility code.	Not applicable
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-5-Limited development (constrained land) zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	
Accommodation activities Editor's note—An Accommodation activity is defined as any of the following uses— Dual occupancy Multiple dwelling Residential care facility Retirement facility Short term accommodation	Code assessment	
	All circumstances.	Limited development (constrained land) zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code If dual occupancy or multiple dwelling – Multiple dwelling and dual occupancy code
Caretaker's accommodation	Code assessment	
	All circumstances.	Limited development (constrained land) zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Child care centre	Code assessment	
	All circumstances.	Limited development (constrained land) zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Club	Code assessment	
	All circumstances.	Limited development (constrained land) zone code Car parking and access code

Use	Categories of development and assessment	Assessment benchmarks
		Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Dwelling house	Code assessment	
	If exceeding 8.5m in height.	Limited development (constrained land) zone code Operational works and services code
Educational establishment	Code assessment	
	All circumstances.	Limited development (constrained land) zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Home based business	Accepted development	
	If involving: (1) a home based child care service licensed under the Child Care Act 2002; or (2) a home office, where involving: (a) no customer visitations; (b) no deliveries; (c) no non-resident employees; (d) the conduct of the home office within the confines of the dwelling house; and (e) no advertising devices.	
	Code assessment	
	If not Accepted development.	Limited development (constrained land) zone code Car parking and access code Home based business code
Park	Accepted development	
	All circumstances.	Not applicable
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks
	If; (1) not for a road; (2) complying with all the identified requirements in the Limited development (constrained land) zone code and Public utility code.	Not applicable
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-6-Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	
Agricultural supplies store	Code assessment	
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Bulk landscape supplies	Code assessment	
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Caretaker's accommodation	Code assessment	
	All circumstances	Low impact industry zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Food and drink outlet	Code assessment	
	If: (1) providing a service to local employees and the public; (2) the gross floor area does not exceed 200m ² ; (3) no drive-through facility is included.	Low impact industry zone code Car parking and access code
Indoor sport and recreation	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Low impact industry	Code assessment	
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Office	Code assessment	
	If ancillary to an associated industrial or non-industrial activity operating on the same site.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Park	Accepted development	
	All circumstances.	Not applicable
Service industry	Accepted development subject to requirements	
	If complying with all the identified requirements in the Low impact zone code; Car parking and access code; and Operational works and services code.	Not applicable
Shop	Code assessment	
	If : (1) ancillary to an associated industrial activity operating on the same site; and (2) with a gross floor area not exceeding 30% of gross floor area of the industry use or 200m ² , whichever is the lesser.	Low impact industry zone code Car parking and access code
Substation	Code assessment	
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code

Use	Categories of development and assessment	Assessment benchmarks
		Integrated water cycle management code Landscaping code Operational works and services code Public utility code
Transport depot	Accepted development subject to requirements	
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Warehouse	Code assessment	
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Wholesale nursery	Code assessment	
	All circumstances.	Low impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road; (2) complying with all the identified requirements in the Limited development (constrained land) zone code and Public utility code.	Not applicable
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-7-Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	
Bulk landscape supplies	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Caretaker's accommodation	Code assessment	
	All circumstances.	Medium impact industry zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Food and drink outlet	Code assessment	
	If : (1) providing a service to local employees and the public; (2) the gross floor area does not exceed 200m ² ; (3) no drive-through facility is included.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Indoor sport and recreation	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Low impact industry	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Medium impact industry	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Office	Code assessment	
	If ancillary to an associated industrial activity operating on the same site.	Medium impact industry zone code Car parking and access code Landscaping code
Park	Accepted development	
	All circumstances.	Not applicable
Research and technology industry	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Service industry	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Service station	Accepted development subject to requirements	
	If: (1) located on land described as Lot 1 on SP248018; (2) complying with all the identified requirements in the Medium impact industry zone code; Car	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code.	
	Code assessment	
	All other circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Shop	Code assessment	
	If : (1) ancillary to an associated industrial activity operating on the same site; (2) with a gross floor area not exceeding 15% of gross floor area of the industry use or 200m ² , whichever is the lesser.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Substation	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code Public utility code
Transport depot	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If;	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	(1) not for a road; (2) complying with all the identified requirements in the Medium impact industry zone code and Public utility code.	
Warehouse	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Wholesale nursery	Code assessment	
	All circumstances.	Medium impact industry zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-8-Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	
Agricultural supplies store	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Caretaker's accommodation	Code assessment	
	All circumstances.	Mixed use zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Food and drink outlet	Code assessment	
	If : (1) providing a service to local employees and the public; (2) the gross floor area does not exceed 200m ² ; (3) no drive-through facility is included; (4) not having direct access from Palmer Street.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Indoor sport and recreation	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code

Use	Categories of development and assessment	Assessment benchmarks
Low impact industry	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Non-resident workforce accommodation	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Non-resident workforce accommodation code Operational works and services code
Office	Code assessment	
	If ancillary to an associated industrial or non-industrial activity operating on the same site.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Park	Accepted development	
	All circumstances.	Not applicable
Place of Worship	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Service industry	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Service Station	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Shop	Code assessment	
	If : (1) ancillary to an associated industrial, commercial or tourism activity operating on the same site; (2) with a gross floor area not exceeding 30% of gross floor area of the industry use or 200m ² whichever is the lesser.	Mixed use zone code Car parking and access code
Short term accommodation	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Showroom	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Transport depot	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Warehouse	Code assessment	
	All circumstances.	Mixed use zone code Car parking and access code

Use	Categories of development and assessment	Assessment benchmarks
		Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road; (2) complying with all the identified requirements in the Mixed use zone code and Public utility code.	Not applicable
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-9-Rural zone

Use	Categories of development and assessment	Assessment benchmarks					
All uses	Accepted development						
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.						
Agricultural supplies store	Code assessment						
	All circumstances.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code					
Animal husbandry	Accepted development subject to requirements						
	All circumstances	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code					
Animal keeping	Accepted development subject to requirements						
	If : (1) complying with all the identified requirements in the Rural zone code; Car parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code; (2) for a kennel or cattery the following setbacks are met:	Not applicable					
	<table><tr><td>Item</td><td>Setback distance (m)</td></tr><tr><td>Road frontage</td><td>50</td></tr><tr><td>Natural waterway</td><td>50</td></tr></table>		Item	Setback distance (m)	Road frontage	50	Natural waterway
Item	Setback distance (m)						
Road frontage	50						
Natural waterway	50						

Use	Categories of development and assessment			Assessment benchmarks
	Side or rear boundary	30		
	Any dwelling on surrounding land	400		
	Land in General residential zone	800		
Bulk landscape supplies	Code assessment			Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
	All circumstances.			
Caretaker's accommodation	Code assessment			Rural zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
	All circumstances.			
Cropping	Accepted development			Not applicable
	All circumstances.			
Dwelling house	Accepted development subject to requirements			Not applicable
	If : (1) not exceeding 8.5m in height; (2) complying with all the identified requirements in the Rural zone code			
	Code assessment			Rural zone code Operational works and services code
	If exceeding 8.5m in height and/or for a second dwelling.			
Home based business	Accepted development			
	If involving: (1) a home based child care service licensed under the Child Care Act 2002; or (2) a home office, if			

Use	Categories of development and assessment	Assessment benchmarks
	involving: (a) no customer visitations; (b) no deliveries; (c) no non-resident employees; (d) the conduct of the home office within the confines of the dwelling house; and (e) no advertising devices.	
	Accepted development subject to requirements	
	If : (1) not Accepted development; (2) complying with all the identified requirements in the Rural zone code; Car parking and access code; and Home based business code.	Not applicable
Intensive animal industry	Code assessment	
	If not triggering a threshold for an environmentally relevant activity under the Environmental Protection Regulation 2009.	Rural zone code Intensive animal industry code
Intensive horticulture	Accepted development subject to requirements	
	All circumstances.	Rural zone code
Low impact industry	Code assessment	
	If the development is supporting rural land uses.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Outdoor sport and recreation	Code assessment	
	All circumstances.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Park	Accepted development	
	All circumstances.	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
Rural industry	Accepted development subject to requirements	
	If : (1) not exceeding a GFA of 400 m ² ; (2) not involving employment of more than 5 full-time equivalent persons; (3) directly associated with produce grown on or adjacent to the site; and (4) involving packaging or storage of products for onwards transportation.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
	Code assessment	
	If not Accepted development subject to requirements	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Rural workers accommodation	Code assessment	
	All circumstances.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Short term accommodation	Code assessment	
	If for a Farm Stay.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Substation	Code assessment	
	All circumstances.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code

Use	Categories of development and assessment	Assessment benchmarks
		Public utility code
Telecommunications facility	Code assessment	
	All circumstances.	Rural zone code Public utility code
Tourist park	Code assessment	
	All circumstances.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road; (2) complying with all the identified requirements in Rural zone code and Public utility code.	Not applicable
Veterinary services	Code assessment	
	All circumstances.	Rural zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Wholesale nursery	Accepted development subject to requirements	
	If complying with all the identified requirements in Rural zone code; Car parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code.	Not applicable
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column		The planning scheme

Use	Categories of development and assessment	Assessment benchmarks
Any other undefined use		

Table 5.5-10-Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks											
All uses	Accepted development												
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1. —												
Animal husbandry	Accepted development subject to requirements												
	If complying with all the identified requirements in Rural residential zone code; Car parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code..	Not applicable											
Animal keeping	Accepted development subject to requirements												
	If : (1) complying with all the identified requirements in the Rural residential zone code; Car parking and access code; Earthworks code; Integrated water cycle management code; Landscaping code; and Operational works and services code; (2) for a kennel or cattery the following setbacks are met:: <table><tr><td>Item</td><td>Setback distance (m)</td></tr><tr><td>Road frontage</td><td>50</td></tr><tr><td>Natural waterway</td><td>50</td></tr><tr><td>Side or rear boundary</td><td>30</td></tr><tr><td>Any dwelling on surrounding land</td><td>400</td></tr><tr><td>Land in</td><td>800</td></tr></table>	Item	Setback distance (m)	Road frontage	50	Natural waterway	50	Side or rear boundary	30	Any dwelling on surrounding land	400	Land in	800
Item	Setback distance (m)												
Road frontage	50												
Natural waterway	50												
Side or rear boundary	30												
Any dwelling on surrounding land	400												
Land in	800												

Use	Categories of development and assessment			Assessment benchmarks
	General residential zone			
Bulk landscape supplies	Code assessment			
	All circumstances.			Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Caretaker's accommodation	Code assessment			
	All circumstances.			Rural residential zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Community use	Code assessment			
	All circumstances.			Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Dwelling house	Accepted development subject to requirements			
	If : (1) not exceeding 8.5m in height; (2) complying with all the identified requirements in the Rural residential zone code			Not applicable
	Code assessment			
	If not Accepted development subject to requirements			Rural residential zone code Operational works and services code
Home based business	Accepted development			
	If involving: (1) a home based child care service licensed under the Child Care Act 2002; or (2) a home office, where			

Use	Categories of development and assessment	Assessment benchmarks
	involving: (a) no customer visitations; (b) no deliveries; (c) no non-resident employees; (d) the conduct of the home office within the confines of the dwelling house; and (e) no advertising devices.	
	Code assessment	
	If not Accepted development.	Rural residential zone code Car parking and access code Home based business code
Outdoor sport and recreation	Code assessment	
	All circumstances.	Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Park	Accepted development	
	All circumstances.	Not applicable
Place of worship	Code assessable	
	All circumstances.	Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Rural industry	Code assessment	
	All circumstances.	Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Rural workers accommodation	Code assessment	
	All circumstances.	Rural residential zone code Car parking and access code Earthworks code

Use	Categories of development and assessment	Assessment benchmarks
		Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Short term accommodation	Code assessment	
	If for a Farm Stay.	Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Tourist park	Code assessment	
	If for a small-scale eco- tourism development.	Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Transport depot	Accepted development subject to requirements	
	If : (1) for the storage of one truck; (2) complying with all the identified requirements in the Rural residential zone code	Not applicable
	Code assessment	
	If : (1) for the storage of two trucks; (2) not Accepted development subject to requirements	Rural residential zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road; (2) complying with all the	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	identified requirements in the Rural residential zone code and Public utility code.	
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Table 5.5-11-Township zone

Use	Categories of development and assessment	Assessment benchmarks
All uses	Accepted development	
	If: (1) minor building work, except where captured by an Overlay; or (2) a temporary use as defined in section 1.7.1 and complying with the provisions of Table 1.7.1.	
Caretaker's accommodation	Code assessment	
	All circumstances.	Township zone code Caretaker's accommodation code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Child care centre	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Club	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Community care centre	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Community residence	Code assessment	
	All circumstances.	Township zone code

Use	Categories of development and assessment	Assessment benchmarks
		Car parking and access code Community residence code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Community use	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Dwelling house	Accepted development subject to requirements	
	If : (1) not exceeding 8.5m in height; (2) complying with all the identified requirements in the Township zone code	Township zone code
	Code assessment	
	If not Accepted development subject to requirements.	Township zone code Operational works and services code
Educational establishment	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Food and drink outlet	Accepted development subject to requirements	
	If : (1) less than 500m ² GFA; (2) complying with all the identified requirements in the Township zone code and Car parking and access code.	Not applicable
	Code assessment	
	If not Accepted development subject to requirements.	Township zone code Car parking and access code

Use	Categories of development and assessment	Assessment benchmarks
		Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Home based business	Accepted development	
	If involving: (1) a home based child care service licensed under the Child Care Act 2002; or (2) a home office, where involving: (a) no customer visitations; (b) no deliveries; (c) no non-resident employees; (d) the conduct of the home office within the confines of the dwelling house; and (e) no advertising devices.	
	Accepted development subject to requirements	
	If ; (1) not Accepted development; (2) complying with all the identified requirements in the Township zone code ; Car parking and access code and Home based business code .	Not applicable
Non-resident workforce accommodation	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Non-resident workforce accommodation code Operational works and services code
Office	Accepted development subject to requirements	
	If : (1) less than 500m ² GFA; (2) complying with all the identified requirements	Not applicable

Use	Categories of development and assessment	Assessment benchmarks
	in the Township zone code and Car parking and access code.	
	Code assessment	
	If not Accepted development subject to requirements.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Park	Accepted development	
	All circumstances.	Not applicable
Place of worship	Code assessable	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code
Retirement facility	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Shop	Accepted development subject to requirements	
	If : (1) less than 500m ² GFA; (2) complying with all the identified requirements in the Township zone code and Car parking and access code.	Not applicable
	Code assessment	
	If not Accepted development subject to requirements.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks
		Operational works and services code
Short term accommodation	Accepted development subject to requirements	
	If: (a) less than 500m ² GFA; (b) complying with all the identified requirements in the Township zone code ; Car parking and access code and Landscaping code .	Not applicable
	Code assessment	
	If not Accepted development subject to requirements.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Tourist attraction	Code assessment	
	All circumstances.	Township zone code Car parking and access code Earthworks code Integrated water cycle management code Landscaping code Multiple dwelling and dual occupancy code Operational works and services code
Utility installation	Accepted development	
	If for a road.	Not applicable
	Accepted development subject to requirements	
	If; (1) not for a road; (2) complying with all the identified requirements in the Township zone code and Public utility code.	Not applicable
Impact assessment		
Any other use not listed in the table Any use listed in the table and not meeting the description listed in Categories of development and assessment column Any other undefined use		The planning scheme

Editor's Note- The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment- Reconfiguring a Lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6-1-Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Code assessment	
	If not identified in Table 5.4-2.	Reconfiguring a lot code Earthworks code Integrated water cycle management code Landscaping code Operational works and services code

Editor's Note-The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.7 Categories of development and assessment- Building Work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 5.7-1-Building Work

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Accepted development	
	All building work, including minor building work.	Not applicable

Editor's Note-The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.8 Categories of development and assessment- Operational Work

The following table identifies the categories of development and assessment for operational work.

Table 5.8-1-Operational work

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Accepted development	
	Earthworks if: (1) in the rural zone; and (2) not triggered by the Flood hazard overlay or Waterway corridors, wetlands and biodiversity overlay.	Not applicable
All zones	Accepted development subject to requirements	
	Placing an Advertising device on a premises if : (1) complying with all the identified requirements in the Advertising code..	Not applicable
	Undertaking roadworks on a local government road (being a driveway crossover) if : (1) . complying with all the identified requirements in the Operational works and services code.	Not applicable
	Earthworks if: (1) on Council owned or controlled land and undertaken by or on behalf of Council; or (2) an associated material change of use is Accepted development subject to requirements ; or (3) not exceeding a cumulative total depth of 300mm and not more than 50m ³ in volume and not triggered by the Flood hazard overlay or Waterway corridors, wetlands and biodiversity overlay; or (4) in the Rural residential zone, not exceeding 300mm in total depth and not more than 200m ³ in volume and not triggered by the Flood hazard overlay or Waterway corridors, wetlands and biodiversity overlay; and (5) complying with all the identified requirements in the Earthworks code.. Editor's Note: Where development is triggered by an Overlay, the higher level of assessment	Not applicable

	will prevail.	
All zones	Code assessment	
	If : (1) not Accepted development or Accepted development subject to requirements ; or (2) not identified in (3) Table 5.4-2.	Where applicable to the specific circumstances: Advertising devices code Earthworks code Integrated water cycle management code Operational works and services code

Editor's Note-The above category of development and assessment apply unless otherwise prescribed in the Regulation.

5.9 Categories of development and assessment- Overlays

The following table identifies where an overlay changes the category of development and assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Table 5.9-1-Assessment benchmarks for Overlays

Development	Category of development and assessment	Assessment benchmarks
Airport environs overlay		
All development	No change if complying with all the identified requirements in the Airport environs overlay code	Not applicable
All development	Code assessment if not complying with all the identified requirements in the Airport environs overlay code	Airport environs overlay code
Bushfire hazard overlay		
All development	No change.	Bushfire hazard overlay code
Flood hazard overlay		
Operational work for Earthworks	Code assessment.	Flood hazard overlay code
Any material change of use	Code assessment.	Flood hazard overlay code
Any reconfiguring a lot	Code assessment.	Flood hazard overlay code
Heritage overlay		
Any material change of use	Code assessment.	Heritage overlay code
Any reconfiguring a lot	Code assessment.	Heritage overlay code
Waterway corridors, wetlands and biodiversity overlay		
Material change of use for Outdoor sport and recreation; Park	No change.	Waterway corridors, wetlands and biodiversity overlay code
Material change of use in the Rural zone or Rural Residential zone	No Change If complying with all the identified requirements in the Waterway corridors, wetlands and biodiversity overlay code.	Not applicable
Any other material change of use	Code assessment.	Waterway corridors, wetlands and biodiversity overlay code
Operational work for vegetation clearing	Code assessable If proposed to be carried out in the defined buffer area of the Waterway corridor, wetlands and biodiversity overlay.	Waterway corridors, wetlands and biodiversity overlay code
Operational works for earthworks	No change	Waterway corridors, wetlands and biodiversity overlay code
All other development	No change.	Waterway corridors, wetlands and biodiversity overlay code
Transport noise corridors overlay		

Development	Category of development and assessment	Assessment benchmarks
All development	<p>This overlay is provided for information purposes only and does not regulate development under the Cloncurry Shire Planning Scheme.</p> <p>Note-</p> <p>Transport noise corridors overlay map OM-09 shows land designated under the Building Act 1975 Chapter 88 and referred to in QDC MP4.4.</p>	

Editor's Note-Some overlays may only be included for information purposes. This does not change the category of development and assessment or assessment benchmarks or requirements for accepted development in the planning scheme.

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The levels of assessment for development in a zone are in Part 5.
- (4) Assessment criteria for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Centre zone;
 - (b) Community facilities zone;
 - (c) General residential zone;
 - (d) High impact industry zone;
 - (i) Consolidated industrial precinct
 - (e) Limited development (constrained land) zone;
 - (f) Low impact industry zone;
 - (g) Medium impact industry zone;
 - (i) Consolidated industrial precinct
 - (h) Mixed use zone;
 - (i) Rural residential zone;
 - (i) Perkins Street rural residential precinct;
 - (ii) Rural residential north west precinct;
 - (iii) Rural residential lifestyle precinct;
 - (iv) Rural residential river precinct;
 - (j) Rural zone; and
 - (k) Township zone.

6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

This code applies to assessing development in the Centre zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3.

6.2.1.2 Purpose

- (1) The purpose of the centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities
- (2) The local government purpose of the code is to facilitate development within the Centre zone that ensures:
 - (a) a planned and facilitated contribution to the growth and expansion of the Cloncurry Town centre;

- (b) a diverse range of uses and activities characteristic of a rural shire's town centre;
 - (c) achievement of a high quality rural town centre amenity; and
 - (d) provision of local employment opportunities and the maintenance of an appropriate level of services.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Uses and development achieves the following:
 - (i) the Centre's role and function provides for:
 - (A) a level and diversity of services that meets the needs of both shire residents and visitors;
 - (B) a predominant mix of commercial, business, professional, retail and entertainment activities including shopping centre, shop and office uses that enhance the primacy, vitality and vibrancy of the Shire's town centre;
 - (C) a limited range of multiple dwelling residential and tourist accommodation uses and activities where integrated as part of a mixed use development to achieve an active and cohesive streetscape;
 - (D) service industry uses and activities where of a low impact scale and nature that is compatible with non-industrial uses and achieving a high quality town centre amenity; and
 - (E) a redevelopment or transition of sites for use by centre activities where currently underutilised or occupied by existing uses or activities that are inconsistent in the zone.
 - (b) Built form and intensity of development achieves:
 - (i) a built form that creates a consistent and integrated streetscape with a strong sense of identity and character common to a traditional rural shire town centre;
 - (ii) a low rise built form that is consistent with the scale of surrounding development; and
 - (iii) a residential density of generally 15-25 dwelling units per hectare, where part of a mixed use development.
 - (c) Development layout and design provides for:
 - (i) active street frontages through use of design elements such as awnings, verandahs and built to boundary frontage setbacks;
 - (ii) a comfortable, attractive and safe pedestrian-oriented environment with high street level amenity and surveillance of public spaces;
 - (iii) advertising devices that are sympathetically integrated into the external design elements of the building facade;
 - (iv) management of impacts to minimise land use conflicts ensuring a high level of amenity is achieved which respects the surrounding character of adjoining premises;
 - (v) functional, safe and efficient vehicular access arrangements while protecting the operating capability of the external road network and minimising any impacts on adjoining premises and the centre's pedestrian access network; and
 - (vi) development to respond to physical land constraints and environmental values through planning for and mitigating any adverse effects through siting, design and the operating requirements in carrying on the use.
 - (d) Development has effective access to and can be efficiently serviced by all essential infrastructure networks.

6.2.1.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.1.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Built form and Character	
PO1 Buildings must be compatible in form and scale with the character of a rural town centre.	AO1.1 Building height does not exceed 12m and 3 storeys, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.

Performance Outcomes	Acceptable Outcomes
	<p>AO1.2 Site cover does not exceed 75%, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p> <p>AO1.3 Buildings have a maximum plot ratio of 1.0:1 (up to 2 storeys) and 1.25:1 (3 storeys), except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p>
<p>PO2 Buildings are setback from the road frontage to provide:</p> <ul style="list-style-type: none"> (a) an articulated and active integration between the development and public pedestrian realm of the street; (b) a high quality pedestrian footpath amenity including weather protection. 	<p>AO2.1 Buildings have a zero lot setback alignment to the road frontage.</p>
<p>PO3 Footpath awnings must be provided to all buildings having a zero lot alignment to the road frontage.</p>	<p>AO3.1 A 3m wide cantilevered awning is provided to the road frontage.</p>
Advertising devices	
<p>PO4 Advertising devices enhance the visual appearance of the development; are sympathetically integrated into the external design elements of the building facade and do not detract from or dominate the streetscape.</p>	<p>AO4.1 Advertising devices are located and constructed to comply with section 8.3.1 - Advertising device code.</p>
Landscaping	
<p>PO5 Landscaping must enhance the amenity and streetscape of the locality.</p>	<p>AO5.1 Development provides for a minimum of 10% of the site to be landscaped.</p> <p>AO5.2 A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.</p>
Infrastructure and servicing	
<p>PO6 Adequate area for the storage of waste disposal must be provided.</p>	<p>AO6.1 Waste disposal areas:</p> <ul style="list-style-type: none"> (a) are screened from any road frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
For assessable development only	
Uses	
<p>PO7 Development contributes to achieving a diverse</p>	<p>AO7.1 Uses which are identified as being inconsistent with</p>

Performance Outcomes	Acceptable Outcomes
<p>range of uses in the centre, that:</p> <ul style="list-style-type: none"> (a) enhances the primacy, vitality and vibrancy of the Shire's town centre; (b) provides services, employment and other economic development opportunities. 	<p>the purpose of the zone and identified in Table 6.2.1.3-2 are not established or preferred in the Centre zone.</p> <p>Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.</p>
<p>PO8 Multiple dwelling, Dwelling unit and Short term accommodation (tourist) uses are designed and integrated as part of mixed use development, ensuring active street frontages at the ground level.</p>	<p>AO8.1 No acceptable outcome prescribed.</p>
<p>PO9 Service industry uses are;</p> <ul style="list-style-type: none"> (a) of a low impact scale and nature; (b) compatible with other predominant commercial and business uses in the town centre; (c) capable of achieving a high quality town centre amenity. 	<p>AO9.1 The maximum gross floor area of a Service industry use does not exceed 200m².</p>
Boundary Setbacks	
<p>PO10 Buildings must be set back from the rear and side boundaries to ensure achievement of a commercial character typical of a rural town centre with:</p> <ul style="list-style-type: none"> (a) convenient, functional and safe access and servicing of the property; (b) provision of natural light and ventilation; (c) attention to privacy and noise attenuation; (d) opportunity for site landscaping; (e) adequate provision of off-street parking. 	<p>AO10.1 A minimum building setback is provided to a rear laneway as follows:</p> <ul style="list-style-type: none"> (a) zero lot setback where the building wall height is 4.5m or less; (b) 3m where the building wall height is greater than 4.5 m; <p>except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p> <p>AO10.2 A minimum building setback to a side or rear boundary (where not to a rear laneway) is provided as follows:</p> <ul style="list-style-type: none"> (a) zero lot setback where the site adjoins a non- residential zone; (b) the greater of 3m or half the height of the building wall facing the residential zone; <p>except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p>
<p>PO11 Development is sited having regard to the safety of people using the site and the adjoining site, the amenity enjoyed by those people, and the maintenance of buildings and work.</p>	<p>AO11.1 No acceptable outcome prescribed.</p>
Amenity , Health and Safety	
<p>PO12 Development does not generate impacts through unacceptable levels of noise, odour, dust, air</p>	<p>AO12.1 No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
emissions, light spillage or vibration that will affect adjoining or nearby sites containing existing sensitive land uses.	
Reverse Amenity	
PO13 Development of sensitive land uses inclusive of Multiple dwelling, Dwelling unit and Short term accommodation (tourist) uses does not have an adverse impact on the normal operation of a non-residential use either existing or envisaged in the Centre zone.	AO13.1 No acceptable outcome prescribed.
Infrastructure and Servicing	
PO14 All buildings must be suitably serviced with reticulated water supply and sewage treatment, drainage, power supply and telecommunication facilities.	AO14.1 Provision and design of water supply, sewerage and roads are constructed to standards in Section 8.3.6 – Operational works and services code.
Environment	
PO15 The development responds sensitively to on-site and surrounding topography, drainage systems, utility service and vegetation, through: (a) any earthworks and retaining structures being minimised; (b) the retention of natural drainage lines being maximised; (c) the retention of existing vegetation being maximised where practical; (d) avoiding damage or disruption to urban utility services; (e) buffering that protects the ecological functions of wetlands and waterways.	AO15.1 No acceptable outcome prescribed.

Table 6.2.1.3-2-Inconsistent Uses

Use		
Air services	Dwelling house	Party house
Adult store if the distance between the boundary of the land occupied by a sensitive use and the entrance of the proposed adult store is less than the following: a) 200 metres according to the shortest route a person may lawfully take , by vehicle or on foot ; or b) 100 metres measured in a straight line; being the greater distance.	High impact industry	Permanent plantation
		Port services
Animal husbandry	Intensive animal industry	Relocatable home park
Animal keeping	Intensive horticulture	Renewable energy facility
Aquaculture	Low impact industry	Rural industry
Brothel	Major electricity infrastructure	Rural workers' accommodation
Bulk landscape supplies	Marine industry	Special industry
Cemetery	Medium impact industry	Substation

Crematorium	Motor sport facility	Transport depot
Cropping	Nature-based tourism	Warehouse
Detention facility	Non-resident workforce accommodation	Wholesale nursery
Dual occupancy	Outstation	Winery

* Subject to qualifiers (refer tables of assessment)

6.2.2 Community facilities zone code

6.2.2.1 Application

This code applies to development in the Community facilities zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3.

6.2.2.2 Purpose

- (1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
 - (a) educational establishments; and
 - (b) hospitals; and
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The local government purpose of the code is to facilitate development within the Community facilities zone that ensures:
 - (a) existing and future community uses are not compromised and will meet the diverse needs of the Shire's existing and future community(s);
 - (b) achievement of a high quality amenity that contributes to the Shire's liveability; and
 - (c) an efficient utilisation of land.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieve the following:
 - (i) land uses owned or operated by Commonwealth, State or local government for purposes such as air services, cemeteries, community uses, sport and recreation, educational establishments, emergency services, hospitals, utility installations and transport networks are facilitated;
 - (ii) provision of uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation;
 - (iii) private community services and facilities including educational establishments, places of worship, private hospitals and tourist parks are appropriate;
 - (iv) a limited range of compatible uses are provided to fulfil ancillary functions which are located in publicly accessible locations and are well integrated with surrounding uses; and
 - (v) where practical, multiple community activities are accommodated, by co-locating a variety of robust facilities suitable for shared use.
 - (b) Built form and intensity of development achieves:
 - (i) a general consistency in scale, height and bulk which respects surrounding development;
 - (ii) buildings not being visually overbearing;
 - (iii) a built form that is appropriate to the specific purpose of the facility and responds to the particular operational, functional and locational requirements of specific community functions; and
 - (iv) efficient utilisation of land, providing effective operational benefits to the public.
 - (c) Development layout and design provides for:

- (i) a high level of amenity, which maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development, particularly residential uses and other sensitive land uses;
 - (ii) the viability of community facilities to be protected by excluding development that could limit the ongoing operation of existing special uses or prejudice appropriate new activities;
 - (iii) community facilities that are sensitive land uses and where on land adjoining land zoned for industrial purposes, to avoid compromising the normal operations of those industrial activities;
 - (iv) the promotion of safe and efficient public use, and active transport, including walking and cycling; and
 - (v) a response to physical land constraints and environmental values, through planning for and mitigating any adverse effects through siting, design and the operating requirements in carrying on the use.
- (d) Development is efficiently and cost-effectively serviced by town infrastructure and service networks, including transport infrastructure, and provides easy access to such infrastructure and services.

6.2.2.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.2.3-1-Benchmarks for Assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Built Form and Character	
PO1 Development must be compatible in form and scale with the character of a rural regional town.	AO1.1 Building height does not exceed 12m and 3 storeys, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building. AO1.2 Site cover does not exceed 75%, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.
Amenity	
PO2 Development does not generate impacts through unacceptable levels of noise, odour, dust, air emissions, light spillage or vibration that will affect adjoining or nearby sites containing existing sensitive land uses.	AO2.1 Operation of non-residential activities, adjacent to residential allotments, only occurs between the hours of 6.00 am and 10.00 pm Monday to Saturday, and 8.00 am and 6.00 pm on Sunday.
PO3 Privacy of adjoining dwellings must be maintained. Overlooking is minimised through the use of design elements such as: <ul style="list-style-type: none"> (a) privacy screens and hoods; (b) limiting side boundary windows; (c) landscaping treatments. 	AO3.1 For screening of a proposed residential use that is within 2m at ground floor level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as: <ul style="list-style-type: none"> (a) fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) fixed external screens; or

Performance Outcomes	Acceptable Outcomes
	<p>(c) sill heights of 1.5m above floor level; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.</p> <p>Refer to Figure 6.2.11.3-1 for illustrated examples of screening.</p>
<p>PO4</p> <p>The size and location of advertising devices associated with non-residential uses must not adversely affect the visual amenity of a locality.</p>	<p>AO4.1</p> <p>Advertising devices are located and constructed to comply with section 8.3.1- Advertising devices code.</p>
Landscaping	
<p>PO5</p> <p>Landscaping must enhance the amenity and streetscape of the locality.</p>	<p>AO5.1</p> <p>Development provides for a minimum of 10% of the site to be landscaped.</p> <p>AO5.2</p> <p>A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.</p>
Open Space for a Residential Use in the Community Facilities Zone	
<p>PO6</p> <p>Private open space and recreation areas must be of suitable size and configuration and easily accessible from the main habitable rooms of the dwelling.</p>	<p>AO6.1</p> <p>A minimum of 30% of the site is provided as private open space and recreation areas.</p> <p>AO6.2</p> <p>Private open space and recreation areas include an area having a minimum dimension of 5m x 5m.</p>
Infrastructure and servicing	
<p>PO7</p> <p>Adequate area for the storage of waste disposal must be provided.</p>	<p>AO7.1</p> <p>Waste disposal areas:</p> <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
For assessable development only	
Uses	
<p>PO8</p> <p>Development contributes to achieving a diverse range of uses in the community facilities zone, that provide for community related activities and facilities whether under public or private ownership.</p>	<p>AO8.1</p> <p>Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.2.3-2 are not established or preferred in the Community facilities zone.</p> <p>Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.</p>
Built form and building envelope	
<p>PO9</p> <p>All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with the setbacks that are predominant in the area. Development provides for adequate:</p>	<p>AO9.1</p> <p>No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (a) access to natural light and ventilation; (b) privacy; (c) noise attenuation; (d) landscaping; (e) outlook; and (f) off-street parking. 	
<p>PO10 Development is sited having regard to the safety of people using the site and the adjoining site, the amenity enjoyed by those people, and the maintenance of buildings and work.</p>	<p>AO10.1 No acceptable outcome prescribed.</p>
Infrastructure and servicing	
<p>PO11 Development must be suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p>	<p>AO11.1 Provision and design of water supply, sewerage and roads are constructed to standards in Section 8.3.6 – Operational works and services code.</p>
Environment	
<p>PO12 The development responds sensitively to on-site and surrounding topography, drainage systems, utility service and vegetation, through:</p> <ul style="list-style-type: none"> (a) any earthworks and retaining structures being minimised; (b) the retention of natural drainage lines being maximised; (c) the retention of existing vegetation being maximised where practical; (d) avoiding damage or disruption to urban utility services; (e) buffering that protects the ecological functions of wetlands and waterways. 	<p>AO12.1 No acceptable outcome prescribed.</p>

Table 6.2.2.3-2-Inconsistent Uses

Use		
Adult store	Garden centre	Port services
Agricultural supplies store	Hardware and trade supplies	Research and technology facility
Animal husbandry	High impact industry	Rural industry
Animal keeping	Hotel	Rural workers' accommodation
Aquaculture	Intensive animal industry	Service industry
Bar	Intensive horticulture	Service station
Brothel	Low impact industry	Shop
Bulk landscape supplies	Marine industry	Shopping centre
Car wash	Medium impact industry	Showroom
Cropping	Nature-based tourism	Special industry

Use		
Detention facility	Nightclub entertainment facility	Transport depot
Dual occupancy	Non-resident workforce accommodation	Veterinary services
Dwelling house	Outdoor sales	Warehouse
Dwelling unit	Outstation	Wholesale nursery
Extractive industry	Party house	Winery
Food and drink outlet	Permanent plantation	

* Subject to qualifiers (refer tables of assessment)

6.2.3 General residential zone code

6.2.3.1 Application

This code applies to assessing development in the General residential zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.3.2 Purpose

- (1) The purpose of the general residential zone is to provide for—
 - (a) residential uses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the zone code is to accommodate development within the General residential zone that ensures:
 - (a) provision of a range of residential housing types and styles typically at a scale and density that meets local housing needs and reflects a predominantly low rise character and built form; and
 - (b) provision of a quality residential amenity and lifestyle opportunity;
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieves the following:
 - (i) a range of residential dwelling types including dwelling houses, dual occupancy, multiple dwellings and special needs accommodation are provided:
 - (A) to meet local housing needs through offering housing diversity and choice;
 - (B) on suitably sized allotments to achieve a high level of residential amenity; and
 - (ii) a limited range of non-residential uses, such as community based activities (child care centre, educational establishments and place of worship) and home based businesses are accommodated where:
 - (A) at a scale and intensity compatible with the character and amenity of the residential area;
 - (B) supporting the needs of local residents;
 - (C) with the exception of home based businesses, clustered together on prominent, highly accessible sites.
 - (b) Built form and intensity of development achieves:
 - (i) a low rise scale of development, being generally 2 storeys in height, which is consistent with the character of the surrounding residential area;
 - (ii) development with higher residential densities is predominantly located around and within a walkable catchment of the Cloncurry Town Centre as identified by the Centre zone; and
 - (iii) a residential density of 12-15 lots per hectare and 25-40 dwelling units per hectare in the case of multiple dwellings, including affordable housing developments.
 - (c) Development layout and design provides for:
 - (i) a high level of residential amenity is maintained and/ or achieved by minimising traffic, noise, dust, odour, lighting and other locally specific impacts;
 - (ii) development is planned, sited and designed to achieve high liveability standards through building orientation, privacy between buildings and landscaping;
 - (iii) development responds to and minimises effects on the natural features and environmental constraints of the site, including topography, stormwater management and vegetation retention.
 - (d) Development is efficiently and cost effectively serviced by town infrastructure and service networks.

6.2.3.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.3.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Height of Buildings	
<p>PO1</p> <p>(1) The height of buildings and structures maintain a low rise built form by:</p> <p>(a) being compatible with the existing streetscape;</p> <p>(b) adopting the predominant height of surrounding buildings;</p> <p>(2) Where a use proposes a building height greater than an adjoining building; then the site layout and building design minimises any potential impacts of overshadowing and loss of privacy.</p>	<p>AO1.1</p> <p>Building height does not exceed 8.5m and 2 storeys, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p>
Character	
<p>PO2</p> <p>Development density must be compatible with the character of the locality.</p>	<p>AO2.1</p> <p>For a dwelling house, the site has a minimum area of 600m².</p> <p>AO2.2</p> <p>For a dual occupancy, the site has a minimum area of 800m² and a frontage of 20m.</p> <p>AO2.3</p> <p>For a multiple dwelling, the residential density is no greater than an equivalent dwelling unit rate of site area based on ;</p> <p>1 equivalent dwelling unit (1 bedroom) per 200m².</p> <p>1 equivalent dwelling unit (2and 3 bedrooms) per 250m²</p> <p>1 equivalent dwelling unit (4bedrooms and above) per 300m².</p>
Built form and building envelope	
<p>PO3</p> <p>Development must be appropriate in scale and form, ensuring the visual privacy of residents.</p>	<p>AO3.1</p> <p>Site cover does not exceed 50%, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p>
Infrastructure and servicing	
<p>PO4</p> <p>Adequate area for the storage of waste disposal</p>	<p>AO4.1</p> <p>Waste disposal areas:</p>

Performance Outcomes	Acceptable Outcomes
must be provided.	<ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
For Assessable Development Only	
Uses	
<p>PO5 Development ensures:</p> <ul style="list-style-type: none"> (a) provision of a range of residential housing types and styles typically at a scale and density that meets local housing needs and reflects a predominantly low rise character and built form; (b) an achievement of a quality residential amenity and lifestyle opportunity. 	<p>AO5.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.3.3-2 are not established or preferred in the General residential zone.</p> <p>Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.</p>
<p>PO6 Non-residential uses such as community based activities (child care centre, educational establishments and place of worship) can be contemplated at a scale and intensity compatible with the character and amenity of the residential area and in a location that:</p> <ul style="list-style-type: none"> (a) has frontage to a higher order road network; (b) is co-located with other similar non – residential uses; (c) provides for and conveniently services the needs of the local community; (d) results in a positive economic and social benefit for the local community. 	<p>AO6.1 No acceptable outcome prescribed</p>
Character	
<p>PO7 Building design incorporates elements that:</p> <ul style="list-style-type: none"> (a) exhibit a high degree of visual appeal through use of colour, angles, building materials and features such as verandahs, entry porches, eaves, window hoods or similar; (b) promotes an attractive streetscape and encourages safety and surveillance through orientating building entrances to the street; and (c) integrates with the landscape setting. 	<p>AO7.1 No acceptable outcome prescribed.</p>
Built form and building envelope	

Performance Outcomes	Acceptable Outcomes
<p>PO8</p> <p>All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with setbacks predominant in the locality. Development provides for adequate:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation; (b) privacy; (c) noise attenuation; (d) landscaping; (e) outlook; and (f) off-street parking. 	<p>AO8.1</p> <p>No acceptable outcome prescribed.</p>
<p>PO9</p> <p>Development is sited having regard to the safety of people using the site and the adjoining site, the amenity enjoyed by those people, and the maintenance of buildings and work.</p>	<p>AO9.1</p> <p>No acceptable outcome prescribed.</p>
Amenity	
<p>PO10</p> <p>Noise levels must not exceed those reasonably expected within a residential area.</p>	<p>AO10.1</p> <p>Operation of non-residential activities only occurs between the hours of 8.00 am and 6.00 pm.</p>
<p>PO11</p> <p>The storage of equipment and/or machinery on residential allotments must not cause a visual blight.</p>	<p>AO11.1</p> <p>Equipment and machinery is stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p>
<p>PO12</p> <p>Privacy of adjoining dwellings must be maintained. Overlooking is minimised through the use of design elements such as:</p> <ul style="list-style-type: none"> (a) privacy screens or hoods; (b) limiting side boundary windows; (c) landscaping treatments. 	<p>AO12.1</p> <p>For screening of a proposed dwelling house that is within 2m at ground floor level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as:</p> <ul style="list-style-type: none"> (a) fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) fixed external screens; or (c) sill heights of 1.5m above floor level; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level. <p>Editor's note-Refer to Figure 6.2.10.3-1 for illustrated examples of screening.</p>
<p>PO13</p> <p>The size and location of advertising devices associated with non-residential uses must not adversely affect the visual amenity of a locality.</p>	<p>AO13.1</p> <p>Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.</p>
Open space	
<p>PO14</p>	<p>AO14.1</p>

Performance Outcomes	Acceptable Outcomes
Private open space and recreation areas must be of suitable size and configuration and easily accessible from the main habitable rooms of the dwelling.	A minimum of 30% of the site is provided as private open space and recreation areas. AO14.2 Private open space and recreation areas include an area having a minimum dimension of 5m x 5m.
Landscaping	
PO15 Landscaping must enhance the amenity of an area.	PO15.1 Landscaping complies with Section 8.3.5 – Landscaping Code.
Infrastructure and servicing	
PO16 Development must be suitably serviced with adequate water supply, sewerage treatment, drainage, power supply and telecommunication facilities.	AO16.1 Provision and design of water supply, sewerage and roads are constructed to standards in Section 8.3.6 – Operational works and services code.
Environment	
PO17 The development responds sensitively to on-site and surrounding topography, drainage systems, utility service and vegetation, through: <ul style="list-style-type: none"> (a) any earthworks and retaining structures being minimised; (b) the retention of natural drainage lines being maximised; (c) the retention of existing vegetation being maximised where practical; (d) avoiding damage or disruption to urban utility services; (e) buffering that protects the ecological functions of wetlands and waterways. 	AO17.1 No acceptable outcome prescribed.

Table 6.2.3.3-2-Inconsistent Uses

Use		
Adult store	Hospital	Renewable energy facility
Agricultural supplies store	Hotel	Research and technology facility
Air services	Indoor sport and recreation	Resort complex
Animal husbandry	Intensive animal industry	Rural industry
Animal keeping	Intensive horticulture	Rural workers' accommodation
Aquaculture	Low impact industry	Service industry
Bar	Major electricity infrastructure	Service station

Use		
Brothel	Major sport, recreation and entertainment facility	Shop
Bulk landscape supplies	Marine industry	Shopping centre
Car wash	Market	Showroom
Cemetery	Medium impact industry	Special industry
Crematorium	Motor sport facility	Telecommunications facility
Cropping	Nature-based tourism	Theatre
Detention facility	Nightclub entertainment facility	Tourist attraction
Dwelling unit	Office	Tourist park
Extractive industry	Outdoor sales	Transport depot
Food and drink outlet	Outdoor sport and recreation	Veterinary services
Function facility	Outstation	Warehouse
Funeral parlour	Parking station	Wholesale nursery
Garden centre	Party house	Winery
Hardware and trade supplies	Permanent plantation	
Health care services	Port services	
High impact industry	Relocatable home park	

* Subject to qualifiers (refer tables of assessment)

6.2.4 High impact industry zone code

6.2.4.1 Application

This code applies to assessing development in the High impact industry zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.4.2 Purpose

- (1) The purpose of the high impact industry zone is to provide for—
 - (a) high impact industry; and
 - (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The local government purpose of the code is to facilitate development within the High impact industry zone that ensures:
 - (a) High impact industry uses are diverse and appropriately located, having regard to the intended high impact use of the zone;
 - (b) the provision of essential infrastructure, appropriate access and connections to an integrated transport system;
 - (c) the protection of the general amenity of the High impact industrial area and overall Cloncurry township.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieve the following:
 - (i) a range of predominantly high impact industrial uses that satisfy the intent of the zone are facilitated;
 - (ii) high impact industrial uses that require adequate separation distance from sensitive land uses are provided for, where it can be demonstrated that adverse impacts are appropriately managed and mitigated;
 - (iii) non-industrial land uses which directly support the efficient operation of the high impact industry area, including ancillary offices, shops and food and drink outlets are appropriate; and
 - (iv) inconsistent land uses including residential and other sensitive land uses, are not located within, or in close proximity to the High impact industry zone.
 - (b) Built form and intensity of development achieves:
 - (i) a built form and scale that provides a high level of amenity for the site and surrounds;
 - (ii) building heights that are commensurate with the surrounding area and which do not visually dominate the streetscape; and
 - (iii) an efficient use of land that is supported by appropriate setbacks and landscaping.
 - (c) Development layout and design provides for:
 - (i) protection of high impact industrial activities from encroachment by non-industrial and sensitive land uses;
 - (ii) safety for people and property;
 - (iii) access to the appropriate level of transport infrastructure (railways and highways) and facilities such as airports;
 - (iv) implementation of sustainability measures, including maximising energy efficiency, water conservation and active transport opportunities;
 - (v) site-specific responses to constraints, including topography, bushfire and flooding; and
 - (vi) its location, design, construction and operation to avoid or minimise adverse impacts on any ecologically significant area.
 - (d) Development is efficiently and cost-effectively serviced by town infrastructure and service networks, including transport infrastructure, that is designed to provide and promote safe and efficient active transport, including walking and cycling.

6.2.4.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.4.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes												
For assessable development and Accepted development subject to requirements													
Built form and building envelope													
<p>PO1 Development is sited and designed to ensure a pleasant visual amenity with the appearance of building bulk reduced by building design, screening and design treatments of facades.</p>	<p>AO1.1 Building heights do not exceed 20m.</p> <p>AO1.2 Site cover does not exceed 50%.</p> <p>AO1.3 Building lengths of more than 30m are punctuated with architectural treatments such as: (a) variations in materials, colours or textures; (b) inclusion of windows or fenestration; (c) articulation and steps in walls.</p>												
<p>PO2 All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with the setbacks that are predominant in the area. Development provides for adequate: (a) noise attenuation; (b) landscaping; (c) outlook; and (d) off-street parking.</p>	<p>AO2.1 Where medium impact, high impact or special industry development shares a common boundary with a sensitive land use or land contained in a non-industrial area, the minimum boundary setback is in accordance with Table AO2.1.</p> <p>Table AO2.1</p> <table> <tr> <th>Land use/zone adjoining a sensitive land use/zone</th><th>Minimum Boundary Setback (m)</th></tr> <tr> <td>Medium impact industry</td><td>250m</td></tr> <tr> <td>High impact industry</td><td>500m</td></tr> <tr> <td>Special industry</td><td>1,500m</td></tr> </table> <p>AO2.2 Where low impact industrial development shares a common boundary with a sensitive land use or land contained in a non-industrial area, the minimum boundary is in accordance with Table AO2.2.</p> <p>Table AO2.2</p> <table> <tr> <th>Adjoining Land Use Activity/Zone</th><th>Minimum Boundary Setback (m)</th></tr> <tr> <td>Centre</td><td>5m</td></tr> </table>	Land use/zone adjoining a sensitive land use/zone	Minimum Boundary Setback (m)	Medium impact industry	250m	High impact industry	500m	Special industry	1,500m	Adjoining Land Use Activity/Zone	Minimum Boundary Setback (m)	Centre	5m
Land use/zone adjoining a sensitive land use/zone	Minimum Boundary Setback (m)												
Medium impact industry	250m												
High impact industry	500m												
Special industry	1,500m												
Adjoining Land Use Activity/Zone	Minimum Boundary Setback (m)												
Centre	5m												

Performance Outcomes	Acceptable Outcomes														
	<table> <tr> <td>Community facility</td><td>5m</td></tr> <tr> <td>General residential</td><td>15m</td></tr> <tr> <td>Rural</td><td>5m</td></tr> <tr> <td>Rural residential</td><td>10m</td></tr> <tr> <td>Township</td><td>5m</td></tr> <tr> <td>Vacant land (where zoned for residential land use activities)</td><td>15m</td></tr> <tr> <td>All other vacant land</td><td>5m</td></tr> </table>	Community facility	5m	General residential	15m	Rural	5m	Rural residential	10m	Township	5m	Vacant land (where zoned for residential land use activities)	15m	All other vacant land	5m
Community facility	5m														
General residential	15m														
Rural	5m														
Rural residential	10m														
Township	5m														
Vacant land (where zoned for residential land use activities)	15m														
All other vacant land	5m														
Infrastructure and servicing															
<p>PO3 Adequate area for the storage of waste disposal must be provided.</p>	<p>AO3.1 Waste disposal areas:</p> <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes. 														
<p>PO4 The storage of equipment and/or machinery must not cause a visual blight.</p>	<p>AO4.1 Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p>														
Amenity															
<p>PO5 Landscaping elements must contribute to the appearance of the high impact industry area and buffer areas must be provided to screen uses from adjoining areas.</p>	<p>AO5.1 Landscaping is provided to a minimum depth of 3m to the major road frontage and 1.5m to all other boundaries.</p> <p>AO5.2 Where industrial activities adjoin land contained in a non-industrial area, landscaping to a minimum depth of 10m is provided to the common boundary.</p> <p>AO5.3 Fences to a road frontage are a maximum of 1.2m in height if of solid construction and 1.8m in height if up to 50% transparent.</p>														
<p>PO6 Advertising devices enhance the visual appearance of the development; are sympathetically integrated into the external design elements of the building facade or the landscape areas to the street frontage without dominating the streetscape.</p>	<p>AO6.1 Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.</p>														
<p>PO7 Business and industry must not compromise the</p>	<p>AO7.1 Development located within the Consolidated industrial precinct (as shown on the zone maps in</p>														

Performance Outcomes	Acceptable Outcomes
reasonable amenity expected of adjoining areas.	Schedule 2) is not located within the buffer areas to adjoining residential areas and the One Mile Creek floodplain.
For assessable development only	
Uses	
<p>PO8 Development ensures:</p> <ul style="list-style-type: none"> (a) Provision of a diverse range of High impact and Medium impact industry uses at a level and diversity to satisfy the needs of the town; (b) Long-term use of the land for industrial purposes is not compromised by non-industrial and business uses; (c) Achievement of a quality industrial area amenity and local employment opportunities. 	<p>AO8.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.4.3-2 are not established or preferred in the High impact industry zone.</p> <p>Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.</p>
Noise	
<p>PO9 Business and industry activities must maintain or enhance the noise environment at the closest and nearby sensitive receptors.</p>	<p>AO9.1 No acceptable outcome prescribed.</p>
Site suitability	
<p>PO10 Development provides for lots that must be suitable in size and configuration for the intended use.</p>	<p>AO10.1 No acceptable outcome prescribed.</p>
<p>PO11 Buildings and/or works do not encroach upon residential areas.</p>	<p>AO11.1 No acceptable outcome prescribed.</p>
Wastewater, surface water and refuse disposal	
<p>PO12 Contaminated wastewater must not enter the watercourses or groundwater.</p>	<p>AO12.1 No acceptable outcome prescribed.</p>
<p>PO13 Stormwater drainage and run-off from hard stand areas must not result in overloading of downstream flows due to a concentration of flows.</p>	<p>AO13.1 Stormwater drainage is designed in accordance with the standards in Section 8.3.6 – Operational works and services code.</p>
<p>PO14 Refuse disposal must not cause a risk to health.</p>	<p>AO14.1 No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
Offensive odour and air pollution	
<p>PO15 Business and industry activities must maintain the amenity of adjoining residential areas, in regard to odours, gaseous and particulate emissions.</p>	<p>AO15.1 Odour emissions do not exceed 1-5 Odour Units (measured in accordance with the Environment Protection Authority Guideline).</p>
Lighting	
<p>PO16 Business and industry activities do not create a nuisance through increased lighting level intensity onto adjacent private properties or public areas.</p>	<p>AO16.1 Illumination levels in nearby residential areas do not exceed 8 lux and lighting is downward directed, to avoid light spillage onto adjacent areas.</p>
Water supply	
<p>PO17 Adequate provision for water supply must be provided.</p>	<p>AO17.1 Provision and design of water supply is constructed to the standards stated in Section 8.3.6 – Operational works and services code.</p>
On-site effluent disposal	
<p>PO18 The intensity and scale of development on the site must not:</p> <ul style="list-style-type: none"> (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the effluent disposal system, or increase the cumulative effects of the systems in the locality; (b) increase any health risks during an effluent disposal system failure; (c) deteriorate the water quality of existing and/or proposed water supplies; (d) limit the sustainable disposal of domestic effluent. 	<p>AO18.1 Provision of sewerage works is constructed to the standards stated in Section 8.3.6 – Operational works and services code.</p>
Service infrastructure	
<p>PO19 Adequate service infrastructure must be provided.</p>	<p>AO19.1 Connection is provided to reticulated electricity.</p> <p>AO19.2 Connection is provided to telecommunications.</p>
Transport and Access	
<p>PO20 The preferred access and transport pattern must be maintained. The preferred access is generally in accordance with the preferred access strategy.</p>	<p>AO20.1 Intersections and property accesses connecting to a State-controlled road are designed in accordance with AUSTROADS Guide to Traffic Management</p>

Performance Outcomes	Acceptable Outcomes
Editor's note – the access strategy is as described for industrial development in section 9.4.8 – Reconfiguring a lot code.	Part 6 Intersections, Interchanges and Crossings.
Environment	
<p>PO21</p> <p>The development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation, biodiversity and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; (e) buffering, screening and separation is provided to sensitive land uses; (f) buffering protects the ecological functions of wetlands and waterways. 	<p>AO21.1</p> <p>No acceptable outcome prescribed.</p>

Table 6.2.4.3-2-Inconsistent Uses

Use		
Adult store	Function facility	Parking station
Air services	Funeral parlour	Party house
Animal husbandry	Garden centre	Permanent plantation
Animal keeping	Hardware and trade supplies	Place of worship
Aquaculture	Health care services	Port services
Bar	Home based business	Relocatable home park
Brothel	Hospital	Residential care facility
Bulk landscape supplies	Hotel	Resort complex
Car wash	Indoor sport and recreation	Retirement facility
Cemetery	Intensive animal industry	Roadside stall
Childcare centre	Intensive horticulture	Rooming accommodation
Club	Landing	Rural industry
Community care centre	Major sport, recreation and entertainment facility	Rural workers' accommodation
Community residence	Marine industry	<p>Shop*</p> <p>Where not ancillary to an associated industrial activity operating on the same site; and/or with a GFA exceeding</p>

Use		
		10% of the GFA of the industry use or 200m2, whichever is the lesser.
Community use	Market	Shopping centre
Cropping	Motor sport facility	Short term accommodation
Detention facility	Multiple dwelling	Showroom
Dual occupancy	Nature-based tourism	Theatre
Dwelling house	Nightclub entertainment facility	Tourist attraction
Dwelling unit	Non-resident workforce accommodation	Tourist park
Educational establishment	Office* Where not ancillary to an associated industrial activity operating on the same site.	Veterinary services
Emergency services	Outdoor sales	Wholesale nursery
Environment facility	Outdoor sport and recreation	Winery
Food and drink outlet* Where not servicing local workers; and/or where involving a drive through facility; and/or where the GFA exceeds 200m2.	Outstation	

* Subject to qualifiers (refer tables of assessment)

6.2.5 Limited development (constrained land) zone code

6.2.5.1 Application

This code applies to assessing development in the Limited development (constrained land) zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.5.2 Purpose

- (1) The purpose of the limited development zone is to identify land that is significantly affected by 1 or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.
- (2) The local government purpose of the code is to facilitate development within the Limited development (constrained land) zone that ensures:
 - (a) provision of a range of residential housing types and styles typically at a scale and density that meets local housing needs and reflects a predominantly low rise character and built form, provided any drainage and/or flooding constraints associated with the land can be adequately addressed and mitigated;
 - (b) future development is limited, where it may increase risk to life or property to unacceptable levels due to drainage and/or flooding constraints;
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieve the following:
 - (i) the number, type, scale and intensity of land uses that are appropriate within the zone are currently restricted and limited;
 - (ii) the transition of existing land uses to those that are more compatible with a high flood risk is facilitated;
 - (iii) an increase in the scale or density of residential uses occurs, where it can be demonstrated that the intensification is not affected by the constraints of the land nor will it cause negative impacts on surrounding land;
 - (iv) development provides for uses that are generally consistent with the intent and provisions of the General residential zone, only where the flooding and/or drainage constraints associated with the land are adequately addressed, and achieves the following:
 - (A) a range of residential dwelling types including dwelling houses, dual occupancy, multiple dwellings and special needs accommodation are provided to meet local housing needs through offering housing diversity and choice;
 - (B) development is provided on suitably sized allotments to achieve a high level of residential amenity;
 - (C) a limited range of non-residential uses, such as community based activities (child care centre and educational establishment) and home based businesses are accommodated where:
 - a. at a scale and intensity compatible with the character and amenity of the area;
 - b. supporting the needs of local residents; and
 - c. with the exception of home based businesses, clustered together on prominent, highly accessible sites.
 - (b) Built form and intensity of development achieves:
 - (i) new uses and works reflect a low intensity scale of development and are provided with an appropriate level of infrastructure and access;
 - (ii) no new lots are created and the amalgamation of lots is used in order to facilitate non-urban uses, unless it is demonstrated that the intensification is not affected by the drainage and/or flooding constraints of the land;
 - (c) Development layout and design provides for:

- (i) a high level of residential amenity to be maintained and/ or achieved by minimising traffic, noise, dust, odour, lighting and other locally specific impacts;
 - (ii) development to be planned, sited and designed to achieve high liveability standards through building orientation, privacy between buildings and landscaping; and
 - (iii) development to respond to and minimise the effects on the natural features and environmental constraints of the site, including topography, stormwater management, drainage/flooding and vegetation retention.
- (d) Development is efficiently and cost effectively serviced by town infrastructure and service networks.

6.2.5.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.5.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Character and Form	
PO1 Development density must be compatible with the character of the locality.	AO1.1 For a dwelling house, the density must not exceed one dwelling per 600m ² . AO1.2 For a dual occupancy, the density must not exceed one dwelling per 400m ² . AO1.3 For a multiple dwelling, the residential density must not exceed one dwelling per 250m ² .
PO2 Development must be appropriate in scale and form, ensuring visual privacy of residents.	AO2.1 Building height does not exceed 8.5m and 2 storeys, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building. AO2.2 Site cover does not exceed 50%, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.
PO3 The size and location of advertising devices associated with non-residential uses must not adversely affect the visual amenity of a locality.	AO3.1 Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.
Open Space	

Performance Outcomes		Acceptable Outcomes	
PO4	Sufficient space must be provided around residential developments to accommodate private recreation and open space areas.	AO4.1	A minimum of 30% of the site is provided as private open space and recreation areas.
PO5	Private open space and recreation areas must be of suitable size and configuration and easily accessible from the main habitable rooms of the dwelling.	AO5.1	Private open space and recreation areas include an area having a minimum dimension of 5m x 5m.
Amenity			
PO6	Adequate area for the storage of waste disposal must be provided.	AO6.1	Waste disposal areas: <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
For assessable development only			
Uses			
PO7	Development is limited to a range of residential and/or commercial-type uses of a lower scale and intensity, provided any stormwater drainage and/or flooding constraints on the land can be adequately addressed to achieve a high quality and risk mitigated amenity.	AO7.1	Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.5.3-2 are not established or preferred in the Limited development (constrained land) zone. Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.
Land Constraints Mitigation			
PO8	Development limits the exposure of people and property to the high risk of the hazard.	AO8.1	There is no increase in the number of people living or working on site.
		AO8.2	Additional lots are not created.
PO9	A report is prepared by a suitably qualified person, demonstrating that the proposed development does not increase the hazard risk to life or property.	AO9.1	The scale and/or intensity of uses is not increased. Where an increase is proposed, a report prepared by a suitably qualified person, demonstrates that the proposed development does not increase the risk to people or property from a natural hazard, particularly flooding.

Performance Outcomes	Acceptable Outcomes
<p>PO10</p> <p>Development that does not increase the risk to life or property is compatible with the natural landscape values and character of the zone.</p>	<p>AO10.1</p> <p>Riparian/waterway corridors and other areas of environmental significance (e.g. stands of vegetation) on site are protected.</p>
Built Form and Building Envelope	
<p>PO11</p> <p>All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with the setbacks that are predominant in the locality. Development provides for adequate:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation; (b) privacy; (c) noise attenuation; (d) landscaping; (e) outlook; and (f) off-street parking. 	<p>AO11.1</p> <p>No acceptable outcome prescribed.</p>
<p>PO12</p> <p>Development is sited having regard to the safety of people using the site and the adjoining site, the amenity enjoyed by those people, and the maintenance of buildings and work.</p>	<p>AO12.1</p> <p>No acceptable outcome prescribed.</p>
Amenity	
<p>PO13</p> <p>Privacy of adjoining dwellings must be maintained. Overlooking is minimised through the use of design elements such as:</p> <ul style="list-style-type: none"> (a) privacy screens or hoods; (b) limiting side boundary windows; and (c) landscaping treatments. 	<p>AO13.1</p> <p>For screening of a proposed dwelling house that is within 2m at ground floor level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as:</p> <ul style="list-style-type: none"> (a) fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) fixed external screens; or (c) sill heights of 1.5m above floor level; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level. <p>Refer to Figure 6.2.10.3-1 for illustrated examples of screening.</p>
<p>PO14</p> <p>Noise levels must not exceed those reasonably expected within a residential area.</p>	<p>AO14.1</p> <p>Operation of non-residential activities only occurs between the hours of 8.00 am and 6.00 pm.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO15</p> <p>The storage of equipment and/or machinery on allotments must not cause a visual blight.</p>	<p>AO15.1</p> <p>Equipment and machinery are stored in appropriately covered storage areas. Covered areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p>
Infrastructure and Servicing	
<p>PO16</p> <p>Development and buildings must be suitably serviced with adequate water supply, sewerage treatment, drainage, power supply and telecommunication facilities.</p>	<p>AO16.1</p> <p>Provision and design of water supply, sewerage and roads are constructed to standards in Section 8.3.6 – Operational works and services code.</p>
Landscaping	
<p>PO17</p> <p>Landscaping must enhance the amenity of an area. Landscaping must be sympathetic to the local environment and incorporates species native to the local area.</p>	<p>PO17.1</p> <p>Landscaping complies with Section 8.3.5 - Landscaping code.</p>
Environment	
<p>PO18</p> <p>The development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation, biodiversity and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; (e) buffering, screening and separation is provided to sensitive land uses; (f) buffering protects the ecological functions of wetlands and waterways. 	<p>AO18.1</p> <p>No acceptable outcome prescribed.</p>

Table 6.2.5.3-2-Inconsistent Uses

Use		
Adult store	Hospital	Renewable energy facility
Agricultural supplies store	Hotel	Research and technology facility
Air services	Indoor sport and recreation	Resort complex
Animal husbandry	Intensive animal industry	Rural industry

Use		
Animal keeping	Intensive horticulture	Rural workers' accommodation
Aquaculture	Low impact industry	Service industry
Bar	Major electricity infrastructure	Service station
Brothel	Major sport, recreation and entertainment facility	Shop
Bulk landscape supplies	Marine industry	Shopping centre
Car wash	Market	Showroom
Cemetery	Medium impact industry	Special industry
Crematorium	Motor sport facility	Telecommunications facility
Cropping	Nature-based tourism	Theatre
Detention facility	Nightclub entertainment facility	Tourist attraction
Dwelling unit	Office	Tourist park
Extractive industry	Outdoor sales	Transport depot
Food and drink outlet	Outdoor sport and recreation	Veterinary services
Function facility	Outstation	Warehouse
Funeral parlour	Parking station	Wholesale nursery
Garden centre	Party house	Winery
Hardware and trade supplies	Permanent plantation	
Health care services	Port services	
High impact industry	Relocatable home park	

* Subject to qualifiers (refer tables of assessment)

6.2.6 Low impact industry zone code

6.2.6.1 Application

This code applies to assessing development in the Low impact industry zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.6.2 Purpose

- (1) The purpose of the low impact industry zone is to provide for—
 - (a) service industry and low impact industry; and
 - (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The local government purpose of the zone code is to facilitate low impact industrial development which is appropriately co-located; provides services and employment opportunities for the town; achieves an orderly and functional appearance without adversely affecting the amenity of the local area; and is well served by an integrated transport network.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieves the following:
 - (i) a range of predominantly low impact and service industrial uses will be accommodated at a level and diversity to satisfy the needs of the town;
 - (ii) other non-industrial uses such as offices, short-term accommodation and shop uses are appropriate where ancillary to, compatible with and directly supporting, the purpose of the zone;
 - (b) A built form and intensity of development achieves:
 - (i) a scale and character that contributes to a high standard of local area and streetscape amenity;
 - (ii) an efficient use of land, with building setbacks accommodating suitable landscaping provisions and building heights, minimising visual impacts in the local area;
 - (iii) a quality streetscape appeal through building presentation to the street and managing visual clutter associated with advertising devices, on-site storage of goods and fencing along the street frontage;
 - (c) Development layout and design provides for:
 - (i) a minimisation of adverse impacts on adjacent areas and uses through buffering and the separation of sensitive land uses;
 - (ii) a reflective response to protecting environmental values on the land;
 - (iii) advertising devices that are sympathetically integrated into the external design elements of the building façade or landscaping areas to the street frontage;
 - (iv) functional, safe and efficient vehicular access arrangements while protecting the operating capability of the external road network and minimising any impacts on adjoining premises;
 - (v) its location, construction and operation to avoid or minimise adverse impacts on any ecologically significant area;
 - (vi) quality on-site landscaping and customer/visitor parking located in prominent visual areas to the primary street frontage of the site; and
 - (vii) appropriately designed interface solutions through control of building heights, setbacks, landscaping and other buffering requirements, to minimise impacts on the local amenity, where adjoining or adjacent to non-industrial land uses or zones.
 - (d) Development is efficiently and cost effectively serviced by town infrastructure and service networks including transport infrastructure, that is designed to provide and promote safe and efficient active transport, including walking and cycling.

6.2.6.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.6.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes																		
For assessable development and Accepted development subject to requirements																			
Built form and Intensity																			
<p>PO1 Development is sited and designed to ensure a pleasant visual amenity where the appearance of building bulk is reduced by building design, screening and design treatments of facades.</p>	<p>AO1.1 Buildings heights do not exceed 12m.</p> <p>AO1.2 Site cover does not exceed 75%.</p> <p>AO1.3 Building lengths to the street frontage where more than 15m are punctuated with built form treatments such as:</p> <ul style="list-style-type: none"> (a) variations in materials, colours or textures; (b) inclusion of windows or fenestration; and (c) a minimum 1.0m stepped articulation in the external walls. 																		
<p>PO2 All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with the setbacks that are predominant in the area to contribute to an attractive and consistent streetscape appearance. Development provides for adequate:</p> <ul style="list-style-type: none"> (a) integration with the streetscape; (b) noise attenuation and landscaping between buildings and the street; (c) visual outlook without dominance of the building over public places; (d) off-street parking with customer parking at visual locations that have convenient, direct pedestrian access to the building entries. 	<p>AO2.1 Where low impact industrial development shares a common boundary with a sensitive land use or land contained in a non-industrial area, the minimum boundary setback is in accordance with Table AO2.1.</p> <p>Table AO2.1</p> <table border="1"> <thead> <tr> <th>Adjoining Land Use Activity/Zone</th><th>Minimum Boundary Setback (m)</th></tr> </thead> <tbody> <tr> <td>Centre</td><td>5m</td></tr> <tr> <td>Community facility</td><td>5m</td></tr> <tr> <td>General residential</td><td>15m</td></tr> <tr> <td>Rural</td><td>5m</td></tr> <tr> <td>Rural residential</td><td>10m</td></tr> <tr> <td>Township</td><td>5m</td></tr> <tr> <td>Vacant land (where zoned for residential land use activities)</td><td>15m</td></tr> <tr> <td>All other vacant land</td><td>5m</td></tr> </tbody> </table>	Adjoining Land Use Activity/Zone	Minimum Boundary Setback (m)	Centre	5m	Community facility	5m	General residential	15m	Rural	5m	Rural residential	10m	Township	5m	Vacant land (where zoned for residential land use activities)	15m	All other vacant land	5m
Adjoining Land Use Activity/Zone	Minimum Boundary Setback (m)																		
Centre	5m																		
Community facility	5m																		
General residential	15m																		
Rural	5m																		
Rural residential	10m																		
Township	5m																		
Vacant land (where zoned for residential land use activities)	15m																		
All other vacant land	5m																		
Landscaping																			
<p>PO3 Quality landscaping including planting, paving and other elements are provided that:</p> <ul style="list-style-type: none"> (a) are of a suitable scale relative to the 	<p>AO3.1 Landscaping is provided to a minimum depth of 3m to the road frontage and 1.5m to all other boundaries.</p>																		

Performance Outcomes		Acceptable Outcomes
building height and bulk and site width; (b) have regard to the nature and size of the use and need to screen planting where adjoining a sensitive land use; (c) create visual relief and shade particularly within car parking areas; (d) screen outdoor storage, work or service areas from public view; (e) define building entrances and pedestrian paths.		AO3.2 Fences are a maximum of 1.2m in height if of solid construction and 1.8m in height if up to 50% transparent. Editor's note: Additional requirements are defined within Section 8.3.5 Landscaping code and may be called up with the Table of Assessment.
Amenity		
PO4	Advertising devices that are sympathetically integrated into the external design elements of the building façade or landscaping areas to the street frontage.	AO4.1 Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.
Waste Management		
PO5	Adequate area for the storage of waste disposal must be provided.	AO5.1 Waste disposal areas: <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
Lighting		
PO6	Business and industry activities do not create a nuisance through increased lighting level intensity onto adjacent private properties or public areas.	AO6.1 Illumination levels in nearby residential areas do not exceed 8 lux and lighting is downward directed, to avoid light spillage onto adjacent residential areas.
For assessable development only		
Uses and other development		
PO7	Development ensures: <ul style="list-style-type: none"> (a) provision of a range of low impact industry and service industry uses at a level and diversity to satisfy the needs of the town; (b) achievement of a quality industrial area amenity and local employment opportunities. 	AO7.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.6.3-2 are not established or preferred in the Low impact industry zone. Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.

Performance Outcomes	Acceptable Outcomes
<p>PO8 Other non-industrial uses such as offices, short-term accommodation and shop uses are appropriate where ancillary to, compatible with and directly support, the purpose of the zone.</p>	<p>AO8.1 Offices, general retail or sales display areas that form part of an industrial development must:</p> <ul style="list-style-type: none"> (a) be ancillary to the primary industrial use; (b) have a gross floor area of not more than 30% of the total gross floor area of the development or 200m², whichever is the lesser.
Amenity	
<p>PO9 Buildings and/or works do not encroach upon residential areas.</p>	<p>AO9.1 No acceptable outcome prescribed.</p>
Wastewater, surface water and refuse disposal	
<p>PO10 Contaminated wastewater must not enter the watercourses or groundwater.</p>	<p>AO10.1 Wastewater is disposed of to a sewer in accordance with AS 4494:1998 Discharge of commercial and industrial liquid waste to sewer – General performance requirements.</p>
<p>PO11 Stormwater drainage and run-off from hard stand areas must not result in overloading of downstream flows due to a concentration of flows.</p>	<p>AO11.1 No acceptable outcome prescribed.</p>
Offensive odour and air pollution	
<p>PO12 Development must maintain the amenity of adjoining residential areas, in regard to odours, gaseous and particular emissions.</p>	<p>AO12.1 Odour emissions do not exceed 1 Odour Unit (measured in accordance with the Environmental Protection Authority guideline).</p>
<p>PO13 Business and industry activities must maintain or enhance the noise environment at the closest and nearby sensitive receptors.</p>	<p>AO13.1 No acceptable outcome prescribed.</p>
Infrastructure services	
<p>PO14 All buildings must be suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p>	<p>AO14.1 Provision and design of water supply, sewerage and roads are constructed to standards in Section 8.3.6 – Operational works and services code.</p>
Transport and Access	
<p>PO15 The preferred access and transport pattern must be maintained. The preferred access is generally</p>	<p>AO15.1 Intersections and property accesses connecting to a State-controlled road are designed in accordance with</p>

Performance Outcomes	Acceptable Outcomes
<p>in accordance with the preferred access strategy.</p> <p>Editor's note - The access strategy is as described for industrial development in Section 8.3.8 – Reconfiguring a lot code.</p>	<p>AUSTROADS Guide to Traffic Management Part 6 Intersections, Interchanges and Crossings.</p>
Environment	
<p>PO16</p> <p>The development responds sensitively to on-site and surrounding topography, drainage systems, utility service and vegetation, through:</p> <ul style="list-style-type: none"> (a) any earthworks and retaining structures being minimised; (b) the retention of natural drainage lines being maximised; (c) the retention of existing vegetation being maximised where practical; (d) avoiding damage or disruption to urban utility services; (e) buffering that protects the ecological functions of wetlands and waterways. 	<p>AO16.1</p> <p>No acceptable outcome prescribed.</p>

Table 6.2.6.3-2-Inconsistent Uses

Use		
Adult store	Food and drink outlet* Where not servicing local workers and/or where the GFA exceeds 200m ² ; and/or where involving a drive through facility.	Permanent plantation
Air services	Function facility	Port services
Animal husbandry	Health care services	Relocatable home park
Animal keeping	High impact industry	Residential care facility
Aquaculture	Hospital	Resort complex
Bar	Hotel	Retirement facility
Brothel	Intensive animal industry	Roadside stall
Cemetery	Intensive horticulture	Rooming accommodation
Childcare centre	Landing	Rural industry
Club	Major sport, recreation and entertainment facility	Rural workers' accommodation
Community care centre	Marine industry	Shop* Where not ancillary to an associated industrial activity operating on the same site; and/or with a GFA exceeding 30% of the GFA of the industry use or 200m ² , whichever is the lesser.
Community residence	Market	Shopping centre
Community use	Medium impact industry	Short term accommodation
Cropping	Motor sport facility	Special industry
Detention facility	Multiple dwelling	Theatre
Dual occupancy	Nature-based tourism	Tourist attraction
Dwelling house	Nightclub entertainment facility	Tourist park
Dwelling unit	Office* Where not ancillary to an	Winery

Use		
	associated industrial or non-industrial activity operating on the same site.	
Emergency services	Outstation	
Environment facility	Parking station	
Extractive industry	Party house	

* Subject to qualifiers (refer tables of assessment)

6.2.7 Medium impact industry zone code

6.2.7.1 Application

This code applies to assessing development in the Medium impact industry zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.7.2 Purpose

- (1) The purpose of the medium impact industry zone is to provide for—
 - (a) medium impact industry; and
 - (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of the premises for industry activities.
- (2) The local government purpose of the code is to facilitate development within the Medium impact industry zone that ensures:
 - (a) predominantly Medium impact industry uses are appropriately located, having regard to the intended use of the zone;
 - (b) facilitation of some Low impact industry uses, provided they do not detract from the overall intent of the zone to be developed as a Medium impact industry area;
 - (c) an appropriate transition of land uses between the High impact industry zone where within the Consolidated Industrial Precinct and other surrounding land uses and zones;
 - (d) the provision of essential infrastructure, appropriate access and connections to an integrated transport system; and
 - (e) the protection of the general amenity of the Medium impact industrial area and overall Cloncurry township.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieve the following:
 - (i) a range of low and medium impact industrial uses that satisfy the intent of the zone are facilitated;
 - (ii) non-industrial land uses which directly support the efficient operation of the medium impact industry area, including ancillary offices, shops and food and drink outlets are appropriate; and
 - (iii) inconsistent land uses including residential and other sensitive land uses, are not located within, or in close proximity to, the Medium impact industry zone.
 - (b) Built form and intensity of development achieves:
 - (i) a high quality built form that provides a high level of amenity for the site and surrounds and contributes towards an attractive industrial precinct;
 - (ii) a sympathetic treatment of the existing and planned scale and appearance of the streetscape and surrounds in terms of building heights and the like; and
 - (iii) the efficient use of land that is supported by appropriate setbacks, landscaping and building bulk and form.
 - (c) Development layout and design provides for:
 - (i) protection of medium impact industrial activities from encroachment by inappropriate and sensitive land uses;
 - (ii) safety for people and property;
 - (iii) access to the appropriate level of transport infrastructure (railways and highways) and facilities such as airports;
 - (iv) implementation of sustainability measures, including maximising energy efficiency, water conservation and active transport;
 - (v) site-specific responses to constraints, including topography, bushfire and flooding; and
 - (vi) its location, design, construction and operation to avoid or minimise adverse impacts on any ecologically significant area.

- (d) Development is efficiently and cost-effectively serviced by town infrastructure and service networks, including transport infrastructure, that is designed to provide and promote safe and efficient active transport, including walking and cycling.

6.2.7.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.7.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes						
For assessable development and Accepted development subject to requirements							
Site suitability							
PO1 Development is located in strategic locations which have been identified as being appropriate for medium impact industrial activities.	AO1.1 Development other than for Public utility, located on land described as Lot 1 on SP248018, is developed for a service station.						
Built form							
PO2 Development is sited and designed to ensure a pleasant visual amenity with the appearance of building bulk being reduced by building design, screening and design treatments of facades.	AO2.1 Building heights do not exceed 20m. AO2.2 Site cover does not exceed 75%. AO2.3 Building lengths of more than 30m are punctuated with architectural treatments such as: (a) variations in materials, colours or textures; (b) inclusion of windows or fenestration; and (c) stepped articulation in the external walls.						
PO3 All buildings and structures shall be setback a sufficient distance from the road alignment and be commensurate with the setbacks that are predominant in the locality. Development provides for adequate: (a) noise attenuation; (b) landscaping; (c) outlook; and (d) off-street parking	AO3.1 Where medium impact or high impact industry development shares a common boundary with a sensitive land use or land contained in a non-industrial area, the minimum boundary setback is in accordance with Table AO3.1. Table AO3.1 <table> <tr> <th>Land use/zone adjoining a sensitive land use/zone</th><th>Minimum Boundary Setback (m)</th></tr> <tr> <td>Medium impact industry</td><td>250m</td></tr> <tr> <td>High impact industry</td><td>500m</td></tr> </table> AO3.2 Where low impact industrial development shares a common boundary with a sensitive land use or land contained in a non-industrial area, the minimum boundary setback is in accordance with Table	Land use/zone adjoining a sensitive land use/zone	Minimum Boundary Setback (m)	Medium impact industry	250m	High impact industry	500m
Land use/zone adjoining a sensitive land use/zone	Minimum Boundary Setback (m)						
Medium impact industry	250m						
High impact industry	500m						

Performance Outcomes	Acceptable Outcomes																		
	<p>AO3.2.</p> <p>Table AO3.2</p> <table> <tr> <th>Adjoining Land Use Activity</th><th>Minimum Boundary Setback (m)</th></tr> <tr> <td>Centre</td><td>5m</td></tr> <tr> <td>Community facility</td><td>5m</td></tr> <tr> <td>General residential</td><td>15m</td></tr> <tr> <td>Rural</td><td>5m</td></tr> <tr> <td>Rural residential</td><td>10m</td></tr> <tr> <td>Township</td><td>5m</td></tr> <tr> <td>Vacant land (where zoned for residential land use activities)</td><td>15m</td></tr> <tr> <td>All other vacant land</td><td>5m</td></tr> </table>	Adjoining Land Use Activity	Minimum Boundary Setback (m)	Centre	5m	Community facility	5m	General residential	15m	Rural	5m	Rural residential	10m	Township	5m	Vacant land (where zoned for residential land use activities)	15m	All other vacant land	5m
Adjoining Land Use Activity	Minimum Boundary Setback (m)																		
Centre	5m																		
Community facility	5m																		
General residential	15m																		
Rural	5m																		
Rural residential	10m																		
Township	5m																		
Vacant land (where zoned for residential land use activities)	15m																		
All other vacant land	5m																		
<p>PO4</p> <p>Adequate area for the storage of waste disposal must be provided.</p>	<p>AO4.1</p> <p>Waste disposal areas:</p> <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes. 																		
<p>PO5</p> <p>The storage of equipment and/or machinery must not cause a visual blight.</p>	<p>AO5.1</p> <p>Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p>																		
Landscaping																			
<p>PO6</p> <p>Landscaping elements must reflect the themes of nearby residential areas and improve the visual privacy and streetscape of the locality.</p>	<p>AO6.1</p> <p>Landscaping is provided to a minimum depth of 3m to the road frontage and 1.5m to all other boundaries.</p> <p>AO6.2</p> <p>Where business and industry activities adjoin land contained in a non-industrial zone, landscaping to a minimum depth of 4m is provided to the common boundary.</p> <p>AO6.3</p> <p>Fences to a road frontage are a maximum of 1.2m in height if of solid construction and 1.8m in height if up to 50% transparent.</p>																		
Advertising devices																			
PO7	AO7.1																		

Performance Outcomes	Acceptable Outcomes
Commercial advertising must not create a visual impact.	Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.
Lighting	
PO8 Business and industry activities do not create a nuisance through increased lighting level intensity onto adjacent private properties or public areas.	AO8.1 Illumination levels in nearby residential areas do not exceed 8 lux and lighting is downward directed, to avoid light spillage onto adjacent residential areas.
For assessable development only	
Uses and other development	
PO9 Development ensures: <ul style="list-style-type: none"> (a) provision of a range of medium and low impact industry and service industry uses at a level and diversity to satisfy the needs of the town; (b) long-term use of the land for industrial purposes is not compromised; (c) achievement of a quality industrial area amenity and local employment opportunities. 	AO9.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.7.3-2 are not established or preferred in the Medium impact industry zone. Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.
Noise	
PO10 Business and industry must maintain or enhance the noise environment at the closest and nearby sensitive receptors.	AO10.1 No acceptable outcome prescribed.
Amenity	
PO11 Business and Industry must not compromise the reasonable amenity expected of adjoining areas.	AO11.1 Development located within the Consolidated industrial precinct (as shown on the zone maps in Schedule 2) is not located within the buffer areas to adjoining residential areas and the One Mile Creek floodplain.
PO12 Buildings and/or works do not encroach upon residential areas.	AO12.1 No acceptable outcome prescribed.
Surface water and refuse disposal	
PO13 Contaminated wastewater must not enter the watercourses or groundwater. Where possible, wastewater is disposed of to a sewer.	AO13.1 No acceptable outcome prescribed.

Performance Outcomes	Acceptable Outcomes
<p>PO14</p> <p>Stormwater drainage and run-off from hard stand areas must not result in overloading of downstream flows due to a concentration of flows.</p>	<p>AO14.1</p> <p>Stormwater drainage is designed in accordance with standards in Section 83.6 – Operational works and services code.</p>
Offensive odour and air pollution	
<p>PO15</p> <p>Business and industry activities must maintain the general amenity of adjoining areas, in regard to odours, gaseous and particular emissions.</p>	<p>AO15.1</p> <p>Odour emissions do not cause an odour nuisance (do not exceed 1-5 Odour Units measured in accordance with the Environment Protection Authority Guideline).</p>
Water and sewage	
<p>PO16</p> <p>Adequate provisions for water supply must be provided.</p>	<p>AO16.1</p> <p>Provision and design of water supply is constructed to standards stated in Section 8.3.6 – Operational works and services code.</p>
<p>PO17</p> <p>Adequate provisions for sewage disposal must be provided.</p>	<p>AO17.1</p> <p>Provision and design of sewerage works are constructed to standards stated in Section 8.3.6 – Operational works and services code.</p>
Service infrastructure	
<p>PO18</p> <p>Adequate provisions for service infrastructure must be provided.</p>	<p>AO18.1</p> <p>Connection is provided to reticulated electricity.</p> <p>AO18.2</p> <p>Connection is provided to telecommunications.</p>
Transport and Access	
<p>PO19</p> <p>The preferred access and transport pattern must be maintained. The preferred access is generally in accordance with the preferred access strategy.</p> <p>Editor's note – the access strategy is as described for industrial development in section 8.3.8 – Reconfiguring a lot code.</p>	<p>AO19.1</p> <p>Intersections and property accesses connecting to a State-controlled road are designed in accordance with AUSTROADS Guide to Traffic Management Part 6 Intersections, Interchanges and Crossings.</p>
Environment	
<p>PO20</p> <p>The development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation, biodiversity and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; 	<p>AO20.1</p> <p>No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
(d) damage or disruption to services is avoided; (e) buffering, screening and separation is provided to sensitive land uses; (f) buffering protects the ecological functions of wetlands and waterways.	

Table 6.2.7.3-2-Inconsistent Uses

Use		
Adult store	Garden centre	Place of worship
Air services	Hardware and trade supplies	Port services
Animal husbandry	Health care services	Relocatable home park
Animal keeping	High impact industry	Renewable energy facility
Aquaculture	Home based business	Research and technology facility
Bar	Hospital	Residential care facility
Brothel	Hotel	Resort complex
Cemetery	Intensive animal industry	Retirement facility
Childcare centre	Intensive horticulture	Roadside stall
Club	Landing	Rooming accommodation
Community care centre	Major sport, recreation and entertainment facility	Rural industry
Community residence	Marine industry	Rural workers' accommodation
Community use	Market	Shop* Where not ancillary to an associated industrial activity operating on the same site; and/or where having a GFA exceeding 15% of the GFA of the industry use or 200m2 whichever is the lesser.
Cropping	Motor sport facility	Shopping centre
Detention facility	Multiple dwelling	Short term accommodation
Dual occupancy	Nature-based tourism	Showroom
Dwelling house	Nightclub entertainment facility	Special industry
Dwelling unit	Non-resident workforce accommodation	Theatre
Educational establishment	Office* Where not ancillary to an associated industrial activity operating on the same site.	Tourist attraction
Emergency services	Outdoor sales	Tourist park
Environment facility	Outdoor sport and recreation	Veterinary services
Extractive industry	Outstation	Winery
Food and drink outlet* Where not servicing local workers; and/or where the GFA exceeds 200m2; and/or where involving a drive through facility.	Parking station	
	Party house	
Function facility	Permanent plantation	

* Subject to qualifiers (refer tables of assessment)

6.2.8 Mixed Use zone code

6.2.8.1 Application

This code applies to assessing development in the Mixed use zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.8.2 Purpose

- (1) The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities..
- (2) The local government purpose of the zone code is to facilitate business, short –term tourist and non-resident workforce accommodation uses and associated services, which are appropriately co-located with service industry and low impact industrial uses, to:
 - (a) provide service and employment opportunities for the town;
 - (b) achieve an orderly and functional appearance without adversely affecting the amenity of the local area; and
 - (c) take advantage of being well served by and having high exposure to the principal road transport network.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieve the following:
 - (i) a mix of activities that will benefit from a high exposure to and accessibility from a principal road network into Cloncurry town; such as tourist or non-resident workforce accommodation, showroom and commercial uses;
 - (ii) a range of predominantly low impact and service industrial uses at a level and diversity that is compatible with other non–industrial activities in the zone and will contribute to satisfying the service and employment needs of the town;
 - (iii) other non-industrial uses such as offices, residential and retail uses are appropriate where compatible with and directly supporting, the purpose of the zone and a mix of business, short-term tourist and non-resident workforce accommodation and associated services activities; only where it does not compromise the long-term principal retail role of the Centre zone..
 - (b) A built form and intensity of development achieves:
 - (i) a scale and character that contributes to a high standard of local area and streetscape amenity;
 - (ii) an efficient use of land with building setbacks accommodating suitable landscaping provisions and building heights minimising visual impacts in the local area;
 - (iii) a quality streetscape appeal through building presentation to the street and managing visual clutter associated with advertising devices; on- site storage of goods and fencing along the street frontage;
 - (iv) where a direct frontage is maintained to Palmer Street, appropriate low impact development with a low rise built form is sought to minimise any adverse effects on the amenity of rural residential and/or general residential zoned areas where immediately adjoining the Mixed use zone.
 - (c) Development layout and design provides for:
 - (i) a minimisation of adverse impacts on adjacent areas and uses through buffering and the separation of sensitive land uses;
 - (ii) a reflective response to protecting environmental values on the land;
 - (iii) advertising devices that are sympathetically integrated into the external design elements of the building façade or landscaping areas to the street frontage;

- (iv) functional, safe and efficient vehicular access arrangements while protecting the operating capability of the external road network and minimising any impacts on adjoining premises;
 - (v) its location, design, construction and operation to avoid or minimise adverse impacts on any ecologically significant area;
 - (vi) a limitation to site accesses; quality site landscaping and customer/visitor parking located in prominent visual areas to the primary street frontage of the site; and
 - (vii) where having direct frontage to Palmer Street, appropriately designed interface solutions are implemented, through building heights, setbacks, landscaping and other buffering requirements, to protect the amenity of adjoining rural residential and/or residential development.
- (d) Development is efficiently and cost effectively serviced by town infrastructure and service networks including transport infrastructure that is designed to provide and promote safe and efficient active transport, including walking and cycling.

6.2.8.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.8.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Built form and Intensity	
<p>PO1 Development is sited and designed to ensure a pleasant visual amenity where the appearance of building bulk is reduced by building design, screening and design treatments of facades.</p>	<p>AO1.1 Buildings heights do not exceed 12m; OR</p> <p>AO1.2 Building heights where having direct frontage to Palmer Street do not exceed 8.5m, where within 20m of the Palmer Street frontage alignment; AND</p> <p>AO1.3 Site cover does not exceed 75%.</p> <p>AO1.4 Building lengths of more than 15m are punctuated with architectural treatments such as:</p> <ul style="list-style-type: none"> (a) variations in materials, colours or textures; (b) inclusion of windows or fenestration; and (c) a minimum 1.0m stepped articulation in the external walls.
<p>PO2 All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with the setbacks that are predominant in the area to contribute to an attractive and consistent streetscape appearance. Development provides for adequate:</p> <ul style="list-style-type: none"> (a) integration with the streetscape; (b) noise attenuation and landscaping between buildings and the street; 	<p>Alternative Provisions under Building Regulation</p> <p>AO2.1 Minimum road frontage setbacks are 10m.</p>

Performance Outcomes	Acceptable Outcomes
(c) visual outlook without dominance of the building over public places; (d) off-street parking with customer parking at visual locations that have convenient, direct pedestrian access to the building entries.	
Landscaping	
PO3 Quality landscaping including planting, paving and other elements are provided that: <ul style="list-style-type: none"> (a) are of a suitable scale relative to the building height and bulk and site width; (b) have regard to the nature and size of the use and need to screen planting where adjoining a sensitive land use; (c) create visual relief and shade particularly within car parking areas; (d) screen outdoor storage, work or service areas from public view; (e) define building entrances and pedestrian paths. 	AO3.1 Landscaping is provided to a minimum depth of 3m to the road frontage and 1.5m to all other boundaries; OR AO3.2 Where industry or other commercial activities either adjoin land contained in a non-industrial zone; or where having direct frontage to Palmer Street, landscaping to a minimum depth of 3m is provided to the common and/or road frontage boundary. AO3.3 Fences are a maximum of 1.2m in height if of solid construction and 1.8m in height if up to 50% transparent. Editor's note: Additional requirements are defined within Section 8.3.5 Landscaping code and may be called up with the Table of Assessment.
Amenity	
PO4 Advertising devices are sympathetically integrated into the external design elements of the building façade or landscaping areas to the street frontage.	AO4.1 Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.
Waste Management	
PO5 Adequate area for the storage of waste disposal must be provided.	AO5.1 Waste disposal areas: <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
Lighting	
PO6 Business and industry activities do not create a nuisance through increased lighting level intensity onto adjacent private properties or public areas.	AO6.1 Illumination levels in nearby residential areas do not exceed 8 lux and lighting is downward directed, to avoid light spillage onto adjacent residential areas.

Performance Outcomes	Acceptable Outcomes
For assessable development only	
Uses and other development	
<p>PO7 Development ensures:</p> <ul style="list-style-type: none"> (a) a mix of activities that will benefit from a high exposure to and accessibility from a principal road network into the town; such as short term tourist or non-resident workforce accommodation, showroom and commercial uses; (b) provision of a range of predominantly low impact and service industrial uses at a level and diversity that is compatible with other non-industrial activities in the zone and will contribute to satisfying the service and employment needs of the town. 	<p>AO7.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.8.3-2 are not established or preferred in the Mixed Use zone.</p> <p>Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.</p>
<p>PO8 Other non-industrial uses such as offices, short-term accommodation and shop uses are appropriate where these uses are ancillary to, compatible with and directly support, the purpose of the Mixed use zone.</p>	<p>AO8.1 Offices, general retail or sales display areas that form part of an commercial , industrial or tourism development must:</p> <ul style="list-style-type: none"> (a) be ancillary to the primary commercial, industrial or tourism use; and (b) have a gross floor area of not more than 30% of the total gross floor area of the development or 200m², whichever is the lesser.
Amenity	
<p>PO9 Development respects the amenity of adjoining or adjacent residential areas do not encroach upon residential areas.</p>	<p>AO9.1 No acceptable outcome prescribed.</p>
Wastewater, surface water and refuse disposal	
<p>PO10 Contaminated wastewater must not enter the watercourses or groundwater.</p>	<p>AO10.1 Wastewater is disposed of to a sewer in accordance with AS 4494:1998 Discharge of commercial and industrial liquid waste to sewer – General performance requirements.</p>
<p>PO11 Stormwater drainage and run-off from hard stand areas must not result in overloading of downstream flows due to a concentration of flows.</p>	<p>AO11.1 No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
Odour, air and noise emissions	
<p>PO12 Development must maintain the amenity of adjoining residential areas, in regard to odours, gaseous and particular emissions.</p>	<p>AO12.1 Odour emissions do not exceed 1 Odour Unit (measured in accordance with the Environmental Protection Authority guideline).</p>
<p>PO13 Business and industry activities must maintain or enhance the noise environment at the closest and nearby sensitive receptors.</p>	<p>AO13.1 No acceptable outcome prescribed.</p>
Infrastructure services	
<p>PO14 All buildings must be suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p>	<p>AO14.1 Provision and design of water supply, sewerage and roads are constructed to standards in Section 8.3.6 – Operational works and services code.</p>
Transport and Access	
<p>PO15 The preferred access and transport pattern must be maintained. The preferred access is generally in accordance with the preferred access strategy.</p> <p>Editor's note - The access strategy is as described for industrial development in Section 8.3.6 – Reconfiguring a lot code.</p>	<p>AO15.1 Intersections and property accesses connecting to a State-controlled road are designed in accordance with AUSTROADS Guide to Traffic Management Part 6 Intersections, Interchanges and Crossings.</p>
Environment	
<p>PO16 The development responds sensitively to on-site and surrounding topography, drainage systems, utility service and vegetation, through:</p> <ul style="list-style-type: none"> (a) any earthworks and retaining structures being minimised; (b) the retention of natural drainage lines being maximised; (c) the retention of existing vegetation being maximised where practical; (d) avoiding damage or disruption to urban utility services; (e) buffering that protects the ecological functions of wetlands and waterways. 	<p>AO16.1 No acceptable outcome prescribed.</p>

Table 6.2.8.3-2-Inconsistent Uses

Use		
Adult store	Extractive industry	Office* Where not ancillary to an associated industrial or non-industrial activity operating on the same site.
Air services	Function facility	Outstation
Animal husbandry	Health care services	Parking station
Animal keeping	High impact industry	Party house
Aquaculture	Hospital	Permanent plantation
Bar	Hotel	Port services
Brothel	Intensive animal industry	Renewable Energy Facility
Cemetery	Intensive horticulture	Retirement facility
Club	Landing	Roadside stall
Community use	Major electricity infrastructure	Rural industry
Cropping	Major sport, recreation and entertainment facility	Rural workers' accommodation
Detention facility	Marine industry	Shop* Where not ancillary to an associated industrial, commercial or tourism activity operating on the same site; and/or where having a GFA exceeding 30% of the GFA of the industry use or 200m ² , whichever is the lesser.
Dual occupancy	Market	Shopping centre
Dwelling house	Medium impact industry	Special industry
Dwelling unit	Motor sport facility	Theatre
Emergency services	Nature-based tourism	Winery
Environment facility	Nightclub entertainment facility	

* Subject to qualifiers (refer tables of assessment)

6.2.9 Rural zone code

6.2.9.1 Application

This code applies to assessing development in the Rural zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.9.2 Purpose

- (1) The purpose of the rural zone is to—
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The local government purpose of the code is to facilitate development within the Rural zone to ensure:
 - (a) that the predominant rural character of the Shire is protected and enhanced, through establishment of a range of rural activities that are appropriate in character and built form for the rural area;
 - (b) the provision and maintenance of an appropriate level of services within the rural area; and
 - (c) the protection of areas of high ecological significance and areas with scenic importance.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieves the following:
 - (i) areas used for primary production are conserved and fragmentation is avoided;
 - (ii) uses that require greater separation distances from the township's urban areas as a consequence of their impacts, such as noise,, odour and the like ,are located where land-use conflicts are minimised , separation distances are maximised and protected from future intrusion of non –compatible uses and where the development will not compromise the use of the subject or adjoining land for rural activities;
 - (iii) non-rural development is appropriate only where directly associated with the primary rural use on a site; such as Short term accommodation Farm Stay ;
 - (iv) outdoor recreation and small-scale tourism facilities are located in suitable locations where they do not compromise the use of the land for rural activities; and
 - (v) further subdivision of rural land is avoided, to encourage the consolidation of sites and reduce fragmentation.
 - (b) Built form and intensity of development achieves:
 - (i) a built form that is of a low-rise character and which provides a high quality amenity appropriate for the rural area; and
 - (ii) the efficient use of land generally for rural purposes, at an appropriate scale and intensity that is supported by suitable setbacks and landscaping.
 - (c) Development layout and design provides for:
 - (i) protection of rural activities from encroachment by inappropriate and sensitive land uses;
 - (ii) incorporation of sustainability measures and land management practices, including maximising energy efficiency and water conservation;
 - (iii) site-specific responses to constraints, including topography, bushfire and flooding; and
 - (iv) natural features such as creeks, gullies, waterways, wetlands, habitat, vegetation and bushland to be retained, enhanced and buffered, with unavoidable impacts to be minimised through location, design, operation and management requirements;

- (v) the visual impacts of clearing, building design and construction, materials, accessways and other aspects of development to be consistent with the rural character of the zone; and
 - (vi) appropriate treatment of land that is susceptible to flooding or drainage problems, including difficulties associated with high ground water tables, which is protected from urban and other inappropriate land uses.
- (4) development is efficiently and cost-effectively serviced by necessary infrastructure and service networks, including transport infrastructure.

6.2.9.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.9.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Character	
PO1 Development density must be compatible with the character of the locality.	AO1.1 A maximum of one dwelling per allotment is provided.
Built form and building envelope	
PO2 Development must be appropriate in scale and form, ensuring the visual privacy of residents.	AO2.1 Building heights of Dwellings do not exceed 8.5m and 2 storeys, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building. AO2.2 Machinery, equipment and storage buildings do not exceed 10m in height, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.
PO3 The development is designed to incorporate appropriate amenity buffering to protect future residents and users from the impact of traffic noise, dust and vehicle emissions from traffic on an adjoining or adjacent State-controlled road.	AO3.1 A minimum building setback of 40m from the traffic islands of a State-controlled road should provide sufficient space for the development of any necessary amenity buffering.
Amenity	
PO4 The storage of equipment and/or machinery must not cause a visual impact.	AO4.1 Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.
PO5 The size and location of advertising devices must	AO5.1 Advertising devices are located and constructed to

Performance Outcomes	Acceptable Outcomes
not adversely affect the visual amenity of a locality.	comply with Section 8.3.1 - Advertising devices code.
PO6 Adequate area for the storage of waste disposal must be provided.	AO6.1 Waste disposal areas: <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
For assessable development only	
Uses and other development	
PO7 Development: <ul style="list-style-type: none"> (a) provides for a wide range of rural uses; (b) does not compromise the long-term use of the land for rural purposes; (c) protects or manages significant natural features, resources, and processes, including the capacity for primary production. 	AO7.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.9.3-2 are not established or preferred in the Rural zone. Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.
P08 Development maintains a high level of rural amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	AO8.1 No acceptable outcome prescribed.
Infrastructure and servicing	
PO9 All buildings must be suitably serviced with infrastructure.	AO9.1 Electricity is supplied to all buildings (excluding ancillary buildings). AO9.2 Telecommunications is supplied to all buildings (excluding ancillary buildings).
Water Supply	
PO10 Development within non-reticulated areas makes provision for the on-site storage of potable water.	AO10.1 Development makes provision for the on-site storage of potable water to the standards stated in Section 8.3.6 – Operational works and services code. Note – where bore water is supplied, each bore is pump tested in accordance with AS2368-1990 for quantity and quality purposes.

Performance Outcomes	Acceptable Outcomes
<p>PO11</p> <p>Development provides for the storage of rainwater or equivalent for non-potable purposes such as gardening and toilet flushing.</p>	<p>AO11.1</p> <p>No acceptable outcome prescribed.</p>
On-site effluent disposal	
<p>PO12</p> <p>The intensity and scale of the use on site must not:</p> <ul style="list-style-type: none"> (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the effluent disposal system or increasing the cumulative effects of the systems in the locality; (b) increase any health risks during an effluent disposal system failure; (c) deteriorate the water quality of existing and/or proposed water supplies; and (d) limit the sustainable disposal of domestic effluent. 	<p>AO12.1</p> <p>Provision and design of sewerage works are in accordance with the standards stated in Section 8.3.6 – Operational works and services code.</p>
Resource Protection	
<p>PO13</p> <p>Development will not impact adversely on the operation of an existing extractive industry or on the long term availability and ability to extract the extractive resource.</p>	<p>AO13.1</p> <p>Development within the Key Resource Area (KRA) separation area does not involve a sensitive use and does not increase the number of people living in the KRA.</p>
<p>PO14</p> <p>Development protects and retains the ongoing sustainable use of Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's) as a valuable economic resource for agricultural or animal husbandry purposes.</p>	<p>AO14.1</p> <p>Areas of ALC and IAA are utilised for agricultural and animal husbandry purposes or for non-agricultural uses only where no adverse effects occur on the prevailing land conditions or the bio-physical resources underpinning ALC and IAA values. .</p> <p>Note – Agricultural Land Classification (Class A and Class B) Areas (ALC) and Important Agricultural Areas (IAA) are as shown on the State Planning Policy interactive mapping.</p>
Environment	
<p>PO15</p> <p>Development protects significant natural environmental features, including the species (listed in section 3.3.1) and the Gulf Plains, Northwest Highlands and the Mitchell Grass Downs bioregions within the Cloncurry region.</p>	<p>AO15.1</p> <p>No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO16</p> <p>The development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation, biodiversity and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; (e) buffering, screening and separation to sensitive land uses; and (f) buffering protects the ecological functions of wetlands and waterways. 	<p>AO16.1</p> <p>No acceptable outcome prescribed.</p>
Farm Stay	
<p>PO17</p> <p>Farm stay accommodation provides for a unique rural lifestyle experience; is located on a site used for a productive rural activity and is within or in close vicinity to the principal residence on site .</p>	<p>AO17.1</p> <p>A farm stay involves:</p> <ul style="list-style-type: none"> (a) providing accommodation for not more than 6 guests in a maximum of 3 bedrooms. <p>AO17.2</p> <p>The farm stay functions from:</p> <ul style="list-style-type: none"> (a) within the existing principal residence; or (b) a detached outbuilding directly associated with the principal residence and located within 50m of that residence. <p>AO17.3</p> <p>The productive rural use remains the predominant use of the land.</p>

Table 6.2.9.3-2-Inconsistent Uses

Use		
Adult store	Hospital	Resort complex
Air services	Hotel	Retirement facility
	Indoor sport and recreation	Rooming accommodation
Bar	Low impact industry* Where not supporting rural land uses.	Service industry
Brothel	Marine industry	Service station
Car wash	Medium impact industry	Shop
Childcare centre	Motor sport facility	Shopping centre

Use		
Crematorium	Multiple dwelling	Short term accommodation* Where not a farm stay
Detention facility	Nightclub entertainment facility	Showroom
Dual occupancy	Office	Special industry
Dwelling unit	Outdoor sales	Theatre
Educational establishment	Parking station	Transport depot
Food and drink outlet	Party house	Warehouse
Function facility	Place of worship	
Funeral parlour	Port services	
Hardware and trade supplies	Research and technology facility	
Health care services	Residential care facility	

* Subject to qualifiers (refer tables of assessment)

6.2.10 Rural residential zone code

6.2.10.1 Application

This code applies to assessing development in the Rural residential zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.10.2 Purpose

- (1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services..
- (2) The local government purpose of the code is to facilitate development within the Rural residential zone that ensures:
 - (a) a low density, semi-rural environment;
 - (b) development of predominantly detached dwelling houses on a range of large allotments;
 - (c) achievement of a high quality rural residential amenity; and
 - (d) provision and maintenance of an appropriate level of services.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieves the following:
 - (i) the development of single dwelling houses on large residential lots with limited provision of infrastructure and services;
 - (ii) compatible non-residential uses such as low key rural uses, community uses, small-scale eco tourism, outdoor recreation and home based business are developed, where they complement the rural residential character of the zone;
 - (iii) short term accommodation farm stay only where the productive rural use remains a predominant use of the land ;and
 - (iv) development for inconsistent land uses is not accommodated.
 - (b) Built form and intensity of development achieves:
 - (i) a built form that provides a high quality amenity appropriate for the rural residential area;
 - (ii) the creation of detached dwellings on a range of rural residential allotments, including within a number of defined rural residential precincts as follows:
 - (A) Perkins Street rural residential precinct;
 - (B) Rural residential north west precinct;
 - (C) Rural residential river precinct; and
 - (D) Rural residential lifestyle precinct;where rear access lots are not preferred; and
 - (iii) an appropriate scale and intensity of development for the rural residential area that is supported by the suitable provision of infrastructure;
 - (iv) a residential density generally from 1 dwelling per 30 hectare up to 5 dwellings per hectare dependent on the rural residential precinct in which the development is located; and
 - (v) rural residential areas only where located within the identified Rural residential zone and associated precincts.
 - (c) Development layout and design provides for:
 - (i) a distinctive semi-rural character that respects and enhances environmental and topographical features and incorporates significant vegetation;
 - (ii) reconfiguring a lot that results in regular shaped allotments, which is compliant with the minimum lot size for the precinct in which the site is located;
 - (iii) no increase in density where there is limited infrastructure and services available, or where the site falls outside the defined Rural residential zone and/or associated precinct;

- (iv) incorporation of sustainable practices including maximising energy efficiency, effluent disposal, water conservation and active transport use;
 - (v) appropriately sized and located building envelopes which provide a site-specific response to constraints, including topography, bushfire and flooding;
 - (vi) natural features such as creeks, gullies, waterways, wetlands, habitat, vegetation and bushland to be retained, enhanced and buffered, with unavoidable impacts to be minimised through location, design, operation and management requirements;
 - (vii) a high level of rural residential amenity; and
 - (viii) sensitive land uses where on land adjoining land zoned for industrial purposes, to avoid compromising or impacting the normal operations of those industrial activities.
- (d) Development is efficiently and cost-effectively serviced by necessary infrastructure and service networks, including transport infrastructure.

Rural residential precincts

- (4) The overall outcomes of the various precincts within the Rural residential zone are:
- (a) land in a Rural residential zone precinct accommodates dwelling houses across a range of densities as follows:
 - (i) Perkins Street rural residential precinct – a density of one dwelling per 2000 m²;
 - (ii) Rural residential north west precinct – a density of one dwelling per 30 ha;
 - (iii) Rural residential river precinct – a density of one dwelling per 30 ha; and
 - (iv) Rural residential lifestyle precinct – a density of one dwelling per 2 ha while encouraging a range of lot sizes up to 30 hectares.
 - (b) development does not generally require access to Council water and sewerage services, provided it can be demonstrated that the lot/s are of sufficient size to accommodate the provision of suitable on-site potable water supply and suitable on-site treatment and disposal of effluent; and
 - (c) unique rural residential lifestyle opportunities are provided in strategic locations for specific precincts, in relative proximity to community and social services provided within the Cloncurry Township.

Note: The use of state land within the Rural residential precincts are subject to separate determination by Department of Natural Resources and Mines (DNRM) of the most appropriate land use and tenure under section 16 of the *Land Act 1994*.

6.2.10.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.10.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Character	
PO1 Development density must be compatible with the character of the locality.	AO1.1 Development has a density of no greater than: <ul style="list-style-type: none"> (a) one dwelling per 4,000m², except where in a Rural residential precinct (as shown in the zone maps in Schedule 2); OR (b) one dwelling per 2,000 m², where in the Perkins Street Rural residential precinct; OR (c) one dwelling per 30 ha in the Rural residential north west precinct; OR (d) one dwelling per 30 ha in the Rural residential river precinct; OR

Performance Outcomes	Acceptable Outcomes
	(e) one dwelling per 2 ha in the Rural residential lifestyle precinct, while encouraging a range of lot sizes up to 30 hectares.
Built form	
PO2 Development must be appropriate in scale and form, ensuring the visual privacy of residents.	AO2.1 Building heights do not exceed 8.5m and 2 storeys, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.
Amenity	
PO3 Noise levels must not exceed those reasonably expected within a rural residential area.	AO3.1 Operation of non-residential activities only occurs between the hours of 8.00 am and 6.00 pm. AO3.2 Noise levels do not exceed 5 dB(A) more than the ambient noise level of a rural residential area.
PO4 The storage of equipment and/or machinery on rural residential allotments must not cause a visual blight.	AO4.1 Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.
PO5 Adequate area for the storage of non-residential waste disposal must be provided.	AO5.1 Waste disposal areas: (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
PO6 The size and location of advertising devices associated with non-residential uses must not adversely affect the visual amenity of a locality.	AO6.1 Advertising devices are located and constructed to comply with Section 8.3.1 - Advertising devices code.
For assessable development only	
Uses and other development	
PO7 Development ensures: (a) a low density, semi-rural environment is maintained; (b) achievement of a high quality rural residential amenity.	AO7.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.10.3-2 are not established or preferred in the Rural Residential zone. Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are

Performance Outcomes	Acceptable Outcomes
	inappropriate and will not satisfy the overall outcomes for the zone.
Building envelope	
<p>PO8</p> <p>A suitable building envelope must be provided, which is capable of accommodating the proposed development.</p>	<p>AO8.1</p> <p>No acceptable outcome prescribed.</p>
Character	
<p>PO9</p> <p>Non-residential development is of a density comparable to and compatible with rural residential development within the locality.</p>	<p>AO9.1</p> <p>No acceptable outcome prescribed.</p>
Built form and building envelope	
<p>PO10</p> <p>All buildings and structures shall be setback from the road alignment and to the side and rear boundary alignments a sufficient distance to:</p> <ul style="list-style-type: none"> (a) be commensurate with the setbacks that are predominant in the locality; (b) maintain an open visual landscape dominated by natural elements (other than built structures); (c) preserve the local amenity and semi-rural character; (d) achieve separation distances to enhance privacy and avoid overlooking into private recreation and entertaining areas; (e) provide adequate: <ul style="list-style-type: none"> (i) access to natural light and ventilation; (ii) noise attenuation; (iii) opportunity for landscaping and off street parking. 	<p>Alternative Provisions under Building Regulation.</p> <p>AO10.1</p> <p>Buildings and structures are setback:</p> <ul style="list-style-type: none"> (a) on a site of 1ha or less: <ul style="list-style-type: none"> (i) road frontage boundary – minimum 10m; (ii) side and rear boundaries – 5m (b) on a site of greater than 1ha: <ul style="list-style-type: none"> (i) road frontage boundary – minimum 20m; (ii) side and rear boundaries – minimum 10 m if screened by planted landscaping; otherwise minimum 20m.
<p>PO11</p> <p>Development is sited having regard to the safety of people using the site and the adjoining site, the amenity enjoyed by those people, and the maintenance of buildings and work.</p>	<p>AO11.1</p> <p>No acceptable outcome prescribed.</p>
Open space	
<p>PO12</p> <p>Sufficient space must be provided around buildings to accommodate private recreation and open space areas.</p>	<p>AO12.1</p> <p>No acceptable outcome prescribed.</p>
Nature conservation	
<p>PO13</p> <p>Where practicable natural vegetation must be</p>	<p>AO13.1</p>

Performance Outcomes	Acceptable Outcomes
retained on sites.	No acceptable outcome prescribed.
PO14 Location of buildings must minimise the likely impacts on areas of conservation value.	AO14.1 No acceptable outcome prescribed.
PO15 The development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation, biodiversity and adjoining land use, such that: <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; (e) buffering, screening and separation is provided to sensitive land uses; (f) buffering protects the ecological functions of wetlands and waterways. 	AO15.1 No acceptable outcome prescribed.
Infrastructure and servicing	
PO16 All buildings must be suitably serviced with adequate water supply, sewerage, power supply and telecommunication facilities.	AO16.1 Provision and design of water supply, sewerage and roads are constructed to standards stated in Section 8.3.6 – Operational works and services code.
Where on-site wastewater system is proposed	
PO17 Development for an on-site wastewater system is appropriately located to allow for the efficient disposal of domestic effluent in a manner that: <ul style="list-style-type: none"> (a) does not result in an increase in adverse ecological impacts, particularly on a nearby sensitive receiving environment, as a result of the on-site wastewater system, including the cumulative effect of wastewater systems in the locality; (b) limits any health risks during a system failure; (c) ensures the water quality of existing or proposed water supplies remain unaffected; (d) ensures the sustainable disposal or domestic effluent. 	PO17.1 Development for an on-site wastewater system meets the requirements of section 33 of the Environmental Protection Policy (Water) 2009, AS/NZS 1547:2000 On-site domestic wastewater management, Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code. Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application. AO17.2 Development ensures that an on-site wastewater system is located on the lot in compliance with the secondary standards in Table A6 of the Interim code of practice for on-site sewage disposal, Environmental Protection Policy (Water) 2009, AS/NZ1547:2000 On-site domestic wastewater management, Plumbing and Drainage Act 2002 and Queensland Plumbing and Wastewater Code

Performance Outcomes	Acceptable Outcomes
	<p>AO17.3 Development ensures that an on-site wastewater system is sub-surface and located on land:</p> <ul style="list-style-type: none"> (a) with a slope of less than 15%, or where the land is terraced to receive the full disposal area; (b) no closer than 150m from the limit of the ponded waters of a water supply reservoir or a town water intake, in compliance with Environmental Protection Policy (Water) 2009, AS/ NZ 1547:2000 On-site domestic wastewater management, Plumbing and Drainage Act 2002 and Queensland Plumbing and Wastewater Code; (c) above 1.7m AHD or above the Q20 flood levels, whichever is the higher and not within 9m horizontal distance of this level; (d) no closer than 25m to a cut or embankment. <p>AO17.4 Development ensures that an on-site effluent disposal system is not located on soil:</p> <ul style="list-style-type: none"> (a) with permeability less than 1.06m/day or greater than 3.5m/day; (b) within 0.6m of a permanent water table; (c) within 1m of bedrock; (d) consisting mainly of sand, gravel, fractured rock or heavy clay. <p>AO17.5 Development for an on-site wastewater system provided for a reserve land application area of up to 100% of the design area is available on the lot.</p> <p>AO17.6 Development ensures that the irrigation area of an on-site wastewater system is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways.</p>
<p>For land in the:</p> <ul style="list-style-type: none"> • Rural residential north west precinct; • Rural residential river precinct; and • Rural residential lifestyle precinct. 	
<p>PO18 Development:</p> <ul style="list-style-type: none"> (a) does not restrict the ongoing operation or viability of nearby rural uses; (b) maintains the productive capacity of the land; and 	<p>AO18.1 No trees are removed, unless required as part of bushfire hazard mitigation, or associated with the lawful development of the property, and with the express written permission from Council</p>

Performance Outcomes	Acceptable Outcomes
(c) maintains the natural and landscape values of the land.	AO18.2 Any filling must not adversely affect onsite drainage or upstream and downstream flooding capacity. AO18.3 Lots contain a maximum of one dwelling.
PO19 Development limits the exposure of people and property to the high risk of any natural hazard.	AO19.1 No acceptable outcome prescribed.
PO20 A report is prepared by a suitably qualified person, demonstrating that the proposed development does not increase the natural hazard risk to life or property.	AO20.1 The scale and/or intensity of uses are not increased. Where an increase is proposed, a report prepared by a suitably qualified person, demonstrates that the proposed development does not increase the risk to people or property from flooding.
PO21 Development is compatible with the natural landscape values and character of the zone.	AO21.1 Riparian/waterway corridors and other areas of environmental significance (e.g. stands of vegetation) on site are protected.
Farm Stay	
PO22 Farm stay accommodation provides for a unique rural lifestyle experience; is located on a site used for a productive rural activity and is within or in close vicinity to the principal residence on site	AO22.1 A farm stay involves: (b) providing accommodation for not more than 6 guests in a maximum of 3 bedrooms. AO22.2 The farm stay functions from: (c) within the existing principal residence; or (d) a detached outbuilding directly associated with the principal residence and located within 50m of that residence. AO22.3 The productive rural use remains the predominant use of the land.

Table 6.2.10.3-2-Inconsistent Uses

Use		
Adult store	Hospital	Renewable energy facility
Agricultural supplies store	Hotel	Research and technology facility
Air services	Indoor sport and recreation	Residential care facility
Animal husbandry	Intensive horticulture	Resort complex
Aquaculture	Low impact industry	Retirement facility
Brothel	Major electricity infrastructure	Rooming accommodation
Bar	Major sport, recreation and	Service industry

Use		
	entertainment facility	
Car wash	Marine industry	Service station
Cemetery	Market	Shop
Childcare centre	Medium impact industry	Shopping centre
Crematorium	Motor sport facility	Short term accommodation* Where not a farm stay
Detention facility	Multiple dwelling	Showroom
Dual occupancy	Nature-based tourism	Special industry
Dwelling unit	Nightclub entertainment facility	Substation
Educational establishment	Non-resident workforce accommodation	Theatre
Extractive industry	Office	Tourist attraction
Food and drink outlet	Outdoor sales	Tourist park* Where not for small-scale ecotourism development.
Function facility	Outstation	Transport depot* Where for the storage of more than two trucks.
Funeral parlour	Parking station	Veterinary services
Garden centre	Party house	Warehouse
Hardware and trade supplies	Permanent plantation	Wholesale nursery
Health care services	Port services	Winery
High impact industry	Relocatable home park	

* Subject to qualifiers (refer tables of assessment)

6.2.11 Township zone code

6.2.11.1 Application

This code applies to assessing development in the Township zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.11.2 Purpose

- (1) The purpose of the township zone is to provide for—
 - (a) small to medium urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (2) The local government purpose of the code is to facilitate development within the Township zone that ensures:
 - (a) a range of residential and local service activities appropriate to the small village communities of Kajabbi and Dajarra;
 - (b) achievement of a high quality township amenity; and
 - (c) provision and maintenance of an appropriate level of services.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and development achieves the following:
 - (i) a range of residential, retail, commercial, industrial, administrative and cultural uses are provided, that are characteristic of small communities. These are primarily single dwellings and support services for residential development, such as local shops, places of worship or local halls;
 - (ii) community facilities and infrastructure that directly supports the local community is facilitated; and
 - (iii) a range of residential dwelling types and densities that reflect local housing needs are provided.
 - (b) Built form and intensity of development achieves:
 - (i) the protection and enhancement of the unique local or historic character of the Kajabbi and Dajarra townships, through low rise development which is of a scale appropriate to these townships;
 - (ii) the protection of the township boundaries, where development for township uses is permitted only within the defined Township zone, and inconsistent development is not provided for;
 - (iii) a built form that provides a high quality amenity appropriate for the townships; and
 - (iv) a built form that creates a consistent and integrated streetscape with a strong sense of identity and character common to a small traditional rural township.
 - (c) Development layout and design provides for:
 - (i) functional development that is reflective of the surrounding character of the area and services the needs of both residents and visitors;
 - (ii) active street frontages through use of design elements such as awnings, verandahs and built to boundary frontage setbacks;
 - (iii) incorporation of sustainable practices including maximising energy efficiency, effluent disposal, water conservation and active transport use;
 - (iv) a direct relationship with the local or historic character of the township;
 - (v) appropriate management of vehicular and pedestrian networks within the townships, that appropriately manages potential conflicts and provides for sufficient car parking within the townships;
 - (vi) appropriate mitigation of the impacts of any industrial development on adjoining sensitive land uses;
 - (vii) natural features such as creeks, gullies, waterways, wetlands, habitat, vegetation and bushland to be retained, enhanced and buffered, with unavoidable impacts to be minimised through location, design, operation and management requirements; and

- (viii) site-specific responses to constraints, including topography, bushfire and flooding.
- (d) Development has access to appropriate development infrastructure and essential services.

6.2.11.3 Assessment benchmarks and Requirements for Accepted development

Table 6.2.11.3-1-Benchmarks for assessable development and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Character and Built Form	
<p>PO1 Development density must be compatible with the character of the locality.</p>	<p>AO1.1 A maximum of one dwelling or residential building per 1,000m² site area is provided; or</p> <p>AO1.2 A maximum of one non-residential building is located on each allotment.</p>
<p>PO2 Development scale and form must be compatible with the character of the locality.</p>	<p>AO2.1 Building heights do not exceed 8.5m and 2 storeys, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p> <p>AO2.2 Site cover does not exceed 35%, except where development is a single detached Class 1 building or Class 10 building or structure located on the same allotment as a single detached Class 1 building.</p>
Amenity	
<p>PO3 The storage of equipment and/or machinery on or adjacent to, residential allotments must not cause a visual blight.</p>	<p>AO3.1 Equipment and machinery stored on, or adjacent to, residential allotments is within appropriately covered storage areas. Covered storage areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p>
<p>PO4 Adequate area for the storage of waste disposal must be provided.</p>	<p>AO4.1 Waste disposal areas:</p> <ul style="list-style-type: none"> (a) are screened from any street frontage and adjoining properties with a fence with a minimum height of 1.8m; (b) have an impervious area; (c) are located within the vicinity of a hose cock for cleaning purposes.
<p>PO5 Privacy of adjoining dwellings must be maintained. Overlooking is minimised through the use of design elements such as:</p>	<p>AO5.1 For screening of a proposed dwelling that is within 2m at ground level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an</p>

Performance Outcomes	Acceptable Outcomes
(a) privacy screens or hoods; (b) limiting side boundary windows; and (c) landscaping treatments.	outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as: (a) fixed obscure glazing in any part of the window below 1.5m above floor level; or (b) fixed external screens; or (c) sill heights of 1.5m above floor level; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level. Editor's Note :Refer to Figure 6.2.11.3-1 for illustrated examples of screening.
Open space	
PO6 Sufficient space must be provided around buildings to accommodate private recreation and open space areas.	AO6.1 A minimum of 20% of the site is provided as private open space and recreation areas.
Advertising devices	
PO7 Commercial advertising must not create any adverse visual impacts.	AO7.1 Advertising devices are located and constructed to comply with Section 8.3.1- Advertising devices code.
Landscaping	
PO8 Landscaping elements must reflect the themes of nearby residential areas and improve the visual privacy and streetscape of the locality.	AO8.1 Landscaping for non-residential uses is a minimum of 3m wide at the primary road frontage. AO8.2 Where a non-residential development adjoins a residential use, landscaping is a minimum of 3m wide at the common boundary. AO8.3 Fences are a maximum of 1.2m in height if of solid construction and 1.8m in height if up to 50% transparent.
For assessable development only	
Uses	
PO9 Development ensures: (a) A range of residential and local service activities appropriate to the small village communities of Kajabbi and Dajarra are achieved; (b) Achievement of a high quality amenity; and (c) Provision and maintenance of an	AO9.1 Uses which are identified as being inconsistent with the purpose of the zone and identified in Table 6.2.11.3-2 are not established or preferred in the Township zone. Note: Indicates a policy position that the nature and operational characteristics of the use and its potential impacts are inappropriate and will not satisfy the overall outcomes for the zone.

Performance Outcomes	Acceptable Outcomes
appropriate level of services.	
Noise	
<p>PO10</p> <p>Noise levels within residential areas must not exceed those reasonably expected within a residential area.</p>	<p>AO10.1</p> <p>No acceptable outcome prescribed.</p>
Built form and building envelope	
<p>PO11</p> <p>All buildings and structures shall be setback from the road alignment a sufficient distance and be commensurate with the setbacks that are predominant in the locality. Development provides for adequate:</p> <ul style="list-style-type: none"> (a) access to natural light and ventilation; (b) privacy; (c) noise attenuation; (d) landscaping; (e) outlook; and (f) off-street parking. 	<p>AO11.1</p> <p>Landscaping complies with Section 8.3.5 – Landscaping Code.</p>
Infrastructure and servicing	
<p>PO12</p> <p>All buildings must be suitably serviced with adequate water supply, sewerage treatment, drainage, power supply, and telecommunication facilities.</p>	<p>AO12.1</p> <p>Provision and design of water supply, sewerage and roads are constructed to standards in Section 8.3.6 – Operational works and services code.</p>
On-site effluent disposal	
<p>PO13</p> <p>The intensity and scale of the use of the site must not:</p> <ul style="list-style-type: none"> (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effects of the systems in the locality; (b) increase any health risks during a system failure; (c) deteriorate the water quality of existing and/or proposed water supplies; (d) limit the sustainable disposal of domestic effluent. 	<p>AO13.1</p> <p>Provision and design of infrastructure are constructed to standards in Section 8.3.6 – Operational works and services code.</p>
Environment	
<p>PO14</p> <p>The development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation, biodiversity</p>	<p>AO14.1</p> <p>No acceptable outcome prescribed.</p>

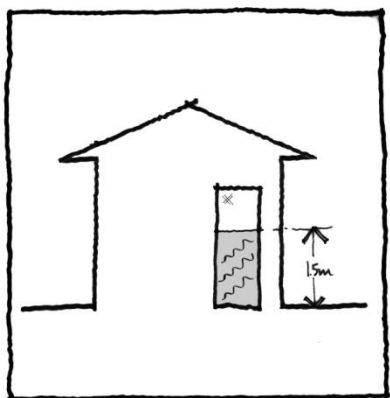
Performance Outcomes	Acceptable Outcomes
and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; (e) buffering, screening and separation is provided to sensitive land uses;and (f) buffering protects the ecological functions of wetlands and waterways.	
Built form and building envelope	
PO15 Development is sited having regard to the safety of people using the site and the adjoining site, the amenity enjoyed by those people, and the maintenance of buildings and work.	AO15.1 No acceptable outcomes prescribed.

Table 6.2.11.3-2- Inconsistent Uses

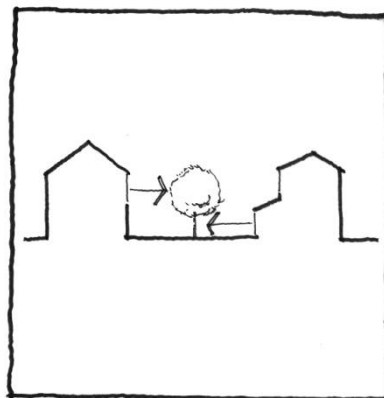
Use		
Adult store	High impact industry	Permanent plantation
Air services	Intensive animal industry	Port services
Animal husbandry	Intensive horticulture	Renewable energy facility
Animal keeping	Low impact industry	Rural industry
Aquaculture	Major electricity infrastructure	Rural workers' accommodation
Brothel	Major sport, recreation and entertainment facility	Showroom
Bulk landscape supplies	Marine industry	Special industry
Cemetery	Medium impact industry	Substation
Crematorium	Motor sport facility	Transport depot
Cropping	Nature-based tourism	Warehouse
Detention facility	Outstation	Wholesale nursery
Extractive industry	Party house	Winery

* Subject to qualifiers (refer tables of assessment)

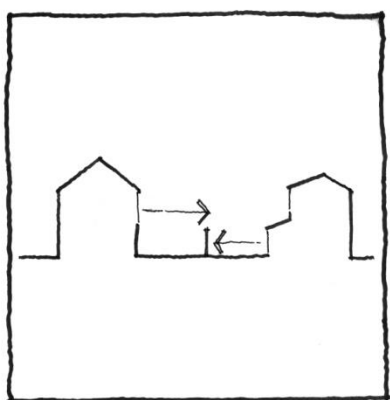
Figure 6.2.11.3-1-Examples of screening options



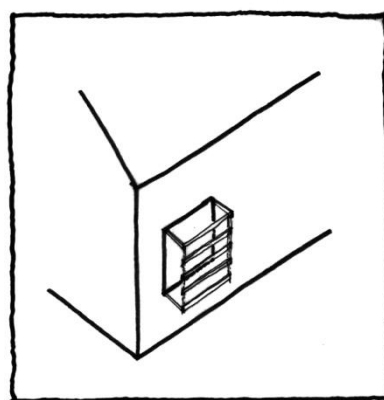
Obscure glazing



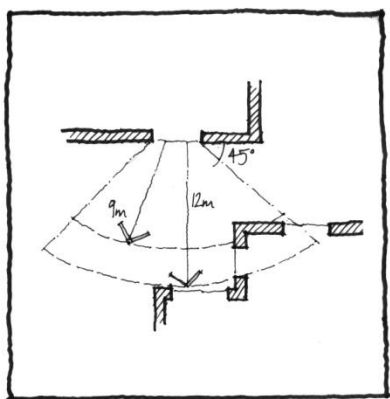
Screening with landscaping



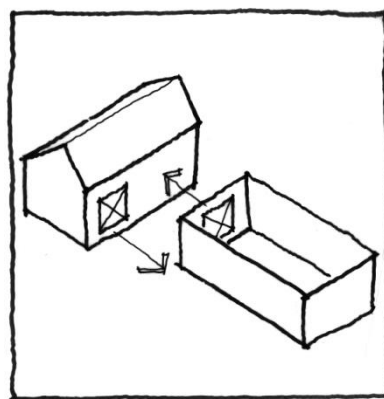
Screening with fencing



External screens



Privacy sensitive zone between living area windows



Offset windows

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect State and local level interests and that have one or more of the following characteristics:
 - (a) there is particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources;
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2 or alternatively are as identified on State Planning policy mapping in the cases of a bushfire hazard area (bushfire prone area) within the Bushfire hazard overlay and for Matters of State Environment significance as identified by MSES –Wildlife habitat and MSES -Protected area categories, which can be found at the following link:
<http://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/da>.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Airport environs overlay;
 - (b) Flood hazard overlay;
 - (c) Heritage overlay;
 - (d) Waterway corridors, wetlands and biodiversity overlay,
 - (e) Transport noise corridors overlay.
- (8) The following overlays for the planning scheme without codes are :
 - (a) Transport noise corridors overlay.
- (9) The following overlays for the planning scheme are for information purposes only :
 - (a) Transport noise corridors overlay map OM-09 in Schedule 2 Mapping.

7.2 Overlay codes

7.2.1 Airport environs overlay code

7.2.1.1 Application

This code applies to assessing development in the airport environs overlay. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

7.2.1.2 Purpose

- (1) The purpose of the airport environs code is to facilitate functioning of the Cloncurry Aerodrome through minimising risks to aircraft traffic and protection from incompatible land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development protects the safety and functioning of the operational airspace of the Cloncurry Airport.
 - (b) development does not compromise the functioning of the airport facilities through incompatible and sensitive land uses being located within the vicinity of the airport.

- (c) development avoids creating potential hazards to the safety and functioning of the airport operations resulting from emissions, dust, or other airborne particulate; a reflection of sunlight or bird and bat strikes.

7.2.1.3 Assessment Benchmarks

Table 7.2.1.3-1- Assessment benchmarks and Requirements to determine change in category of assessment (Table 5.9.1)

Performance Outcomes	Acceptable Outcomes
For assessable development and Requirements to determine change in category of assessment (Table 5.9.1)	
Operational Airspace	
Protection of Aviation Facilities	
<p>PO1 Development does not interfere with the function of aviation facilities.</p>	<p>AO1.1 Development located within the building restricted area for an aviation facility does not create:</p> <ul style="list-style-type: none"> (a) Permanent or temporary physical obstructions in the line of sight between antennas (b) An electrical or electromagnetic field that will interfere with signals transmitted by the facility (c) Reflective surfaces that could deflect or interfere with signals transmitted by the facility <p>AO1.2 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p> <p>Note –A development proposal on land located within a building restricted area should be referred to Airservices Australia or DoD for assessment .Airservices Australia or DoD will provide authoritative advice about the impact of a proposed development on the function of the aviation facility, requirements for risk assessment processes and mitigation methods .</p>
Public Safety Areas	
<p>PO2 Development does not increase the risk to public safety.</p>	<p>AO2.1 Development within a public safety area does not involve:</p> <ul style="list-style-type: none"> (a) A significant increase in the number of people living, working or congregating in the area; (b) The manufacture, use or storage of flammable, explosive, hazardous or noxious materials.
Wildlife Hazards	
PO3	AO3.1

Performance Outcomes	Acceptable Outcomes
Development does not cause wildlife to create a safety hazard for air traffic using the airport.	<p>Development located within the bird and bat strike zone does not involve uses listed in Column 1 of Table 7.2.1.3 – 2: Land uses associated with increases in wildlife strikes and hazards.</p> <p>AO3.2 Development located within the bird and bat strike zone involving a use listed in Column 2 of Table 7.2.1.3- 2: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.</p>
Emissions	
<p>PO3 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines.</p>	<p>AO3.1 Development does not emit smoke,dust, ash or steam where the airport operations can be adversely impacted.</p> <p>AO3.2 Development does not emit a gaseous plume at a velocity exceeding 4.3m per second where the airport operations can be adversely impacted.</p>
Airport Operations	
<p>PO4 Development must not compromise the safe operation of the airport environs and does not involve a sensitive land use where likely to be adversely impacted by noise from Airport operations.</p>	<p>AO4.1 A sensitive land use is preferably not located in the Airport environs overlay area or if this unavoidable then it is acoustically insulated to the applicable standards required by AS 2021- Acoustics-Airport Noise Intrusion – Building Siting and Construction.</p>
Light Intensity	
<p>PO5 Development does not include external lighting or reflective surfaces that could distract or confuse pilots or adversely interfere with other general airport operations.</p>	<p>AO5.1 Development ensures that outdoor lighting complies with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome.</p>

Table 7.2.1.3-2-Land Uses associated with increase in wildlife strikes and hazards

Column 1: High risk	Column 2: Moderate risk
<p>Rural activities</p> <ul style="list-style-type: none"> (a) Cropping (turf farm) (b) Cropping (fruit tree farm) (c) Intensive animal industry (piggery) (d) Aquaculture (fish processing/packing plant) <p>Conservation</p> <ul style="list-style-type: none"> (a) Conservation estate (e.g. wetland) <p>Recreation activities</p> <ul style="list-style-type: none"> (a) Major sport, recreation and entertainment facility (showground) <p>Industry activities</p> <ul style="list-style-type: none"> (a) Low-impact industry (food processing plant) (b) Medium-impact industry (food processing plant) (c) High-impact industry (food processing plant) <p>Utility installation</p> <ul style="list-style-type: none"> (a) Food/organic waste facility (b) Putrescible waste facility (e.g. landfill, transfer station) 	<p>Rural activities</p> <ul style="list-style-type: none"> (a) Animal husbandry (cattle/dairy farm) (b) Intensive animal industry (poultry farm) <p>Conservation</p> <ul style="list-style-type: none"> (a) Conservation estate (all other) <p>Recreation activities</p> <ul style="list-style-type: none"> (a) Major sport, recreation and entertainment facility (all other) (b) Outdoor sport and recreation (c) Park <p>Utility installation</p> <ul style="list-style-type: none"> (a) Non-putrescible waste facility (e.g. landfill, transfer station) (b) Sewage/wastewater treatment facility

7.2.2 Bushfire hazard overlay code

7.2.2.1 Application

This code applies to all assessable development prescribed by a categories of development and assessment table in a zone, overlay and involving land within a bushfire hazard area (bushfire prone area) within the Bushfire hazard overlay as identified on the SPP Map, which can be found at the following link: <http://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/da>

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

7.2.2.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to manage development outcomes in areas of land identified as land within a bushfire hazard area (bushfire prone area) so that risk to life, property, community, and the environment during bushfire events is minimized, and to ensure that development does not adversely increase the risks above an acceptable or tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides acceptable levels of safety for people and minimises potential damage to property as a result of bushfire events;
 - (b) public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk; and
 - (c) the adverse impacts of bushfire on people's safety and the environment are not exacerbated within or external to a development site as a result of development.
 - (d) development contributes to effective and efficient disaster management response and recovery capabilities.

7.2.2.3 Assessment Benchmarks

Table 7.2.2.3-1-Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Siting and design of development	
PO1 Development maintains the safety of people and property by avoiding land within a bushfire hazard area (bushfire prone area).	AO1.1 Development is located on land that is not subject to land within a bushfire hazard area (bushfire prone area). OR AO1.2 Where development is located on land within a bushfire hazard area (bushfire prone area) (except for single dwellings on existing lots), it must comply with a Bushfire Management Plan ¹ prepared for the premises.
PO2 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or	AO2.1 Vulnerable uses are not established or expanded.

Performance Outcomes	Acceptable Outcomes
<p>other exceptional circumstances.</p> <p>Note: Vulnerable uses are those involving:</p> <p>(1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or</p> <p>(2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.</p>	
<p>PO3</p> <p>Where reconfiguration of a lot is undertaken a formed, all weather access fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>Editor's Note: A fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>AO3.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a crossfall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (9) vehicular access at each end which is connected to the public road network; (10) designated fire trail signage; (11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.
<p>PO4</p> <p>Where material change of use occurs the development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</p> <ol style="list-style-type: none"> (1) 10kW/m² where involving a vulnerable use; or (2) 29kW/m² otherwise. 	<p>PO4.1</p> <p>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <ol style="list-style-type: none"> (1) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (2) is contained wholly within the development

Performance Outcomes	Acceptable Outcomes
<p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Editor's note: The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>site.</p> <p>Editor's note: Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Editor's note: The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>
Emergency Evacuation Access	
<p>PO5 For development that will result in multiple buildings or lots, roads and access are designed to mitigate against bushfire hazard by ensuring adequate routes for:</p> <ul style="list-style-type: none"> (a) fire-fighting and other emergency vehicles; and (b) the evacuation of people in the event of an emergency. 	<p>AO5.1 Residential lots are designed so that their size and shape allow for efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings).</p> <p>AO5.2 Firebreaks are provided by a perimeter road that:</p> <ul style="list-style-type: none"> (a) separates lots from areas of bushfire hazard; (b) has a minimum cleared width of 20 metres; (c) has a formed road width of 4m; and (d) complies with road standards as outlined in PSP3 Operational Works and Services. <p>AO5.3 Fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and:</p> <ul style="list-style-type: none"> (a) have a minimum width of 6m; (b) have a formed width and gradient, and erosion control devices in accordance with Section 9.4.6 – Operational works and services code; (c) have a maximum gradient of 1 in 8 (12.5%); (d) are constructed and maintained to prevent erosion, provide adequate drainage and provide continuous access for fire fighting vehicles; (e) provide passing bays and turning areas for fire-fighting appliances; and (f) are either located on public land or within an access easement that is granted in favour of Cloncurry Shire Council and the QFRS (Queensland Fire and Rescue

Performance Outcomes	Acceptable Outcomes
	<p>Service).</p> <p>AO5.4 Vehicular access is provided along and at each end of the fire break to existing fire maintenance trails or roads.</p> <p>AO5.5 The development includes sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and retained vegetation), to allow burning of sections and access for bushfire response.</p> <p>AO5.6 Where development is located on land within a bushfire hazard area (bushfire prone area) (except for single dwellings on existing lots), development complies with a Bushfire Management Plan¹ for the premises.</p>
Hazardous materials	
<p>PO6 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO6.1 Development complies with a Bushfire Management Plan¹ for the premises.</p>
Community infrastructure and essential services	
<p>PO7 Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications), maintains its function during and immediately after bushfire events.</p>	<p>PO7.1 Essential services infrastructure is located on land that is not subject to land within a bushfire hazard area (bushfire prone area).</p>
Water Supply	
<p>PO8 Development provides an adequate and accessible water supply for fire-fighting purposes.</p>	<p>AO8.1 Development involving new or existing buildings with a gross floor area greater than 50 m² on each lot has:</p> <p>(a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for firefighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa);</p> <p>OR</p> <p>(b) an on-site water storage of not less than 5,000 litres (e.g. accessible dam or tank with fire brigade tank fittings, swimming pool) for fire-fighting purposes which is:</p>

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> (i) fireproof; (ii) fitted with fire brigade tank fittings; (iii) accessible for fire fighting vehicles; and (iv) connected to a pump that is independent of mains electricity supply.

¹Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition on a previous development approval or by incorporating it in the planning scheme or a planning scheme policy), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager.

A BMP should be prepared by a suitably qualified professional with appropriate technical expertise in the identification and mitigation of bushfire hazard (e.g. BPAD Accredited Practitioner).

A comprehensive BMP should include the following:

- (1) An assessment of the nature and severity of the bushfire affecting the site. The key factors to be considered are vegetation type, slope and aspect. The assessment should also address other site specific factors that are important in devising suitable bushfire mitigation strategies. These factors could include matters such as: likely direction of bushfire attack, environmental values that may provide mitigation options, location of evacuation routes and/or safety zones.
- (2) An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities and materials to be conducted/stored on the site, numbers and types of persons likely to be present, particular warning and/or evacuation requirements.
- (3) A plan for mitigating the bushfire risk identified in (1) and (2). The plan should address all of the provisions within the Bushfire hazard overlay code and recommend specific mitigation actions for the proposed development including:
 - (a) Road and lot layout and land use allocations;
 - (b) Firebreaks and buffers;
 - (c) Building locations or building envelopes;
 - (d) Landscaping treatments;
 - (e) Warning and evacuation procedures and routes;
 - (f) Fire fighting requirements including infrastructure;
 - (g) Any other specific measures such as external sprinkler systems and alarms;
 - (h) Purchaser/resident education and awareness programs; and
 - (i) Ongoing maintenance and response awareness programs.

7.2.3 Flood hazard overlay code

7.2.3.1 Application

This code applies to assessable development prescribed by a categories of development and assessment table in a zone, overlay and involving land wholly or partially within the Flood hazard overlay and identified as having a 1% AEP on Flood hazard overlay maps in Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

7.2.3.2 Purpose

- (3) The purpose of the Flood hazard overlay code is to manage development outcomes in the floodplain so that risk to life, property, community, and the environment during future flood events is minimised, and to ensure that development does not adversely affect floodplain functions.
- (4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides acceptable levels of safety for people and minimises potential damage to property as a result of flooding and flood events;
 - (b) the adverse impacts of flooding on people's safety, the environment, or the capacity to use land within the floodplain are not exacerbated as a result of development;
 - (c) the adverse impacts of flooding are not increased within or external to a development site;
 - (d) the development avoids the release of hazardous materials as a result of flooding and flood events.

7.2.3.3 Assessment Benchmarks

Table 7.2.3.3-1-Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Siting and design of development	
PO1 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO1.1 A developable area is available within the site that is at least 300mm freeboard above the defined flood event (DFE) i.e. 1%AEP, with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated. Note: a flood study report prepared by a suitably qualified engineer should be provided, demonstrating the achievement of a developable area that is at a level of at least 300mm above the 1% AEP. For Material Change of Use AO1.2 New buildings are: <ul style="list-style-type: none">(a) not located within the overlay area; or(b) located on the highest part of the site to minimise entrance of floodwaters; or(c) elevated above the DFE; that is for example raised above ground level on stumps; and(d) provided with clear and directed pedestrian and vehicle evacuation routes off the site that remains passable for emergency

Performance Outcomes	Acceptable Outcomes
	<p>evacuations during all floods.</p> <p>Note: If part of the site is outside the Flood hazard overlay area, this is the preferred location for all buildings, provided flood free access to this part of the site can also be maintained at all times.</p> <p>For Reconfiguring a lot</p> <p>AO1.3</p> <p>New lots are:</p> <ul style="list-style-type: none"> (a) located outside the overlay area; and (b) provided with clear and directed pedestrian and vehicle evacuation routes off the site that remains passable for emergency evacuations during all floods. <p>Note: If part of the site is outside the Flood hazard overlay area, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots), provided flood free access can be maintained to each lot at all times.</p> <p>Note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>
<p>PO2</p> <p>Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For material change of use (residential uses)</p> <p>AO2.1</p> <p>Residential dwellings are not designed as single-storey slab on ground and only non-habitable rooms such as garages and laundries are located on the ground floor.</p> <p>Note: The highset "Queenslander" style house is a resilient low-density housing solution in floodplain areas. Higher density residential developments should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p> <p>AO2.2</p> <p>Residential buildings:</p> <ul style="list-style-type: none"> (a) use screening to ensure that the understorey is not visible from the street; and (b) orient to the street by ensuring that the stairs to the dwelling and at least one habitable room overlook the street; and (c) have ground floors that allow for the flow through of flood water. <p>Note: The highset "Queenslander" style house is a resilient low-density housing solution in floodplain areas. Higher density residential developments should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p> <p>For material change of use (non-residential uses)</p> <p>AO2.3</p> <p>Non-residential buildings and structures:</p> <ul style="list-style-type: none"> (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for flow through of flood waters on the ground floor. <p>Note: Businesses should ensure that they have the necessary</p>

Performance Outcomes	Acceptable Outcomes
	<p>continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Note: The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Flood hazard overlay area and must take account of the flood potential within the area.</p> <p>Note: Resilient building materials for use within the Flood hazard overlay area should be determined in consultation with Council, in accordance with the relevant building assessment provisions.</p>
Flood storage and conveyance	
<p>PO3 Development directly, indirectly and cumulatively avoids any change to the flood characteristics of the area, taking into account:</p> <ul style="list-style-type: none"> (a) loss of flood storage; (b) loss of or changes to flow paths; (c) acceleration or retardation of flows; (d) increase in the depth or duration of flood waters; (e) any reduction in flood warning times elsewhere on the floodplain; and (f) damage as a result of flood on and off site. 	<p>AO3.1 Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms). <p>Note: Berms are considered to be an undesirable built form outcome and are not supported.</p> <p>AO3.2 Works in rural areas either:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³; or (b) do not change the flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> i. loss of flood storage; ii. loss of or changes to flow paths; iii. acceleration or retardation of flows; or iv. any reduction in flood warning times elsewhere on the floodplain.
Access	
<p>PO4 Development is sited to provide a safe vehicular access for evacuation in the event of a flood.</p>	<p>AO4.1 A least one road and/or accessway provides a safe and clear evacuation route and direct simple routes to main carriageways during all flooding and flooding events up to and including the DFE (1% AEP).</p>
Hazardous materials	
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.</p>	<p>For material change of use</p> <p>AO5.1 Materials manufactured or stored on site are not hazardous in nature;</p> <p>OR</p> <p>AO5.2 The manufacture or storage in bulk of hazardous materials takes place above the DFE (1%AEP) of the site to enhance flood immunity;</p>

Performance Outcomes	Acceptable Outcomes
	<p>OR</p> <p>AO5.3 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.</p> <p>Note: Refer to the <i>Dangerous Goods Safety Management Act 2001</i> and associated <i>Regulation</i>, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</p>
Community infrastructure and essential services	
<p>PO6 Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) maintains its function immediately after flood events.</p>	<p>AO6.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>AO6.2 Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>AO6.3 Development for any of the uses identified in column 1 of Table 7.2.3.2-2 - Minimum flood levels is located above the flood level specified in column 2 of Table 7.2.3.2-2 - Minimum flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<p>PO7 Community infrastructure:</p> <ul style="list-style-type: none"> (a) is able to function effectively and safe access is provided to and from the infrastructure during and immediately after flood events; or (b) is protected from flooding due to its historical or cultural significance. 	<p>For material change of use</p> <p>AO7.1 Community infrastructure is not located in an area below the DFE (1% AEP) within the Flood hazard overlay and has at least one road access that will remain trafficable for the performance of emergency evacuations for all floods up to and including the DFE (1% AEP).</p>

Table 7.2.3.2-2 – Minimum flood levels

Column 1 Development for Material Change of Use	Column 2 Minimum flood level
Emergency services, such as Police, Ambulance and Fire Brigade facilities and emergency shelters	0.2% AEP flood level
Hospital	0.2% AEP flood level
Utility installation, being a water treatment plant	0.2% AEP flood level
Major electricity infrastructure	0.5% AEP flood level
Utility installation, being a sewage treatment plant	0.5% AEP flood level
Residential care facility and Retirement facility	0.5% AEP flood level
Special industry, such as a Power station	0.2% AEP flood level
Community uses , such as stores of valuable records or items of historic or cultural significance (eg galleries and libraries)	0.5% AEP flood level
Medium impact industry, such as a regional fuel storage and distribution facility	0.5% AEP flood level
Warehouse being a food storage warehouse	0.5% AEP flood level

7.2.4 Heritage overlay code

7.2.4.1 Application

This code applies to the extent identified in the tables of assessment for all assessable development in, on or adjacent to places identified in Table 7.2.4.3-2 and on the Heritage overlay map in Schedule 2.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

7.2.4.2 Purpose

- (1) The purpose of the heritage code is to facilitate development on or adjacent to a cultural or heritage feature or identified natural feature or resource of a site or an area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) potential impacts on a cultural or heritage feature or identified natural feature or resource of a site or an area are considered in the assessment of development applications;
 - (b) the conservation of an identified cultural or heritage feature or identified natural feature or resource of a site or an area.

7.2.4.3 Assessment Benchmarks

Table 7.2.4.3-1- Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Protecting heritage values and character	
<p>PO1 Development protects and conserves the values and character of the heritage place to maintain its cultural heritage significance, while providing for its adaptive reuse, interpretation and management.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.</p>	<p>AO1.1 No acceptable outcomes prescribed.</p>
<p>PO2 Development does not impair, compromise or devalue any culturally significant attributes of the heritage place including indigenous aboriginal values.</p> <p>Note—Heritage places with Aboriginal cultural values are assessed by a suitably qualified person.</p>	<p>PO2.1 No acceptable outcomes prescribed.</p>
<p>PO3 Development protects the fabric and setting of the heritage place.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.</p>	<p>AO3.1 No acceptable outcomes prescribed.</p>
Reconfiguring a lot	

Performance Outcomes	Acceptable Outcomes
<p>PO4</p> <p>Reconfiguring a lot will</p> <ul style="list-style-type: none"> (a) maintain access to and views of the heritage place from public roads or other public locations; and (b) not negatively impact upon the historical character or landscape setting of the heritage place. 	<p>AO4.1</p> <p>No acceptable outcomes prescribed</p>

Table 7.2.4.3-2- Culture, Heritage and Resources Register

QHR No.	Name	Street address	Comments*
600415	Cloncurry Court House	42-48 Daintree Street, CLONCURRY 4824	Cloncurry Court House is important in illustrating the development of Cloncurry and district, reflecting the importance of Cloncurry as a regional and administrative centre in the late 19th and early 20th century. This court house and the site on which it is located have been associated with the administration of justice in the region since the mid-1880s. The additions and adaptations also reflect the way in which provision has been made for increasing services to match the needs of the area with regard to mining and pastoralism.
600416	Cloncurry Post Office	47 Scarr Street, CLONCURRY 4824	Cloncurry Post Office illustrates the development of Cloncurry and district in the early 20th century and has been the focus of services which played an important part in allowing this geographically isolated town to become a major regional centre.
602256	Mount Elliott Company Metallurgical Plant and Mill	Via Sheaffe Street, CLONCURRY 4824	The Mount Elliott Company Metallurgical Plant is significant in Queensland's history as the only recorded surviving evidence of an early electrolytic plant. The laboratory remnants associated with the plant are architecturally uncommon, being made of ant bed adobe

QHR No.	Name	Street address	Comments*
			bricks.
601629	Mount Cuthbert Township and Smelter	North-West of Kajibbi Township, KAJABBI 4824	The town typifies the short-lived (1915-25), capital intensive, copper mining towns that developed rapidly and then ceased almost overnight. The Kalkadoon mine is significant as the earliest and one of the most productive components of the Mount Cuthbert mining operation. It was functionally and physically linked by the railway to the Mount Cuthbert smelter. The place is located above the valley floor with views south over the smelter.
700004	Kuridala Township, Hampden Smelter and Mining Complex	Located about 65km south of Cloncurry, KURIDALA 4824	The Kuridala Township, Hampden Smelter and Mining Complex has the potential to reveal important information about Queensland's history including a better understanding of copper mining practices and the pattern of settlement in North Queensland. The Kuridala complex was one of the first of a cluster of significant copper mining interests in the rich mineral field near Cloncurry.
7000012	Mount Elliott Mining Complex	Selwyn, via Cloncurry, MOUNT ELLIOTT 4824	The Mount Elliott Mining Complex, incorporating the remnants of the Mount Elliott Mine, Smelter, a range of associated infrastructure, scattered archaeological artefacts, the abandoned town of Selwyn and its associated cemetery, has the potential to provide important information on aspects of Queensland's history particularly early copper smelter practices and technologies, the full range of activities peripheral to those base operations and, importantly, the people who lived and worked in this complex historic mining

QHR No.	Name	Street address	Comments*
			landscape.

* Note: This table will be reviewed as additional cultural or heritage features or identified natural features or resources of a site or area are identified in accordance with the planning scheme policy.

Comments have been derived from the Queensland State Heritage Register for each item.

7.2.5 Waterway corridors, wetlands and biodiversity overlay code

7.2.5.1 Application

This code applies to all assessable development and Accepted development subject to requirements prescribed under the categories of development and assessment table (refer to Table 9.5-1) for the Waterway corridors, wetlands and biodiversity overlay and relates to Waterway corridors and wetlands as identified on overlay map OM-05 and OM-06 and Matters of State Environmental Significance as identified by MSES – Wildlife habitat and MSES - Protected area categories on the SPP Mapping, which can be found at the following link: <http://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/da>.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

7.2.5.2 Purpose

- (1) The purpose of the Waterway corridors, wetlands and biodiversity overlay code is to regulate development in waterway corridors and surrounding riparian areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development protects, manages and where practical, enhances matters of state environmental significance (MSES) to maintain the ecological integrity, health and resilience of ecological systems and avoids or significantly mitigates impacts on environmental values.
 - (b) the hydraulic performance of waterways is maintained.
 - (c) the structural stability of the bed and banks of waterways is maintained.
 - (d) the environmental values of waterways are maintained.
 - (e) scenic amenity of waterways is protected.
 - (f) safe public access to waterways and surrounding riparian areas is maintained and enhanced for current and future generations.
 - (g) development within the extent of wetland and ecologically significant areas, is managed to protect ecological corridors and habitat linkages.
 - (h) clearing of native vegetation within waterway corridors, wetlands, ecologically significant areas and riparian areas is avoided.

7.2.5.3 Assessment Benchmarks

Table 7.2.5.3-1- Assessment benchmarks and Requirements to determine change in category of assessment (Table 5.9.1)

Performance Outcomes	Acceptable Outcomes
For assessable development and Requirements to determine change in category of assessment (Table 5.9.1)	
Building setbacks	
PO1 Development where consisting of buildings and other permanent structures are set back from waterways, wetlands to: <ol style="list-style-type: none">(a) protect and enhance the waterway amenity;(b) ensure maintenance of public access areas;(c) protect the environmental values of the waterway, including ensuring no adverse impacts on riparian vegetation; and(d) ensure hydraulic performance of the waterway is not compromised.	AO1.1 Buildings are not located beyond the waterway regulation line as shown on the Waterway corridors overlay map in Schedule 2. OR AO1.2 Where no waterway building setback line is shown on the Waterway corridors, wetlands and biodiversity overlay map in Schedule 2, buildings

Performance Outcomes	Acceptable Outcomes
	and structures are set back from waterways in accordance with the setback line determined by Council following submission of a report prepared by a Registered Professional Engineer of Queensland (RPEQ) Engineer specialising in hydraulics engineering.
For assessable development only	
Environmental Protection	
<p>PO2 Development on land adjoining a waterway and areas of biodiversity significance maintains the environmental values of the waterway and is designed to avoid detrimental impacts on areas of environmental significance.</p>	<p>AO2.1 The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising layout and design solutions to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitat are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.
<p>PO3 Development on land adjoining a waterway ensures the water quality and quantity of the adjoining waterway is maintained to ensure a high quality environment, having regard to:</p> <ul style="list-style-type: none"> (a) current and intended uses of the waterway; and (b) protecting environmental values and achieving the water quality objectives for adjacent waterways. 	<p>PO3.1 For proposed non-residential development on land adjoining a waterway, a water quality management plan is prepared by a suitably qualified person and demonstrates that:</p> <ul style="list-style-type: none"> (a) the proposed use will not adversely impact the water quality and quantity of the waterway; and (b) the proposed non-residential development will comply with Water Quality Objectives for Queensland waters (Southern Gulf catchment) and applicable Standards for Specific Waterbodies or the AWQ Guidelines.
<p>PO04 The development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation, biodiversity and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; 	<p>AO4.1 No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
and (e) there is adequate buffering, screening and separation to sensitive land uses.	
Scenic Amenity	
PO5 Development on land adjoining a waterway does not adversely affect the scenic amenity of the waterway environs.	AO5.1 No clearing of riparian vegetation is to occur as a result of development; or AO5.2 If limited clearing cannot be avoided, then the development achieves a net gain in riparian vegetation through replanting on the property or an offset.
Public access	
PO6 All areas of a site below high water mark adjoining a waterway are maintained for public purposes as permanently inundated land.	AO6.1 The area below high water mark being part of a watercourse, wetland is dedicated to the Crown for waterway drainage purposes.
Wetland and ecologically significant areas	
PO7 Development within the extent of waterway corridors, wetland and ecologically significant areas: (1) protects ecological corridors and habitat linkages; (2) avoids impacts on significant species and their habitats; (3) provides a suitable buffer to wetlands, riparian areas and waterways; (4) protects riparian vegetation for wildlife corridors and water quality values; (5) protects the hydrological and geomorphic processes and water quality of the Georgina and Diamantina Basins..	AO7.1 No clearing of native vegetation is undertaken. AO7.2 A buffer for an area of state environmental significance (MSES) has a minimum width of: (a) 200m where the area is located outside of the Cloncurry township area; or (b) 50m where the area is located within the Cloncurry Township area. AO7.3 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of the environmental values, including its function and threats to matters of environmental significance.
PO8 Unavoidable impacts on waterways, wetlands, riparian areas and flood plains are mitigated through best practice design, rehabilitation and management.	AO8.1 No acceptable outcome prescribed.
PO9 Development is appropriately setback from water	AO9.1 Development is setback a minimum of 200 metres

Performance Outcomes	Acceptable Outcomes
resource supplies, including Chinamen Creek Dam and Lake Julius.	from Chinamen Creek Dam and Lake Julius.

Part 8 Development Codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) Caretaker's accommodation code;
 - (b) Extractive industry code;
 - (c) Home based business code;
 - (d) Intensive animal industry code;
 - (e) Multiple dwelling and dual occupancy code;
 - (f) Non-resident workforce accommodation code.
- (4) The following are the other development codes for the planning scheme:
 - (a) Advertising devices code;
 - (b) Car parking and access code;
 - (c) Earthworks code;
 - (d) Integrated water cycle management code;
 - (e) Landscaping code;
 - (f) Operational works and services code;
 - (g) Public utility code;
 - (h) Reconfiguring a lot code.

8.2 Use codes

8.2.1 Caretaker's accommodation code

8.2.1.1 Application

This code applies to assessing development for Caretaker's accommodation.

8.2.1.2 Purpose of Caretaker's accommodation code

- (1) The purpose of the Caretaker's accommodation code is to facilitate the development of appropriate caretaker's facilities in association with the predominant use of a site for other non-residential purposes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sites are appropriate in size and location for the proposed use;
 - (b) development provides for a legitimate caretaking function of the main development operating on the site;
 - (c) development is clearly ancillary in scale and operation to the primary non-residential use of the site;
 - (d) development provides a satisfactory level of privacy and amenity for residents of the caretaker's accommodation.

8.2.1.3 Assessment Benchmarks

Table 8.2.1.3-1-Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Building function	
PO1 Development for caretaker's accommodation is ancillary to, and does not compromise the operation of the primary non-residential use of the site.	AO1.1 Development: <ol style="list-style-type: none">(a) is integrated with or attached to the main building which contains the non-residential use on site;(b) contains no more than 2 bedrooms;(c) has a separate access point for occupants, which is independent of access to any non-residential building on the site; and(d) provides one covered car parking space which is clearly separated from all car parking, access and manoeuvring areas provided for the non-residential use on the site. AO1.2 Development is occupied by at least one person who is employed for the purposes of a caretaker of the primary non-residential use of the site.
Gross floor area	

Performance Outcomes	Acceptable Outcomes
For assessable development	
<p>PO2</p> <p>Development ensures the total GFA of the Caretaker's accommodation is proportionate to the GFA of the primary non-residential use of the site and does not compromise the operation of the site for its primary function.</p>	<p>AO2.1</p> <p>Development has a GFA not exceeding 80m².</p>
Private open space	
<p>PO3</p> <p>Development provides a private open space area to meet the recreation and open space needs of the occupants.</p>	<p>AO3.1</p> <p>Development provides a private open space area which has:</p> <ul style="list-style-type: none"> (a) a minimum area of 25m², with a minimum dimension of 5m x 5 m; or (b) where the caretaker's accommodation is located entirely above ground floor level, a private open space area that is a balcony or roof area open to the sky, has a minimum area of 8m² and a minimum dimension of 2m, which is directly accessible from a living room.

8.2.2 Extractive industry code

8.2.2.1 Application

This code applies to assessing development for extractive industry.

8.2.2.2 Purpose of extractive industry code

- (1) The purpose of the extractive industry code is to:
 - (a) facilitate resource extraction through safe and efficient work operations;
 - (b) ensure that extractive industry developments are appropriately located, operated and rehabilitated; and
 - (c) manage amenity and environmental performance standards.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) extractive industries are established in locations that are adequately separated from sensitive land uses and do not have significant ecological, landscape or rural value;
 - (b) a separation area is established to maintain a buffer between the extractive industry and existing and future sensitive land uses;
 - (c) external impacts associated with extractive industry operations, e.g. haulage, do not impact on the scenic amenity and well-being of the community;
 - (d) extractive industry sites are progressively rehabilitated including the achievement of a stable land form that is safe and suitable for other appropriate uses; and
 - (e) land that contains extractive industry uses are protected, so that such resources can be extracted, when needed, in an environmentally acceptable manner.

8.2.2.3 Assessment Benchmarks

Table 8.2.2.3-1- Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Site suitability	
PO1 The site for the use is suitable for the efficient extraction of the material due to: <ol style="list-style-type: none">(a) location, size and dimension of the land;(b) the overall scale and nature of the use;(c) its geological and geo-technical characteristics;(d) the proposed method of extraction;(e) the retention of environmental values;(f) its separation from adjoining uses, in particular sensitive land uses to minimise potential for nuisance; and(g) management of, or absence of declared plants on site.	AO1.1 The site has sufficient area and dimensions to accommodate: <ol style="list-style-type: none">(a) the proposed extractive use;(b) safe and appropriate vehicular access and safe and efficient on-site vehicle movements;(c) buildings including staff facilities and camp areas;(d) parking areas for employees and visitors which are sited at an appropriate separation distance from the extractive industry;(e) storage areas and stockpiles;(f) any environmentally significant areas such as riparian corridors, vegetation communities and the like; and(g) a minimum 10 metre wide densely vegetated buffer area adjacent to the site

Performance Outcomes	Acceptable Outcomes												
	<p>boundary, to minimise unacceptable impacts from noise, dust, blasting and vibration beyond the site.</p> <p>AO1.2 Development impacts are managed through:</p> <ul style="list-style-type: none"> (a) sensitive design, siting and operation of facilities and infrastructure on the premises; and (b) achieving separation distances to the extractive industry as set out in Table AO2.1. <p>Table AO 1.2</p> <table border="1"> <thead> <tr> <th>Land use/zone</th><th>Minimum separation distance for use involving blasting or crushing (namely rock)</th></tr> </thead> <tbody> <tr> <td>Sensitive land uses</td><td>1000m</td></tr> <tr> <td>Medium Impact Industry</td><td>500m</td></tr> <tr> <td>Low Impact Industry</td><td>1000m</td></tr> <tr> <td>Commercial</td><td>1000m</td></tr> <tr> <td>Community Facility</td><td>1000m</td></tr> </tbody> </table> <p>Where an extractive industry development is located within 1000 metres of other existing sensitive land uses, it must be clearly demonstrated that siting and design of the development avoids or mitigates adverse impacts arising from extraction, processing and transportation of the extractive resources.</p> <p>AO1.3 Technical report/s prepared by suitably qualified professional/s demonstrate the development proposal complies with the following:</p> <ul style="list-style-type: none"> (a) Acoustic Quality Objectives in Schedule 1 of the Environmental Protection (Noise) Policy 2008; (b) Air Quality Objectives in Schedule 1 of the Environmental Protection (Air) Policy 2008; (c) Airblast overpressure to not exceed more than 115 dB(Lin) Peak for 4 out of any 5 consecutive blasts. Any single blast must not exceed 120 dB(Lin) Peak; (d) Ground vibration to not exceed 5mm/s Peak Vector Sum for 4 out of 5 consecutive blasts; and (e) Any/or any other relevant national or 	Land use/zone	Minimum separation distance for use involving blasting or crushing (namely rock)	Sensitive land uses	1000m	Medium Impact Industry	500m	Low Impact Industry	1000m	Commercial	1000m	Community Facility	1000m
Land use/zone	Minimum separation distance for use involving blasting or crushing (namely rock)												
Sensitive land uses	1000m												
Medium Impact Industry	500m												
Low Impact Industry	1000m												
Commercial	1000m												
Community Facility	1000m												

Performance Outcomes	Acceptable Outcomes
	international standard.
<p>PO2</p> <p>The site is located so as not to detract, or diminish the scenic amenity of the surrounding area, landmarks or vistas.</p>	<p>AO2.1</p> <p>The site is not readily visible from urban development or from public roads.</p> <p>AO2.2</p> <p>Existing vegetation is retained and only removed to provide for extractive industry.</p>
Operation	
<p>PO3</p> <p>The extractive industry is established and operated in a way that does not impact on public safety.</p>	<p>AO3.1</p> <p>Safety fencing is provided for the full length of the perimeter of the site and is signed with warning signs of size and dimension that are clearly visible from a distance of 25 metres and advise of the nature of the use and any danger or hazard.</p> <p>AO3.2</p> <p>Blasting does not result in materials escaping or being ejected from the site.</p>
<p>PO4</p> <p>Development mitigates the potential adverse impacts of noise, dust, ground vibration, lighting or air blast pressure from operations.</p>	<p>AO4.1</p> <p>Development incorporates design, orientation and construction measures that mitigate the potential adverse effects of extraction, processing and transportation of materials by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures at the greatest distance from the resource/processing area; (b) designing buildings so that staff facilities are the greatest distance from the resource/processing area and associated transport route; (c) minimising openings in walls facing onto the resource/processing area; (d) providing mechanical ventilation to building areas sensitive to these effects; (e) using appropriate construction, insulation and glazing materials; and (f) providing buffer distances around extractive resources, of: <ul style="list-style-type: none"> i. 1000 metres for extractive industry involving blasting; and ii. 200 metres for any other industry without blasting.

Performance Outcomes	Acceptable Outcomes
<p>PO5</p> <p>Operations are managed to mitigate potential impacts on environmental, ecological and hydrological processes, meeting all relevant environmental standards, plans or programs to minimise environmental harm and nuisance.</p>	<p>AO5.1</p> <p>Areas of significant conservation value are retained during the life of the use and rehabilitation of the site.</p> <p>AO5.2</p> <p>Water from around and within the site does not negatively impact upon the quality of the ground water or receiving surface waters.</p> <p>AO5.3</p> <p>On-site drainage is designed, constructed and maintained to:</p> <ul style="list-style-type: none"> (a) direct stormwater away from excavated and exposed areas through the construction of channels and banks; (b) detain stormwater run-off from excavated and disturbed areas through use of sediment basins and silt capture devices; (c) reduce erosion by revegetating excavated or disturbed areas as soon as practical after cessation of use. <p>AO5.4</p> <p>No declared plants are transported from the site.</p>
<p>PO6</p> <p>Extractive industry that provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards, so as to minimise disturbance and emissions on surrounding land uses.</p>	<p>PO6.1</p> <p>Blasting operations are confined to the hours of 8.00am to 5.00pm Monday to Friday. Other operations are limited to 7.00am to 6.00pm Monday to Saturday.</p> <p>No operations are undertaken on Sundays or public holidays.</p> <p>AO6.2</p> <p>The transport of material is managed through:</p> <ul style="list-style-type: none"> (a) vehicle haulage routes within the site are surfaced with hardstand, crushed aggregate or similar treatment(s) to reduce potential to generate dust; (b) the complete covering of extractive materials on haulage vehicles; and (c) vehicle haulage routes outside the site are predominantly higher order roads that are capable of accommodating the anticipated tonnage of the vehicles, and are not through established residential areas.
<p>Rehabilitation</p>	

Performance Outcomes	Acceptable Outcomes
<p>PO7 Extractive industry actively integrates rehabilitation into the ongoing operations on the site in accordance with an approved rehabilitation plan to ensure that:</p> <ul style="list-style-type: none"> (a) a re-counteracted and stable landform is achieved with the reinstatement of appropriate soil profiles; (b) revegetation of areas disturbed by operations is undertaken; (c) there are no adverse environmental or visual amenity impacts; and (d) the landform is suitable for alternative uses. 	<p>AO7.1 No acceptable outcome prescribed.</p>

8.2.3 Home based business code

8.2.3.1 Application

This code applies to assessing development for a Home based business.

When using this code, reference should be made to section 5.2.2 and, where applicable section 5.3.3.

8.2.3.2 Purpose of Home based business code

- (1) The purpose of the Home based business code is to assess the suitability of development for a home based business, whilst being compatible with the residential amenity of the neighbourhood.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a home based business is of a residential scale and intensity and subordinate to the primary residential use as a dwelling.
 - (b) a home based business is conducted by the occupants of the dwelling in a manner that does not adversely affect the residential amenity and character of the surrounding neighbourhood area.
 - (c) a home based business ensures that the operation does not compromise the safety, privacy and general health and well-being enjoyed by adjoining and nearby residents.

8.2.3.3 Assessment Benchmarks

Table 0-1-Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Use	
PO1 A home based business is of a residential scale and intensity that remains sub-ordinate to the use of the site as a dwelling and has minimal impacts on the residential amenity and character of the area.	AO1.1 A home based business is conducted within the dwelling and/or an associated domestic outbuilding on the site. AO1.2 The number of staff over and above the residents of the dwelling house is limited to a maximum of 1 person at any one time. AO1.3 The home based business does not occupy a gross floor area of more than 30m ² . AO1.4 No goods or equipment associated with the home based business are stored or displayed where they are visible from outside the site. AO1.5 The home based business: (a) is conducted between 7.00am to 8.00pm Monday to Friday and 8.00am to 6.00pm Saturday; (b) is not conducted on Sundays or on public

Performance Outcomes	Acceptable Outcomes
	holidays.
Amenity	
<p>PO2</p> <p>The home based business does not compromise or adversely affect amenity of the immediate neighbouring properties or the surrounding residential area.</p>	<p>AO2.1</p> <p>No more than one (1) commercial vehicle associated with the home based vehicle is stored on site.</p> <p>AO2.2</p> <p>Signage is limited to one discrete sign which is:</p> <ul style="list-style-type: none"> (a) no greater than 0.5m²; (b) a fence or freestanding advertising device; (c) not illuminated; (d) wholly located within the site facing the road frontage.
Traffic Generation	
<p>PO3</p> <p>A home based business does not generate greater traffic volumes than reasonably expected in the surrounding residential area.</p>	<p>AO3.1</p> <p>A commercial vehicle associated with a home based business:</p> <ul style="list-style-type: none"> (a) does not exceed 2.5 tonnes gross vehicle mass (GVM); (b) is parked wholly within the site and not within 5m of any adjoining residence; (c) can enter and leave the site in a forward gear; (d) can be loaded and unloaded entirely within the site. <p>AO3.2</p> <p>Where for other than a bed and breakfast and rural farm stay:</p> <ul style="list-style-type: none"> (a) not more than 5 business related vehicle trips per day are generated to the site by the home based business; where one (1) trip equates to an arrival and departure from the site.
Environmental Effects	
<p>PO4</p> <p>Emissions from the home based business, including noise, vibration fumes, odour, smoke, dust, vapour, solid or liquid waste, radio or electrical interference, do not adversely impact on or interfere with the residential amenity reasonably expected by neighbouring residents.</p>	<p>AO4.1</p> <p>Noise levels generated do not exceed the background noise level plus 5 dB(A) (7am to 6pm); measured at adjusted sound level at the site boundaries.</p> <p>AO4.2</p> <p>Any odour emissions are maintained at non-detectable levels and do not exceed one (1) odour unit beyond the site boundary.</p> <p>AO4.3</p>

Performance Outcomes	Acceptable Outcomes
	<p>A source of power not exceeding a total connected load capacity of 2.0kW is to be drawn by all machinery used in the activity.</p> <p>AO4.4 The business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery or the use of power tools other than those mentioned in AO4.3.</p>
Safety	
<p>PO5 A home based business must not compromise the safety of neighbouring residents or the surrounding residential area.</p>	<p>AO5.1 No use or storage of flammable or combustible liquids occurs on site in association with a home based business where in amounts greater than allowed for a dwelling under AS 1940-2004- Storage and Handling of Flammable and Combustible Liquids.</p>
For assessable development only	
Infrastructure and Services	
<p>PO6 A home based business results in no greater load upon utilities servicing the site than is reasonably demanded from a residential use.</p>	<p>AO6.1 A home based business is operated to manage:</p> <ul style="list-style-type: none"> (a) no demand impacts on the local electricity distribution system; (b) a demand on any reticulated water supply of not more than 3L per day per m² of total floor area relating to the activity; (c) to not generate the discharge of any trade waste; (d) a demand on reticulated sewerage services which does not impose any greater hydraulic or nutrient loadings on the system than 1 equivalent tenement.
Access and Car Parking	
<p>PO7 Appropriate access and car parking is provided to service the Home based business.</p>	<p>AO7.1 Car parking and access complies with the requirements of section 8.3.2 – Car Parking and access code.</p>
Bed and Breakfast	
For assessable development and Accepted development subject to requirements	
<p>PO8 The use does not compromise the principal activity of the dwelling as a private residence and maintains</p>	<p>AO8.1 Development involves:</p> <ul style="list-style-type: none"> (a) no more than 4 guests being

Performance Outcomes	Acceptable Outcomes
acceptable levels of privacy and amenity for residents in adjoining or nearby dwellings.	<p>accommodated in a maximum of 3 bedrooms provided within the dwelling;</p> <p>(b) the restriction to serving of meals to guests only;</p> <p>(c) on-site carparking catering for the demands of guests and being sited to enable screening from the street;</p> <p>(d) vehicular access via the same driveway provided for the dwelling.</p>

8.2.4 Intensive animal industry code

8.2.4.1 Application

This code applies to assessing development for intensive animal industry.

8.2.4.2 Purpose of Intensive animal industry code

- (3) The purpose of the Intensive animal industry code is to facilitate development and operation of intensive animal industry activities.
- (4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sites are appropriate in size and location for the proposed use;
 - (b) the proposed use does not compromise the expected amenity of a locality; and
 - (c) establishment and operation of the use does not compromise the environment.

8.2.4.3 Assessment Benchmarks

Table 8.2.4.3-1- Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Site Suitability	
PO1 Sites must be appropriate in size, configuration and location and having regard to topographical features.	AO1.1 No acceptable outcome prescribed.
Amenity	
PO2 Setbacks are consistent with the relevant industry standards and guidelines and in the case of Poultry Farms or Aquaculture with the SPP Agriculture guideline model codes. Note: current guidelines include: <ul style="list-style-type: none">1. Queensland Guidelines Meat Chicken Farms 2012;2. Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland;3. National guidelines for Beef Cattle Feedlots in Australia 3rd Edition4. National Beef Cattle Feedlot Environmental Code of Practice 2nd Edition.5. Interim Guideline - Sheep Feedlot Assessment in Queensland May 2010, and6. National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.	AO2.1 No acceptable outcome prescribed.
PO3 The siting of all structures must not compromise the existing amenity of the area.	AO3.1 No acceptable outcome prescribed.
PO4 The siting of waste disposal areas must not compromise the existing amenity of the area.	AO4.1 No acceptable outcome prescribed.

Performance Outcomes	Acceptable Outcomes
Waste Disposal	
PO5 Waste disposal must not adversely affect the environment.	AO5.1 No acceptable outcome prescribed.
Car parking and Access	
PO6 The safe and efficient use of the transport network must not be compromised.	AO6.1 Car parking and access complies with the requirements of section 8.3.2 – Car Parking and access code.

8.2.5 Multiple dwelling and dual occupancy code

8.2.5.1 Application

This code applies to assessing development for a multiple dwelling or dual occupancy.

8.2.5.2 Purpose of Multiple dwelling and dual occupancy code

- (1) The purpose of the multiple dwelling and dual occupancy code is to facilitate development of higher densities within the appropriate areas of the Shire.
- (2) The purpose of the code will be achieved through achieving the following overall outcomes:
 - (a) a mix of residential types and densities;
 - (b) provision of options for residents that do not compromise residential amenity;
 - (c) sites are appropriate in size and location for the proposed use;
 - (d) the proposed use does not compromise the expected amenity of a locality;
 - (e) establishment and operation of the use does not compromise the environment;
 - (f) provision of appropriate levels of infrastructure and servicing.

8.2.5.3 Assessment benchmarks

Table 8.2.5.3-1- Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Site Suitability	
PO1 Sufficient site area is available to accommodate multiple residential dwellings compatible with surrounding development.	AO1.1 For a dual occupancy, the site has a minimum area of 800m ² . AO1.2 The site has a minimum area of 1,000m ² , where not a dual occupancy.
Built Form and Building Envelopes	
PO2 Development setbacks make efficient use of the site, provide amenity for residents and allow sufficient space for required vehicle parking.	Alternative Provisions under Building Regulation. AO2.2 Multiple dwelling and dual occupancy buildings are setback a minimum of 6m from the road frontage and rear allotment boundary and 4m from a side boundary.
PO3 Building site cover must allow for adequate open space around the dwelling, ensuring a pleasant residential environment.	AO3.1 Building site cover, including ancillary buildings, is a maximum of 35%.
Open Space	
PO4	AO4.1 A minimum of 30% of the site is provided as open

Performance Outcomes	Acceptable Outcomes
<p>Open space:</p> <ul style="list-style-type: none"> (a) includes a clearly designated private open space area that provides privacy for residents; (b) includes communal open space areas that are functional and readily accessible to all dwelling units; (c) is of a usable size and dimension; (d) is of a suitable grade; (e) is provided with sufficient shade for year- round comfort for the user. 	<p>space at ground level.</p> <p>AO4.2 Each dwelling unit has a courtyard or similar private open space area which is:</p> <ul style="list-style-type: none"> (a) a minimum of 25m² in area and a dimension of not less than 4m; (b) directly accessible from the main living area of the dwelling unit; (c) provided with minimum shade cover of 25%; (d) of a gradient not exceeding 10%. <p>AO4.3 For a development involving 6 units or more dwellings, at least 10% of the open space area on the site is to be provided for as communal open space, exclusive of landscape strips and clothes drying areas.</p> <p>AO4.4 Communal open space includes an area with a minimum dimension of 5m x 5m.</p>
Amenity	
<p>PO5 Building design must minimise the impact of building bulk on neighbouring properties.</p>	<p>AO5.1 External walls do not exceed 15m in continuous length.</p> <p>AO5.2 External wall treatments such as recesses, stepped articulation, balconies and patios; 'break up' continuous wall lengths in excess of 15m.</p>
<p>PO6 On-site refuse storage areas must not adversely impact upon the amenity of the area.</p>	<p>AO6.1 Refuse disposal and storage areas are screened by a solid fence with a minimum of 1.8m in height.</p> <p>AO6.2 Refuse storage areas are not visible from the road frontage.</p>
For assessable development only	
Privacy and Amenity	
<p>PO7 A suitable area for the drying of clothes must be provided for each dwelling.</p> <p>Closes drying areas are provided in addition to communal open space areas.</p>	<p>AO7.1 No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO8 On-site storage of equipment or machinery must not comprise residential amenity.</p>	<p>AO8.1 No acceptable outcome prescribed.</p>
<p>PO9 Privacy of adjoining dwellings must be maintained. Overlooking is minimised through the use of design elements such as:</p> <ul style="list-style-type: none"> • privacy screens or hoods; • limiting side boundary windows; and • landscaping treatments. 	<p>AO9.1 No acceptable outcome prescribed.</p>
Access and Car Parking	
<p>PO10 Appropriate access and car parking is provided to service the dual occupancy or multiple dwelling.</p>	<p>A10.1 Car parking and access complies with the requirements of section 8.3.2 – Car parking and access code.</p>

8.2.6 Non-resident workforce accommodation code

8.2.6.1 Application

This code applies to assessing development for non-resident workforce accommodation.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.6.2 Purpose of Non-resident workforce accommodation code

- (1) The purpose of the Non-resident workforce accommodation code is to:
 - (a) facilitate the development of Non-resident workforce accommodation in appropriate locations within the Shire;
 - (b) ensure that Non-resident workforce accommodation is appropriately located, serviced and operated;
 - (c) manage amenity and environmental performance standards of Non-resident workforce accommodation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Non-resident workforce accommodation is established in appropriate locations that are adequately separated from sensitive land uses, but which are located within close proximity to existing infrastructure and services;
 - (b) connections to reticulated water and sewer are provided as part of any Non-resident workforce accommodation development;
 - (c) temporary establishment of Non-resident workforce accommodation rehabilitates sites back to their permanent state upon cessation of the use;
 - (d) a net social and economic benefit is achieved through the development of Non-resident workforce accommodation in the Shire;
 - (e) Non-resident workforce accommodation is integrated with the surrounding residential community; and
 - (f) impacts associated with the Non-resident workforce accommodation, such as noise, traffic and visual amenity, do not impact on the health and well-being of the community.

8.2.6.3 Assessment benchmarks

Table 8.2.6.3-1- Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Location of Use	
PO1 Non-resident workforce accommodation is appropriately located and integrated with the surrounding residential community.	AO1.1 Non-resident workforce accommodation is located in the Low impact industry zone or the Township zone
Amenity	

Performance Outcomes	Acceptable Outcomes
<p>PO2 Non-resident workforce accommodation does not have adverse impacts on the health and well-being of the surrounding area in which it is located, by means of noise, dust, traffic and visual amenity.</p>	<p>Alternative Provisions under Building Regulation</p> <p>AO2.1 Non-resident workforce accommodation provides a minimum setback of:</p> <ul style="list-style-type: none"> (a) 10m from any boundary adjoining an industrial use; or (b) 15m from any boundary adjoining a sensitive land use.
<p>PO3 Non-resident workforce accommodation is compatible with the character of the surrounding area and provides appropriate landscaping treatments.</p>	<p>AO3.1 Non-resident workforce accommodation will be appropriately screened by providing landscaping at a width of 4m from a primary road frontage; 2m from a secondary road frontage; and 2m along all side and rear boundaries.</p> <p>AO3.2 Landscaping shall be comprised of endemic or other native species as provided in Section 8.3.5 – Landscaping code and is capable of growing to a height of at least 75% of the height of the largest structure on the site.</p> <p>AO3.3 All ground surfaces not covered by paving are covered by a groundcover and water reticulation is provided for landscape maintenance.</p>
Period of Use	
<p>PO4 Upon cessation of the Non-resident workforce accommodation, the site is rehabilitated and reinstated.</p>	<p>AO4.1 Non-resident workforce accommodation is for short term residency purposes only and will be removed from the site within 5 years of commencement.</p>
Infrastructure and services	
<p>PO5 Development is appropriately serviced with water, sewerage, telecommunications and electricity supply.</p>	<p>AO5.1 Non-resident workforce accommodation is connected to reticulated water and sewerage.</p> <p>AO5.2 Non-resident workforce accommodation is connected to telecommunications and electricity supply networks.</p>
<p>PO6 The servicing of Non-resident workforce accommodation does not have any adverse impacts on the environment or surrounds as a result of such servicing.</p>	<p>AO6.1 No acceptable outcome prescribed.</p>

Performance Outcomes	Acceptable Outcomes
Access and Car Parking	
PO7 Appropriate access and car parking is provided to service the non-resident workforce accommodation.	AO7.1 Car parking and access complies with the requirements of section 8.3.2 – Car parking and access code.
Social and Economic Benefits	
PO8 Development demonstrates a net social and economic benefit, through provision of appropriate social and/or community infrastructure.	AO8.1 No acceptable outcome prescribed.

8.3 Other Development Codes

8.3.1 Advertising Device Code

8.3.1.1 Application

This code applies to development identified as requiring assessment against the Advertising device code by the tables of assessment in Part 5 – Tables of assessment. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.3.1.2 Purpose of the Advertising device code

- (1) The purpose of the code is to ensure that advertising devices are located, constructed and maintained to essential standards of public safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) advertising devices are constructed and maintained to essential standards of public safety in regards to structural design, support and fixing;
 - (b) advertising devices do not cause significant obstruction of, or distraction to, vehicular or pedestrian traffic;
 - (c) advertising devices complement and/or do not unreasonably detract from desirable characteristics of the natural and built environment in which the signs are displayed;
 - (d) advertising devices primarily provide adequate and effective identification of business premises, community uses and events;
 - (e) advertising devices do not dominate the surrounding landscape and built form and do not obscure significant views;
 - (f) advertising devices are appropriately located to minimise visual clutter and intrusion;
 - (g) co-location of signs is encouraged as far as practicable; and
 - (h) advertising devices do not significantly impact upon the character of the principal tourist routes and rural and residential uses.

8.3.1.3 Assessment benchmarks

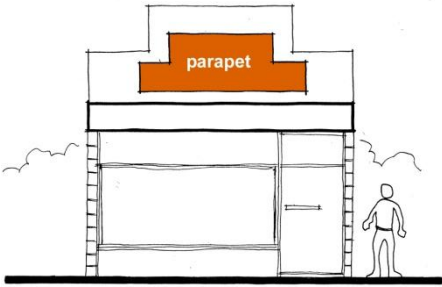

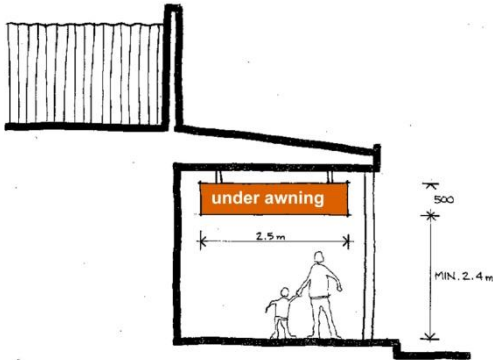
Table 8.3.1.3-1- Assessable development benchmarks and Requirements for Accepted development

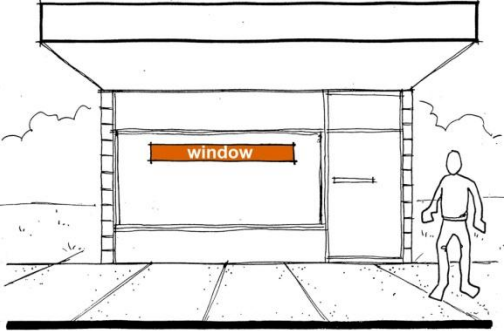
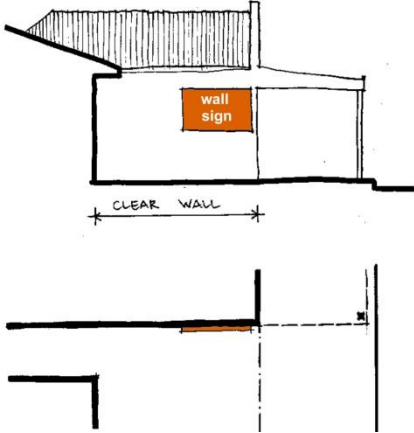
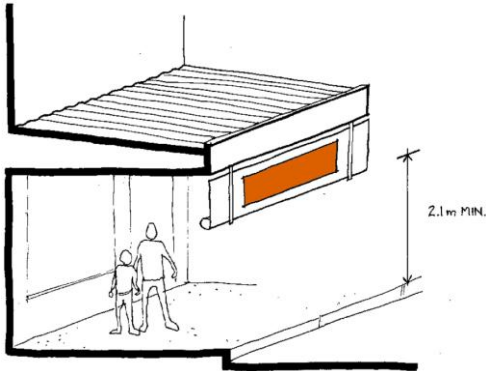
Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
PO1 Advertising devices do not cause a traffic or safety hazard.	AO1.1 Moving or variable message signs are not located: <ol style="list-style-type: none">(a) within 50 metres of land developed or intended for residential purposes; or(b) adjacent to any road which has a traffic speed of more than 60km/hr. AO1.2 Advertising devices are securely constructed and mounted or fastened to prevent accidental damage or injury to property or pedestrians. AO1.3 Advertising devices are not located in a position: <ol style="list-style-type: none">(a) so as to present a physical danger to pedestrians; or

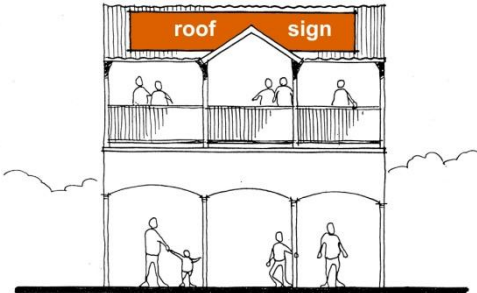
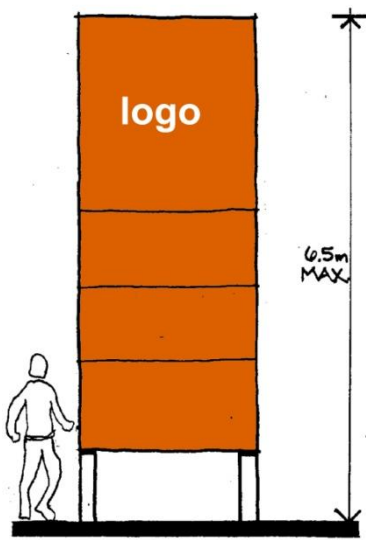
Performance Outcomes	Acceptable Outcomes
	<p>(b) that disrupts pedestrian movement along the footpath or from the road to the footpath; or</p> <p>(c) that distracts the attention of motorists or obscures the view of drivers and road users.</p> <p>AO1.4 Advertising devices adjacent to a state controlled road complies with the Department of Transport and Main Roads "Guidelines to Management of Roadside Advertising".</p> <p>AO1.5 Advertising devices must not: (a) give instructions to traffic; or (b) imitate a traffic control device.</p> <p>AO1.6 Advertising devices are constructed from non-reflective material that incorporate colours and finishes that complement and blend with the surrounding natural and built environment.</p>
<p>PO2 Advertising devices are designed and constructed to avoid clutter and to be compatible with, or enhance existing streetscapes and not adversely impact on visual amenity.</p>	<p>AO2.1 Advertising devices comply with the detailed design provisions set out in Table 8.3.1.3 -2 – Advertising Devices.</p>
<p>PO3 The number of large advertising devices outside of commercial areas maintains a balance between the need to convey commercial information and the natural and rural environment of the shire.</p>	<p>AO3.1 The overall number of roadside billboard signs is maintained as no more than the number that existed as at the date of gazettal of this planning scheme.</p>

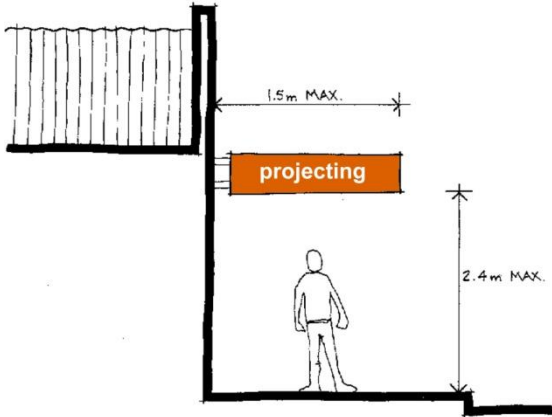
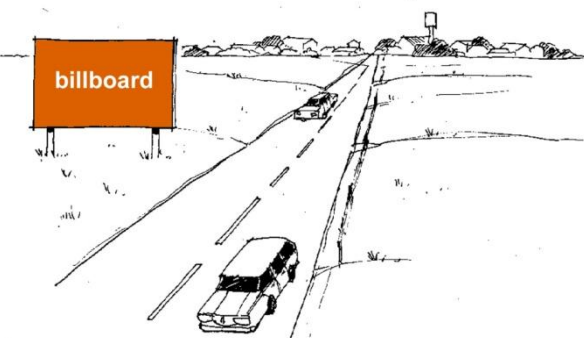
Table 8.3.1.3-2 - Advertising Devices

Type of Signage	Detailed Design Provisions
<p>Building Signs Permanent signs which are attached to buildings and form an integral part of the structure of a building be they painted or affixed.</p>	
<p>Parapet Sign – a sign painted or affixed flat to the parapet of a building above the awning.</p>	<p>(1) The sign is advertising a business carried out within the building;</p> <p>(2) The sign is located on premises used for commercial or industry purposes;</p> <p>(3) The total area used for sign/s in the parapet area does not exceed 50% of the</p>

Type of Signage	Detailed Design Provisions
	<p>available parapet area;</p> <ol style="list-style-type: none"> (4) The parapet area does not include any area of the transom sill or window; (5) The sign does not extend above the parapet height; (6) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (7) One sign per tenant applies to the premises.
<p>Fascia Sign – Awning Balustrade – a sign painted or affixed to the fascia of an awning or verandah balustrade.</p> 	<ol style="list-style-type: none"> (1) The sign is advertising a business carried out within the building; (2) The sign is located on premises used for commercial or industry purposes; (3) The sign is wholly contained within the outline of an awning or verandah balustrade; (4) The sign is placed on the street frontage; (5) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; (6) One sign per tenant applies to the premises.
<p>Under Awning Sign – a sign suspended under an awning, veranda or roof.</p> 	<ol style="list-style-type: none"> (1) The sign is advertising a business carried out within the building; (2) The sign is located on premises used for commercial or industry purposes; (3) The sign is at right angles to the building frontage; (4) The length of the sign does not exceed 75% of the width of the awning, roof or verandah to which it is affixed and has a maximum length of 2.5 metres and a maximum height of 0.5 metres; (5) There is a minimum clearance of 2.4 metres between the lowest part of the sign and the footpath; (6) The sign is located in a central position along the road frontage of the premises; (7) Where more than one sign, the signs are evenly spaced along the frontage of the premises; (8) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (9) One sign per tenant applies to the premises.

Type of Signage	Detailed Design Provisions
<p>Window Sign – a sign painted or affixed flat to the window of a building.</p> 	<ol style="list-style-type: none"> (1) The sign is advertising a business carried out within the building; (2) The sign is located on premises used for commercial or industry purposes; (3) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; (4) The area of the sign is wholly contained within the available window area.
<p>Wall Sign – a sign painted on or affixed flat to a wall.</p> 	<ol style="list-style-type: none"> (1) The sign is advertising a business carried out within the building; (2) The total area used for sign/s is no greater than 50% of the height of the wall; (3) The total area used for sign/s is no greater than 50% of the clear wall length; (4) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (5) One sign per tenant applies to the premises.
<p>Blind Sign – a sign painted on or affixed to a solid or flexible material suspended from the edge of an awning, verandah, or wall, where such material is intended to provide sun shading.</p> 	<ol style="list-style-type: none"> (1) The sign is advertising a business carried out within the building; (2) The sign is located on premises used for commercial or industry purposes; (3) There is a minimum clearance of 2.4 metres between the lowest part of the sign and the footpath where the sign may conflict with pedestrian movement; (4) The total area used for the sign is wholly contained within the area of the blind or awning; (5) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (6) One sign per tenant applies to the premises.

Type of Signage	Detailed Design Provisions
<p>Roof Sign – a sign painted on a roof.</p> 	<ol style="list-style-type: none"> (1) The area of the sign does not exceed 50% of the available roof area; (2) There are no more than two roof signs per building; (3) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (4) The sign states only the name of the premises.
<p>Structure Signs Permanent signs which are generally freestanding or require specific supports to secure the sign.</p>	
<p>Pylon Sign – a freestanding sign which is positioned or mounted on one or more vertical supports.</p> 	<ol style="list-style-type: none"> (1) The sign is advertising a business carried out within the building; (2) The sign is located between the building and the road frontage; (3) The sign is fully contained within the land (and airspace) of the property; (4) The sign does not exceed 6.5 metres in height or exceed the height of the building, whichever is the lesser; (5) One pylon sign applies per road frontage; (6) The sign is integrated with the appearance of the building and with the overall streetscape; (7) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (8) The sign is located so as not to cause a traffic hazard for vehicles accessing the subject property or adjoining properties or for vehicles using the adjacent road network.

Type of Signage	Detailed Design Provisions
<p>Projecting Sign – a sign projecting from a building parapet, roof, wall or facade.</p> 	<ol style="list-style-type: none"> (1) The sign is advertising a business carried out within the building; (2) The sign is located on premises used for commercial or industry purposes; (3) The sign does not project above the roof line of the building; (4) The sign has a minimum clearance of 2.4 metres between the lowest part of the sign and the footpath; (5) The sign does not project more than 1.5 metres from the building or structure supporting the sign; (6) One sign applies per road frontage; (7) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (8) The sign is integrated with the appearance of the building.
<p>Billboard Sign – a freestanding sign where the width is generally greater than the height and it is mounted on one or more vertical supports.</p> 	<ol style="list-style-type: none"> (1) Billboard signs are only permitted along the Landsborough, Flinders or Barkly Highways; (2) The sign shape exceeds 2m² in area and does not exceed the following dimensions for all zones: <ol style="list-style-type: none"> (a) Maximum area of billboard 18m² (b) Maximum billboard dimensions <ol style="list-style-type: none"> (i) Width 6 m (ii) Height 3 m (c) Maximum overall height above ground being 8 m; (3) The sign structure is located: <ol style="list-style-type: none"> (a) A minimum of one (1) kilometres from another billboard sign exclusive of either side of the road; (b) 100 metres away from any other type of existing or approved sign facing the direction of travel; (c) 100 metres away from an existing or approved premises used for commercial or industrial purposes; (d) within private property outside the road reserve; (e) within 6 metres of the frontage boundary and setback a minimum of 1 metre from all other boundaries; (f) not within 1 km of any intersection where the speed environment is equal to or greater than 100km/hr and not within 200 metres of any intersection where the speed environment is less than 100km/hr; (g) The sign does not have flashing or revolving parts nor is it illuminated by

Type of Signage	Detailed Design Provisions
	<p>exposed baffled lamps or fluorescent tubes;</p> <p>(h) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and</p> <p>(i) Advertisements referring to the same subject matter by the same advertiser are separated by a minimum distance of 20km in the one direction of travel.</p>

8.3.2 Car parking and access code

8.3.2.1 Application

This code applies to development identified as requiring assessment against the Car parking and access code by the tables of assessment in Part 5 – Tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.3.2.2 Purpose of Car parking and access code

- (1) The purpose of the code is to ensure parking and access is provided safely and efficiently to meet the generated demands of the development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is provided with safe, functional and convenient on-site parking that satisfies the demands generated by the development;
 - (b) vehicular access and manoeuvring areas are designed to facilitate safe and convenient accessibility to the development;
 - (c) access, parking, servicing and associated manoeuvring areas do not detract from local streetscape character or compromise the safety and efficiency of the transport network.
 - (d) service vehicle access and on-site manoeuvring is designed to facilitate clear and safe internal on-site movements with minimal impacts on other users of the development.

8.3.2.3 Assessment benchmarks

Table 8.3.2.3-1- Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Car parking	
PO1 On-site car parking must be provided at levels commensurate with the demand expected for the use of the site.	AO1.1 Car parking is provided in accordance with Table 8.3.2.3-2 – car parking requirements.
PO2 Car parking areas must be suitable for the purpose.	AO2.1 Car parks are marked with line work. AO2.2 Car parks are signed in accordance with AS 1742.11-1999 Manual of Uniform Traffic Control Devices - Parking Controls AO2.3 Car parks are sealed with a hard stand surface. AO2.4 Car parks are designed in accordance with AS 2890-2009 Parking Facilities Set. Note: AO2.4 above does not apply to building work.
PO3	AO3.1

Performance Outcomes	Acceptable Outcomes
Car parking areas do not detract from the amenity of the surrounding locality.	Car parking areas are landscaped with a vegetated strip having a minimum width of 2m to a side or rear boundary and 3m to a road frontage.
Access	
PO4 Access and on-site manoeuvring must be provided for the use.	AO4.1 Access and internal manoeuvring is provided in accordance with AS1428-2003 Design for Access and Mobility Set.
PO5 Access must be provided for persons with disabilities or mobility difficulties.	AO5.1 Access and internal manoeuvring is provided for in accordance with AS1428-2003 Design for access and mobility set and AS/NZS 2890.6-2009 Off-street Parking for People with Disabilities.
PO6 Appropriate access for service vehicles must be provided.	AO6.1 Access for service vehicles is provided in accordance with Table 8.3.2.3-3 and AS 2890.2-2009 Off-street Commercial Vehicle Facilities. AO6.2 Access provision allows for all service vehicles to enter and leave the site in a forward motion.
For assessable development only	
Landscaping	
PO7 Landscaped car parking areas must be sympathetic to the local environment and utilise species native to the local area.	AO7.1 No acceptable outcome prescribed.
Infrastructure	
PO8 Stormwater drainage is designed to avoid impacts on the State-controlled road network.	AO8.1 No acceptable outcome prescribed.

Table 8.3.2.3-2-Car parking requirements

Use	Parking requirements
Air services	1 car space per 5m ² of lounge area; PLUS 1 bus space per 50m ² of lounge area; PLUS 1 car space per 2 equivalent full-time employees
Animal keeping	1 car space for manager; PLUS 1 car space per 2 equivalent full-time employees; PLUS 1 car space per 10 enclosures for a cattery or kennel
Child care centre	1 car space per 2 equivalent full-time employees; PLUS 1 car space per 5 children able to be accommodated
Club	1 car space per 15m ² GFA
Dual occupancy	1 car space per dwelling; PLUS 1 car space for visitor parking
Educational establishment	Where a pre-school, primary school or secondary school: (a) 1 car space per full-time equivalent employee Where a tertiary or further education facility: (b) 1 car space per full-time equivalent employee; PLUS (c) 1 car space per 10 students able to be accommodated at any time For all facilities: (a) Provision for loading and unloading of passengers
Food and drink outlet	1 car space per 10m ² of the total floor area assigned to patrons of the facilities; PLUS 1 car space per 50m ² of GFA for food preparation; PLUS 1 car space per 100m ² of GFA used for storage.
Garden centre	6 car spaces; PLUS 1 car space per 500m ² of total use area
Health care services	1 car space per 20m ² GFA; OR 4 car spaces per medical practitioner; AND 1 car space per 2 equivalent full-time employees, whichever is the greater; AND 1 car space for ambulance vehicles pick-up and set down
High impact industry	1 car space per 50m ² of GFA up to 500m ² ; PLUS 1 car space per 100m ² of GFA thereafter
Hospital	1 car space per 3 beds; PLUS 1 car space per 2 equivalent full-time employees; PLUS 1 car space for each resident doctor; PLUS 1 car space per 3 consultative staff
Intensive animal industry	1 car space for manager; PLUS 1 car space per 2 equivalent full-time employees
Low impact industry	Where for motor vehicle repairs: (a) 2 car spaces per equivalent full-time employees; PLUS (b) 5 car spaces per workshop/service bay For other low impact industry: (a) 1 car space per 50m ² of GFA up to 500m ² ; PLUS (b) 1 car space per 100m ² of GFA thereafter
Medium impact industry	1 car space per 50m ² of GFA up to 500m ² ; PLUS 1 car space per 100m ² of GFA thereafter
Multiple dwelling	1 car space per dwelling plus one car space per 3 dwellings for visitor car parking.
Non-resident workforce	1 car space per 4 dwelling units; PLUS

Use	Parking requirements
accommodation	1 truck parking space per 10 dwelling units.
Office	1 car space per 30m ² of GFA, or part thereof.
Outdoor sales	1 car space per 2 equivalent full-time employees; PLUS 1 car space per 50m ² of display area
Place of worship	1 car space per 10 seats; OR 1 car space per 15m ² of GFA, whichever is greater
Relocatable home park	1 space per caravan site, camp site or relocatable home site; PLUS 1 space per 10 caravan sites or relocatable home sites for visitor parking; PLUS 1 space for resident manager; PLUS 1 space per 2 equivalent full-time employees.
Retirement village	1 car space per 4 hostel type units; PLUS 1 car space per 6 nursing home beds; PLUS 1.25 spaces per self-contained dwelling; PLUS 1 car space per 2 full-time equivalent employees
Tourist attraction	1 car space per 50m ² of GFA
Tourist park	1 car space per dwelling or serviced room; PLUS 1 car space for manager's residence; PLUS 1 car space per 2 equivalent full-time employees; PLUS 1 car space per 15m ² of GFA assigned to patrons of these facilities if a restaurant is present
Transport depot	1 car space per 2 employees; PLUS 1 car space per vehicles used in business; PLUS 4 car spaces for cars or similar such vehicles delivering or receiving goods
Veterinary services	1 car space per 30m ² GFA; PLUS 1 car space per professional staff; PLUS 1 car space per 2 equivalent full-time employees
Warehouse	2 car spaces; PLUS 1 car space per 100m ² GFA.
Wholesale plant nursery	2 car spaces; PLUS 1 car space per 500m ² of total use area
All other uses	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use
<p>Note:</p> <p>Where the calculated number of spaces is not a whole number, the number of spaces to be provided is to be rounded to the nearest whole number. If the decimal is 0.5 the requirement is the next whole number. If the calculated number is less than 1, the requirement is 1.</p> <p>Where development involves two or more uses the parking requirement for each use is to be complied with.</p>	

Table 8.3.2.3-3-Servicing requirements

Use	Parking requirements
Commercial use	On-site manoeuvring for a small rigid van.
Industrial use	On-site manoeuvring for a semi-rigid.

8.3.3 Earthworks code

8.3.3.1 Application

This code applies to development identified as requiring assessment against the Earthworks code by the tables of assessment in Part 5 – Tables of assessment..

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.3.3.2 Purpose of Earthworks code

- (1) The purpose of the code is to ensure that earthworks (filling and excavation):
 - (a) does not adversely affect the character and amenity of the site and the surrounding area;
 - (b) is minimised to protect environmental values, significant vegetation and natural drainage systems;
 - (c) protects the safety of people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The character and amenity of the site and surrounding area is not adversely affected, whilst maintaining any significant natural features of the site;
 - (b) Earthworks do not detrimentally impact upon the environment, create land instability or unsafe conditions for people or property;
 - (c) Any contamination of land is avoided through earthworks;
 - (d) Flooding or drainage impacts in the local catchment do not result as a consequence of earthworks.

Note: The code does not apply to building works that is regulated under the Building Code of Australia or the Building regulations.

8.3.3.3 Assessment benchmarks

Table 8.3.3.3-1- Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
General requirements	
PO1 Earthworks (filling and excavation) result in stable landforms and structures.	AO1.1 Earthworks are undertaken in accordance with PSP3 Operational Works and Services.
PO2 Earthworks do not result in contamination of land or water and avoids risk to people and property.	AO2.1 Earthworks are undertaken in accordance with PSP3 Operational Works and Services.
PO3 Earthworks must not result in an adverse impact on water quality within the surrounding environment.	AO3.1 Erosion and sediment control measures are employed during works to prevent run-off in accordance with the Soil Erosion and Sediment Control Guidelines for Queensland and the Queensland Urban Drainage Manual (QUDM).

Performance Outcomes	Acceptable Outcomes
<p>PO4</p> <p>Earthworks must not result in ponding or changes to the flooding or drainage on site or on adjoining properties.</p>	<p>AO4.1</p> <p>Earthworks are undertaken in accordance with PSP3 Operational Works and Services.</p>
<p>PO5</p> <p>Earthworks must not result in adverse impacts on the amenity of the surrounding environment or prevent or create difficult access to the site.</p>	<p>AO5.1</p> <p>Earthworks are undertaken in accordance with PSP3 Operational Works and Services.</p>
<p>PO6</p> <p>The transportation of material minimises adverse impacts on the road system.</p>	<p>AO6.1</p> <p>Material is transported in accordance with PSP3 Operational Works and Services.</p>

8.3.4 Integrated water cycle management code

8.3.4.1 Application

- (1) This code applies to development identified as requiring assessment against the Integrated water cycle management code by the tables of assessment in Part 5 – Tables of assessment.

8.3.4.2 Purpose of Integrated water cycle management code

- (1) The purpose of the Integrated water cycle management code is to ensure water and related infrastructure are sustainably managed on a total water cycle basis to maintain the wellbeing of the community and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) disturbance to natural land forms, wetlands, water courses and riparian zones is avoided, in order to protect aquatic ecosystems and natural hydrological functions;
 - (b) the quality of surface and groundwater is protected, consistent with established values and objectives; ^{see note}
 - (c) development facilitates an efficient use of water resources;
 - (d) whole of life cycle costs for water infrastructure are minimised; and
 - (e) adverse impacts as a result of flooding and the effects of drainage are avoided.

Note - Environmental values and water quality objectives are established pursuant to Environment Protection Policy (Water). Reference should also be made to the Urban stormwater quality management guidelines 2010.

8.3.4.3 Assessment benchmarks

Table 8.3.4.3-1- Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Stormwater Management	
PO1 Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	AO1.1 Stormwater quality treatment measures are implemented in accordance with PSP3 Operational Works and Services. AO1.2 Pollutant load reductions are achieved in accordance with PSP3 Operational Works and Services. <small>Note - Environmental values and water quality objectives are established pursuant to <i>Environment Protection Policy (Water)</i> 2009. Reference should also be made to the Urban stormwater quality management guidelines 2010</small>
PO2 Adverse impacts of construction activities on stormwater quality are avoided where feasible. If not feasibly avoided, impacts are minimised using best practice environmental management for erosion and sediment control.	AO2.1 Sediment and erosion control measures are implemented in accordance with PSP3 Operational Works and Services.
PO3 Stormwater management incorporates water	AO3.1 Stormwater flow control measures are implemented

Performance Outcomes	Acceptable Outcomes
<p>sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to:</p> <ul style="list-style-type: none"> (a) channel, bed and bank stability; (b) aquatic and riparian ecosystems; and (c) hydrological functions 	<p>in accordance with PSP3 Operational Works and Services.</p>
Waste Water Management	
<p>PO4 Development does not discharge wastewater to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for:</p> <ul style="list-style-type: none"> (a) cumulative effects; (b) the applicable water quality objectives for the receiving waters; (c) adverse impact on ecosystem health of receiving waters; and (d) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset. 	<p>AO4.1 Waste water management measures are implemented in accordance with PSP3 Operational Works and Services.</p>
Artificial Waterways and Water Bodies	
<p>PO5 The waterway or water body is designed to integrate multiple functions, including:</p> <ul style="list-style-type: none"> (a) aesthetics, landscaping, and recreation; (b) flood management; (c) stormwater management; (d) water conservation and reuse; (e) community health; and (f) pest management. 	<p>AO5.1 Artificial waterways or water bodies are designed in accordance with PSP3 Operational Works and Services.</p>
<p>PO6 The waterway is located and designed to be responsive to natural drainage features.</p>	<p>AO6.1 Artificial waterways or water bodies are designed in accordance with PSP3 Operational Works and Services.</p>
<p>PO7 The waterway or body is designed to minimise whole of life cycle costs.</p>	<p>AO7.1 Artificial waterways or water bodies are designed in accordance with PSP3 Operational Works and Services.</p>
Flooding and Drainage	

Performance Outcomes	Acceptable Outcomes
<p>PO8 Flooding and drainage characteristics upstream or downstream of the site are not worsened.</p>	<p>AO8.1 Development is undertaken in accordance with PSP3 Operational Works and Services.</p>
<p>PO9 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.</p>	<p>AO9.1 Development is undertaken in accordance with PSP3 Operational Works and Services.</p>
<p>PO10 Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.</p>	<p>AO10.1 Roof water is collected and discharged in accordance with PSP3 Operational Works and Services.</p>
Water Cycle Management	
<p>PO11 The design and management of the development integrates water cycle elements so that:</p> <ul style="list-style-type: none"> (a) water is used efficiently and potable water demand is reduced; (b) wastewater production is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as possible; (e) large, uninterrupted impervious surfaces are minimised; (f) reuse of stormwater and grey-water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently. 	<p>AO11.1 Integrated water management practices and infrastructure are implemented in accordance with PSP3 Operational Works and Services.</p>

8.3.5 Landscaping code

8.3.5.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the tables of assessment in Part 5 – Tables of assessment. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.3.5.2 Purpose of Landscaping code

- (1) The purpose of the Landscaping code is to ensure:
 - (a) landscaping complements and enriches the physical environment of Cloncurry Shire;
 - (b) the amenity and appearance of development is enhanced and visual interest is provided;
 - (c) public health and safety is maintained and improved; and
 - (d) landscaping is efficient to maintain and is environmentally sustainable.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) landscaping contributes towards providing appealing, safe, comfortable and functional environments;
 - (b) landscaping is site responsive and provides species appropriate to local environmental conditions, which requires low maintenance;
 - (c) existing significant vegetation and ecological values are integrated and retained, where possible; and
 - (d) landscaping is designed to integrate with the overall development layout, and contributes to an attractive streetscape that enhances the character of the area.

Editor's note: –“Landscape works within or directly adjacent to a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the Transport Infrastructure Act 1994 and TMR Engineering Policy - Directions and Guides – Policy Number EP143 Road Landscapes.

8.3.5.3 Assessment benchmarks

Table 8.3.5.3-1- Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Landscape design	
PO1 Landscaping contributes to the amenity and appearance of the development and the character of the region.	AO1.1 Landscape buffer strips are provided in accordance with the applicable code and the design incorporates: <ol style="list-style-type: none">(a) endemic or other native species as provided in PSP3 Operational Works and Services;(b) planting with a size maturity that:<ol style="list-style-type: none">a. in the case of street trees, grows to a minimum height of 7m, except under power lines; andb. in the case of trees on other land, grows to a minimum height of at least 75% of the height of the largest structure on the allotment;

Performance Outcomes	Acceptable Outcomes
	<p>(c) all ground surfaces not covered by paving are covered by a groundcover; and</p> <p>(d) water reticulation for landscape maintenance.</p> <p>AO1.2 Planting for landscape buffers is at the following minimum densities:</p> <p>(a) large trees, at 8m centres;</p> <p>(b) small trees, at 3m centres;</p> <p>(c) shrubs, at 1.5m centres; or</p> <p>(d) groundcover, at 0.5-1m centres.</p>
For assessable development only	
Planting standards	
<p>PO2 Landscape planting is installed at an appropriate standard and adequately established and maintained.</p>	<p>AO2.1 Minimum plant stock sizes are:</p> <p>(a) street and feature trees, 45 litre bags;</p> <p>(b) other trees, 25 litre bags;</p> <p>(c) shrubs, 200mm pot; or</p> <p>(d) groundcover, 140mm pot.</p> <p>AO2.2 The required spacing for trees, shrubs and groundcovers are:</p> <p>(a) trees higher than 10m at maturity, 8-10m spacing;</p> <p>(b) trees between 5m and 10m high at maturity, 5-8m spacing;</p> <p>(c) shrubs higher than 1.5m at maturity, 1-2m spacing; or</p> <p>(d) groundcover other than grass, 0.5-1m spacing.</p> <p>AO2.3 Landscaping is installed and established in accordance with PSP3 Operational Works and Services.</p>
Landscaping Principles	
<p>PO3 Development is to have an area of the site appropriately landscaped to enhance its appearance and provide an adequate level of amenity for occupants and adjoining land uses.</p>	<p>AO3.1 For residential development other than a dwelling house, landscaping is to include:</p> <p>(a) a minimum of 1 tree for every 15m of site perimeter;</p> <p>(b) shrubs of sufficient height and size at maturity are placed so as to completely screen blank walls, sheds, plant and machinery, refuse storage areas and similar elements of the development;</p>

Performance Outcomes	Acceptable Outcomes
	<p>(c) low shrubs and groundcover provide complete coverage of unsealed surfaces; and</p> <p>(d) at least 10% of the area of the site is landscaped in such a way that the full effect of the landscaping is visible from the street.</p> <p>AO3.2 For non-residential development, landscaping includes:</p> <p>(a) large trees that achieve a canopy spread at maturity over a minimum of 40% of the perimeter of the site;</p> <p>(b) at least 25% of trees that achieve a height at maturity above the level of the building parapet or eaves;</p> <p>(c) spreading trees and shrubs to maximise the screening effect of vegetation;</p> <p>(d) one (1) spreading canopy tree with mulched surrounds and groundcover for every 6 car parking spaces; and</p> <p>(e) at least 10% of the area of the site is landscaped in such a way that the full effect of the landscaping is visible from the street.</p>
Restoration of disturbed areas	
<p>PO4 Ground surfaces which are disturbed by construction activities are restored to at least their original condition.</p>	<p>AO4.1 Where the surface of the ground is disturbed by construction activities and is not subsequently covered by a building, paving or other landscaping, the surface is to be restored to its original condition by:</p> <p>(a) stockpiling and respreading the original topsoil;</p> <p>(b) planting the affected area with species to match the original plant cover;</p> <p>(c) maintaining the plants until they are established; and</p> <p>(d) if the original vegetation required maintenance, on-going maintenance to the new plants to promote health and vigorous growth.</p>
Access and safety	
<p>PO5 Landscaping enhances access and personal safety.</p>	<p>AO5.1 Paved surfaces are slip-resistant, stable and trafficable in all weather conditions.</p> <p>AO5.2 Landscape design complies with AS1428-2003</p>

Performance Outcomes	Acceptable Outcomes
	<p>Design for Access and Mobility Set.</p> <p>AO5.3 Landscaping does not obstruct visibility within parks, playgrounds, pathways and vehicle parking areas.</p> <p>AO5.4 Trees with a clear trunk height at maturity of at least 1.8m and groundcover with a maximum height of 0.3m are used in landscaping along street footpaths, pathways, vehicle parking areas, street corners and street lighting.</p>
Landscape buffers	
<p>PO6 Appropriately designed landscape buffers are provided between incompatible uses for visual screening and noise attention.</p>	<p>AO6.1 Where landscaped buffer strips are required by an applicable code, a combination of the following elements is incorporated or provided:</p> <ul style="list-style-type: none"> (a) earth mounding; or (b) screen fencing of durable materials and constructions; or (c) planting with dense foliage which extends to the ground; or (d) low dense plants and high-branching taller trees to screen larger buildings or objects. <p>AO6.2 Planting for landscape buffers is at the following minimum densities:</p> <ul style="list-style-type: none"> (a) large trees, 8m centres; (b) small trees, 3m centres; (c) shrubs, 1.5m centres; and (d) groundcover, 0.5-1m centres.

8.3.6 Operational works and services code

8.3.6.1 Application

This code applies to development identified as requiring assessment against the Operational works and services code by the tables of assessment in Part 5 – Tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.3.6.2 Purpose of Operational works and services code

- (1) The purpose of the Operational works and services code is to ensure that development is provided with an appropriate level of infrastructure that supports, maintains or enhances community health, safety and amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) premises are provided with the necessary levels of services;
 - (b) the integrity of existing infrastructure is maintained;
 - (c) access, parking, streets and pedestrian and cycle paths are provided such that the safety, convenience and efficient operation of movement networks is achieved and maintained;
 - (d) risk to people and property is avoided;
 - (e) whole of life cycle costs for infrastructure are minimised; and
 - (f) development does not cause any environmental impacts or take away from the desired character and amenity of the locality.

8.3.6.3 Assessment benchmarks

Table 8.3.6.3-1- Assessable development benchmarks and Requirements for Accepted development

Performance Outcomes	Acceptable Outcomes
For assessable development and Accepted development subject to requirements	
Infrastructure Services	
For development in the General residential, Township, Centre, Low impact industry, Medium impact industry or High impact industry zone	
PO1 Each allotment is to be provided with connection to the following services: (a) reticulated sewerage; (b) reticulated water supply; (c) stormwater drainage; (d) a new/existing road; (e) reticulated electricity supply; and (f) telecommunication services; that will satisfy the current and future demands of the intended use and be capable of being approved and installed in accordance with the requirements of the relevant regulatory authority.	AO1.1 Infrastructure is provided in accordance with PSP3 Operational Works and Services. AO1.2 Premises are connected to an electricity supply approved by the relevant regulatory authority. AO1.3 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
PO2 A system of stormwater drainage is to be provided which services all land affected by runoff from the	AO2.1 Stormwater drainage infrastructure is provided in accordance with PSP3 Operational Works and

Performance Outcomes	Acceptable Outcomes
site of development.	Services.
<p>PO3</p> <p>Street lighting and signage is to be provided to ensure the safety of vehicles, cycles and pedestrians with respect to access and movement.</p>	<p>AO3.1</p> <p>On Major Transport Routes, the lighting is referred to as route lighting and is classified in <i>AS/NZS 1158.1.1 Lighting for Roads and Public Spaces</i> as Category V lighting.</p> <p>Or</p> <p>AO3.2</p> <p>On all other Minor Streets (where not Major Transport Routes), the lighting is classified in <i>AS/NZS 1158.3.1 Lighting for Roads and Public Spaces</i> as Category P lighting. The minimum lighting category for new developments is to be P4.</p> <p>Editor's note:- A principal consultant is to be appointed to liaise with the City and be the only contact for the design and construction of street lighting.</p> <p>AO3.3</p> <p>Any cycleways and pathways shall be lit to the lighting category determined from <i>AS/NZS1158.3 "Pedestrian area (Category P) lighting"</i>. Minimum requirements shall be Category P4 with the desirable level being Category P2.</p> <p>AO3.4</p> <p>On-street parking (signs and pavement markings) shall be in accordance with Department of Transport and Main Roads (DTMR) Manual of Uniform Traffic Control Devices 2010 (MUTCD).</p>
For development in the Rural residential zone	
<p>PO4</p> <p>Each allotment is to be provided with connection to the following services:</p> <ul style="list-style-type: none"> (a) on-site effluent disposal system²; (b) potable water supply³; (c) a new/existing road; (d) stormwater drainage; (e) reticulated electricity supply; and (f) telecommunication services. <p>² <i>Plumbing and Drainage Act 2002</i> (on-site sewerage code)</p> <p>³ Note – where bore water is supplied, each bore is pump tested in accordance with AS2368-1990 for quantity and quality purposes.</p>	<p>AO4.1</p> <p>Infrastructure is provided in accordance with PSP3 Operational Works and Services.</p>
For development in the Rural zone	
<p>PO5</p> <p>Each allotment is to be provided with connection to</p>	<p>AO5.1</p> <p>Infrastructure is provided in accordance with PSP3</p>

Performance Outcomes	Acceptable Outcomes
<p>the following services:</p> <p>(a) potable water supply⁴; and</p> <p>(b) a new/existing road.</p> <p>⁴Note – where bore water is supplied, each bore is pump tested in accordance with AS2368-1990 for quantity and quality purposes.</p>	Operational Works and Services.
<p>PO6</p> <p>Infrastructure services are designed and constructed so that there is adequate:</p> <p>(a) sewerage or on-site wastewater disposal;</p> <p>(b) water supply;</p> <p>(c) provision for solid waste collection;</p> <p>(d) electricity supply;</p> <p>(e) telecommunications services; and</p> <p>(f) street lighting and signs.</p>	<p>AO6.1</p> <p>Infrastructure is provided in accordance with PSP3 Operational Works and Services.</p>
<p>PO7</p> <p>The location and construction of infrastructure should have regard to the following:</p> <p>(a) the nature and location of the development;</p> <p>(b) suitable materials should be used for construction that are durable, easy to maintain, and cost effective taking into account whole of life cycle costs; and</p> <p>(c) best practice environmental management and energy saving.</p>	<p>AO7.1</p> <p>Infrastructure is provided in accordance with PSP3 Operational Works and Services.</p>
Road design and construction	
<p>PO8</p> <p>Roads are designed and constructed to support their specified function and their alignment provides for safe and efficient movement of traffic.</p>	<p>AO8.1</p> <p>Roads are designed and constructed in accordance with PSP3 Operational Works and Services.</p>
<p>PO9</p> <p>Road pavement surfaces:</p> <p>(a) are durable enough to carry estimated wheel loads of travelling and parked vehicles; and</p> <p>(b) provide for the safe passage of vehicles, pedestrians and cyclists, and discharge of stormwater run-off from contributing catchments and the preservation of all-weather access.</p>	<p>AO9.1</p> <p>Roads and associated earthworks are undertaken in accordance with PSP3 Operational Works and Services.</p>
<p>PO10</p> <p>Kerb and channel is provided to ensure vehicle movements are controlled by delineating the carriageway for all users and pavement runoff is conveyed to stormwater drainage infrastructure.</p>	<p>AO10.1</p> <p>Roads are designed and constructed in accordance with PSP3 Operational Works and Services.</p>
<p>PO11</p> <p>Verges and footpaths provide:</p> <p>(a) safe access for pedestrians clear of obstructions;</p>	<p>AO11.1</p> <p>Roads are designed and constructed in accordance with PSP3 Operational Works and Services</p>

Performance Outcomes	Acceptable Outcomes
(b) an access area for vehicles onto properties; (c) a corridor allocated for public utilities; and (d) additional amenity for minor roads.	
Stormwater drainage	
<p>PO12 Stormwater drainage systems or networks have the capacity to control the quantity and quality of stormwater flows so that:</p> <ul style="list-style-type: none"> (a) overland runoff is directed to areas where there is not damage to property or hazards for motorists; (b) runoff is directed to a lawful point of discharge through controlled outlet structures; and (c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses. 	<p>AO12.1 Stormwater drainage is to be designed and constructed in accordance with PSP3 Operational Works and Services</p>
Works over or near infrastructure services	
<p>PO13 Building or operational works near or over the Council's sewerage, water and stormwater drainage infrastructure must:</p> <ul style="list-style-type: none"> (a) protect the infrastructure from physical damage; and (b) allow ongoing necessary access for maintenance purposes. 	<p>AO13.1 Building and operational work near or over the Council's sewerage, water and stormwater drainage infrastructure is to comply with PSP3 Operational Works and Services</p>
Protection against natural hazards	
<p>PO14 Essential services maintain their function during the occurrence of natural hazards, including flooding, bushfire and landslides.</p>	<p>AO14.1 Components of the systems which deliver electricity supply, gas supply, water supply, sewerage and telecommunication services and which will be adversely affected by the inundation by infiltration of floodwater are to be:</p> <ul style="list-style-type: none"> (a) located above the level of the 100 year ARI flood; or (b) designed and constructed to resist the hydrostatic and hydrodynamic forces which result from such inundation.
Location of underground services	
<p>PO15 Underground services are located in such a way as to provide maximum flexibility for future development.</p>	<p>AO15.1 Any easement required for underground services is to be located parallel to and within 2m of any allotment boundary.</p>
For assessable development only	

Performance Outcomes	Acceptable Outcomes
General infrastructure	
PO16 Infrastructure is integrated with and efficiently extends existing networks.	AO16.1 No acceptable outcome prescribed.
Stormwater and wastewater discharge	
PO17 Discharge of stormwater to a watercourse or wetland only occurs where the water has been treated prior to discharge to remove or reduce contaminants such as sediments, litter and excess nutrients (particularly nitrogen and phosphorus).	AO17.1 No acceptable outcome prescribed.
PO18 Stormwater and on-site wastewater does not contaminate ground water flows.	AO18.1 No acceptable outcome prescribed.

8.3.7 Public utility code

8.3.7.1 Application of code

This code applies to development identified as requiring assessment against the Public utility code by the tables of assessment in Part 5 – Tables of assessment. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.3.7.2 Purpose of the Public utility code

- (1) The purpose of the Public utility code is to ensure:
 - (a) necessary infrastructure is provided in a timely and cost effective manner;
 - (b) the impacts of infrastructure development are compatible with the nature of the planning area in which it is located; and
 - (c) the character and amenity of nearby development is protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) promote the sharing or co-location of public utilities, where appropriate;
 - (b) protect and enhance community, environmental and local character through the careful design and construction of public utilities; and
 - (c) provide facilities and services for local and regional users which incorporate safe and efficient technology, in accordance with requirements for public and workplace health and safety.

8.3.7.3 Assessment benchmarks

Table 8.3.7.3-1- Assessable development benchmarks and Requirements for Accepted development

Performance Criteria	Acceptable solutions
For assessable development and Accepted development subject to requirements	
Location and siting	
PO1 Underground public utilities are appropriately sited.	AO1.1 Underground services are installed to the standard alignments nominated in the PSP3 Operational Works and Services.
For assessable development only	
PO2 The location and siting of the public utility maximises accessibility for maintenance purposes without disrupting other access or movement.	AO2.1 Public utilities are: <ol style="list-style-type: none">(a) sited in locations where they can be readily accessed for maintenance purposes;(b) easements for access are granted to the Council or the beneficiary of the easement to ensure access can be legally gained. AO2.2 Public utilities are located and installed so that they do not interfere with public access by pedestrians or vehicles on public roads. AO2.3 Where access for regular maintenance or servicing is required at a greater frequency than two trip visits per week, vehicular access to the utility is gained

Performance Criteria	Acceptable solutions
	from roads other than local residential streets to maintain residential amenity.
<p>PO3</p> <p>Infrastructure services are designed and constructed to ensure efficiency of cost and land-take, and for minimal environmental impact.</p>	<p>AO3.1</p> <p>Compatible infrastructure is co-located in common trenching on standard set alignments in order to minimise the land required and the costs for underground services.</p> <p>AO3.2</p> <p>Public utilities are located and aligned so as to;</p> <ul style="list-style-type: none"> (a) avoid disturbance to areas of particular vegetation conservation value; (b) avoid crossing of watercourses.
Residential amenity	
<p>PO4</p> <p>The public utility has no adverse impacts on residential amenity where located on a site:</p> <ul style="list-style-type: none"> (a) within or adjacent to the General residential zone or the Rural residential zone; or (b) containing or adjacent to a residential use. 	<p>AO4.1</p> <p>No acceptable outcomes prescribed.</p>
Visual amenity	
<p>PO5</p> <p>The public utility is appropriately sited and where practicable screened from view.</p>	<p>AO5.1</p> <p>Public utilities are:</p> <ul style="list-style-type: none"> (a) located underground; or below the level of the predominant tree canopy of surrounding sites; or (b) integrated with an existing building or structure by: <ul style="list-style-type: none"> (i) not involving any free standing elements; (ii) concealment as an integral part of a building or structure; (iii) not increasing the bulk and height of the building or structure of which it forms a part; or (iv) co-located with other utility facilities. <p>AO5.2</p> <p>Pipes and other conduits for utility purposes (except for electricity transmission lines) are placed underground in the General residential and Centre zones.</p>
Safety & Security	
<p>PO6</p> <p>Public utilities are secure, the risk of vandalism is minimised and public safety is assured</p>	<p>AO6.1</p> <p>Where not required to be publicly accessible, the public utility is fenced with security fencing.</p>

8.3.8 Reconfiguring a lot code

8.3.8.1 Application

This code applies to assessing reconfiguring a lot, being the Reconfiguring a lot code.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.3.8.2 Purpose for Reconfiguring a lot code

- (1) The purpose of the Reconfiguring a lot code is to ensure:
 - (a) Allotments are designed and are suitable for future uses;
 - (b) Reconfiguring of land is undertaken in a logical manner which does not compromise the future development of adjoining land;
 - (c) A suitable level of infrastructure and services is provided;
 - (d) Reconfiguration does not result in loss of areas of significant vegetation;
 - (e) Good quality agricultural lands are not compromised;
 - (f) Natural features and values, economic resources and places of cultural heritage significance are protected;
 - (g) Lot reconfiguration provides for an efficient and well integrated urban form, and in rural areas provides for sustainable use of land and agricultural resources; and
 - (h) Lot reconfiguration facilitates safe and efficient provision of, and equitable access to, infrastructure and services.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Lot reconfiguration facilitates the creation of safe, convenient, functionally efficient and attractive environments, consistent with the desired character of the zone and precinct in which the site is situated;
 - (b) Lot reconfiguration meets the diverse needs of the community for a range of affordable housing types, accessible commercial and community facilities and local employment opportunities;
 - (c) Lot reconfiguration is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
 - (d) Lot reconfiguration facilitates the protection and sustainable use of rural land resources;
 - (e) Areas containing important ecological values and cultural values are protected from development and the associated impacts caused by development;
 - (f) Lot reconfiguration facilitates compatible relationships between different land uses and activities;
 - (g) Lot design and sizes are suited to the intended use of the land;
 - (h) Lot orientation facilitates the conservation of non-renewable energy sources and the design of buildings that are appropriate for the local climatic conditions;
 - (i) Infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner which minimises whole of life cycle costs and is sensitive to the environment in which it is provided;
 - (j) Stormwater drainage systems protect people and the built and natural environments in a cost effective manner;
 - (k) The street system provides identified functions for each street, provides acceptable levels of access, safety and convenience for all users, and provides for a high level of connectivity and permeability;
 - (l) Lot reconfiguration increases opportunities for walking and cycling; and
 - (m) Public open space is attractive and accessible, and equitably meets user requirements for recreational, social and cultural activities.

Consolidated industrial precinct

- (3) The overall outcomes for reconfiguring a lot in the Consolidated industrial precinct are:
- (a) the street system provides identified functions for each street, provides effective and safe access, and provides for a high level of connectivity and permeability; and
 - (b) the street system limits industrial and freight use of residential streets.

8.3.8.3 Assessment benchmarks

Table 8.3.8.3-1- Assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Lot size and configuration	
<p>PO1 Lot sizes must be compatible with the zone and accommodate the proposed use of the site.</p>	<p>AO1.1 Minimum lot sizes are in accordance with Table 8.3.8.3-2</p> <p>AO1.2 Minimum lot frontage is in accordance with Table 8.3.8.3-2</p>
<p>PO2 Lot shape and configuration must be suitable for the intended purpose, with the creation of irregular shaped lots only where:</p> <ul style="list-style-type: none"> (a) the creation of a regular lot is impractical due to road alignment, site topography , protection of environmental values or achieving servicing efficiency; (b) safe access and suitable sight distances can be provided while not adversely affecting the functionality of the surrounding road network; (c) the amenity of the surrounding area is maintained. 	<p>AO2.1 Lots are generally rectangular in shape and satisfy the lot frontage to street and lot size requirements in Table 8.3.8.3-2 - Minimum dimensions for reconfiguring a lot;</p> <p>or</p> <p>AO2.2 Irregular shaped lots where in the following zones are capable of containing a rectangular shaped development area of the size nominated:</p> <ul style="list-style-type: none"> (a) General residential zone – 15m x 25m; (b) Rural Residential zone where in the Perkins Street Precinct – 20m x 40m.
<p>PO3 Allotments must provide a suitable building envelope associated with the intended use of the site.</p>	<p>AO3.1 A suitable building envelope is provided which:</p> <ul style="list-style-type: none"> (a) has a minimum width to depth ratio of 1:2; (b) has a maximum slope of natural ground level less than 20%.
<p>PO4 Industrial zoned sites must be suitable for their intended purpose.</p>	<p>AO4.1 Lot size and frontage are in accordance with Table 8.3.8.3-2 – Minimum dimensions for Reconfiguring a Lot.</p> <p>OR</p> <p>AO4.2 Lot size and configuration of land subject to</p>

Performance Outcomes	Acceptable Outcomes
	Development Approval TP14/11, is generally in accordance with Development Approval TP14/11.
<p>PO5 Reconfiguration that proposes rear lots:</p> <ul style="list-style-type: none"> (a) protects the character of the existing streetscape; (b) protects residential amenity for the lots being created and existing properties; (c) permits the convenient and safe vehicular access; (d) protects safety of pedestrians and cyclists by ensuring accessways to the road frontage area are designed to maintain visibility to the verge; (e) allows sufficient street frontage for the waste collection facilities. 	<p>AO5.1</p> <p>Where rear lots are proposed:</p> <ul style="list-style-type: none"> (a) lot size complies with the requirements of Table 8.3.8.3-2- Minimum dimensions for reconfiguring a lot for the specific zone with the exclusion of the accessway area; (b) a maximum of one internal lot is created behind a street frontage lot where in a residential zone; (c) they are not located in cul-de-sac heads. <p>AO5.2</p> <p>The reconfiguration results in:</p> <ul style="list-style-type: none"> (a) a street lot with a frontage that complies with the requirements of Table 8.3.8.3-2- Minimum dimensions for reconfiguring a lot, including a 1m truncation for the accessway; (b) a minimum accessway width of 6m for a rear lot in a residential zone; (c) a driveway location within the accessway that allows for landscaping and utility infrastructure along the length of the accessway; <p>AO5.3</p> <p>A designated waste collection area is provided within the road reserve adjacent to the driveway for ease of access to the property served by the accessway.</p>
Road layout and access	
<p>PO6 Roads within and abutting the allotment/s are suitably designed and constructed having regard to the proposed use of the allotment.</p>	<p>AO6.1</p> <p>No acceptable outcome prescribed.</p>
<p>PO7 Access suitable for the proposed use of the allotment must be provided.</p>	<p>AO7.1</p> <p>Access to allotments is via a constructed road.</p>
<p>PO8 The road layout must not compromise the safety and efficiency of the existing road network.</p>	<p>AO8.1</p> <p>No acceptable outcomes prescribed.</p>
Road layout and access for Consolidated industrial precinct	

Performance Outcomes	Acceptable Outcomes
<p>PO9 Road hierarchy and transport pattern within the Consolidated industrial precinct encourages effective and safe access and traffic movement.</p>	<p>AO9.1 The Heavy Vehicle Bypass Road will function as the primary arterial road servicing the area and linking it to the existing arterial road network.</p> <p>AO9.2 Industrial collector streets within the Consolidated industrial precinct will bisect the Low impact and Medium impact industry zones in a loop road format, with access streets feeding onto these roads to provide a direct link to arterial roads (refer to Figure 8.3.8.3-1).</p> <p>AO9.3 Industrial collector streets within the Consolidated industrial precinct will provide additional through-links into adjoining industrial zoned land which links to arterial roads (including the Heavy Vehicle Bypass road). Access streets will feed into these links (refer to Figure 8.3.8.3-1).</p> <p>AO9.4 Access streets within the Consolidated industrial precinct will provide through movement for vehicles by avoiding cul-de-sacs, and will not provide direct access to arterial roads (refer to Figure 8.3.8.3-1).</p> <p>AO9.5 No direct access is to be provided from the Consolidated industrial precinct to Musgrave, Dutton and Miles Streets.</p> <p>AO9.6 Local access only will be allowed from the Consolidated industrial precinct south along Railway Street.</p> <p>AO9.7 Heavy vehicle and dangerous goods movements within the Consolidated industrial precinct will be confined to designated routes, generally along arterial and collector streets.</p> <p>AO9.8 Only industrial collector streets within the Consolidated industrial precinct will provide links onto the Heavy Vehicle Bypass Road. These links are only permitted:</p> <ul style="list-style-type: none"> (a) in a T-intersection arrangement where not located within 300m from any other intersection; or (b) in a four-way intersection arrangement where not located within 300m from any other intersection, as illustrated in Figure 8.3.8.3-2.

Performance Outcomes	Acceptable Outcomes
Infrastructure service standards	
<p>PO10 Reconfiguration must not result in adverse effects on the drainage of the subject land or adjacent lands.</p>	<p>A10.1 Drainage is in accordance with PSP3 Operational Works and Services.</p>
<p>PO11 Each allotment must be suitably serviced having regard to the proposed use of the site and the location of the site.</p>	<p>AO11.1 Allotments if located within the General residential, Rural residential, Township, Centre, Community facilities, Low impact industry, Medium impact industry, Mixed use and High impact industry zones are connected to the reticulated water supply network;</p> <p>OR</p> <p>AO11.2 Allotments if located within in the Rural zone or any other zone not having reasonable access to reticulated water, are provided with a reliable potable water source;</p> <p>Note – where bore water is supplied, each bore is pump tested in accordance with AS2368-1990 for quantity and quality purposes.</p> <p>AO11.3 Allotments if located within the General residential, Rural residential (where not in the Rural residential north west precinct, Rural residential river precinct or Rural residential lifestyle precinct), Township, Centre, Community facilities, Low impact industry, Medium impact industry, Mixed use and High impact industry zones are connected to the reticulated sewage network;</p> <p>OR</p> <p>AO11.4 Allotments if located within the Rural zone or any other zone not having reasonable access to the reticulated sewerage network, are provided with suitable on-site facilities for the disposal and/or treatment of sewerage;</p> <p>AO11.5 Allotments are provided with connection to the reticulated electricity supply network where available;</p> <p>AO11.6 Allotments are provided with connection to the telecommunications network where available.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO12 The intensity and scale of reconfiguring a lot must not:</p> <ul style="list-style-type: none"> (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments as a result of the system or increasing the cumulative effects of the systems in the locality; (b) deteriorate the water quality of existing and/or proposed water supplies; (c) limit the sustainable disposal of domestic effluent; (d) impact adversely on the viable operation of an existing mining or extractive operation or the future development of a known mineral or extractive resource. 	<p>AO12.1 No acceptable outcomes prescribed.</p>
<p>PO13 Stormwater drainage is designed to avoid impacts on the local and State-controlled road network.</p>	<p>AO13.1 No acceptable outcomes prescribed.</p>
Nature conservation	
<p>PO14 Reconfiguring a lot must not result in degradation of the natural environment.</p>	<p>AO14.1 No acceptable outcomes prescribed.</p>
Agricultural lands	
<p>PO15 Reconfiguring a lot must not compromise the viability of existing and future rural uses.</p>	<p>AO15.1 No acceptable outcomes prescribed.</p>
<p>PO16 Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's) ³ is retained for agriculture or intensive horticulture (where appropriate), by avoiding reconfiguring Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's) for other purposes unless it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) the land is not actually Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's); or (b) there is an overriding need in terms of public benefit for the proposal and the proposal cannot be located on alternative sites that are not identified as Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's), including if: 	<p>AO16.1 No acceptable outcomes prescribed.</p>

³ Note – Agricultural Land Classification (Class A and Class B) Areas (ALC) and Important Agricultural Areas (IAA) are as shown on the State Planning Policy interactive mapping.

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (i) the proposed location has features that make it desirable for the proposal; and (ii) the features are not available in areas not identified as Agricultural Land Classification (ALC) Class A and Class B and Important Agricultural Areas (IAA's). 	

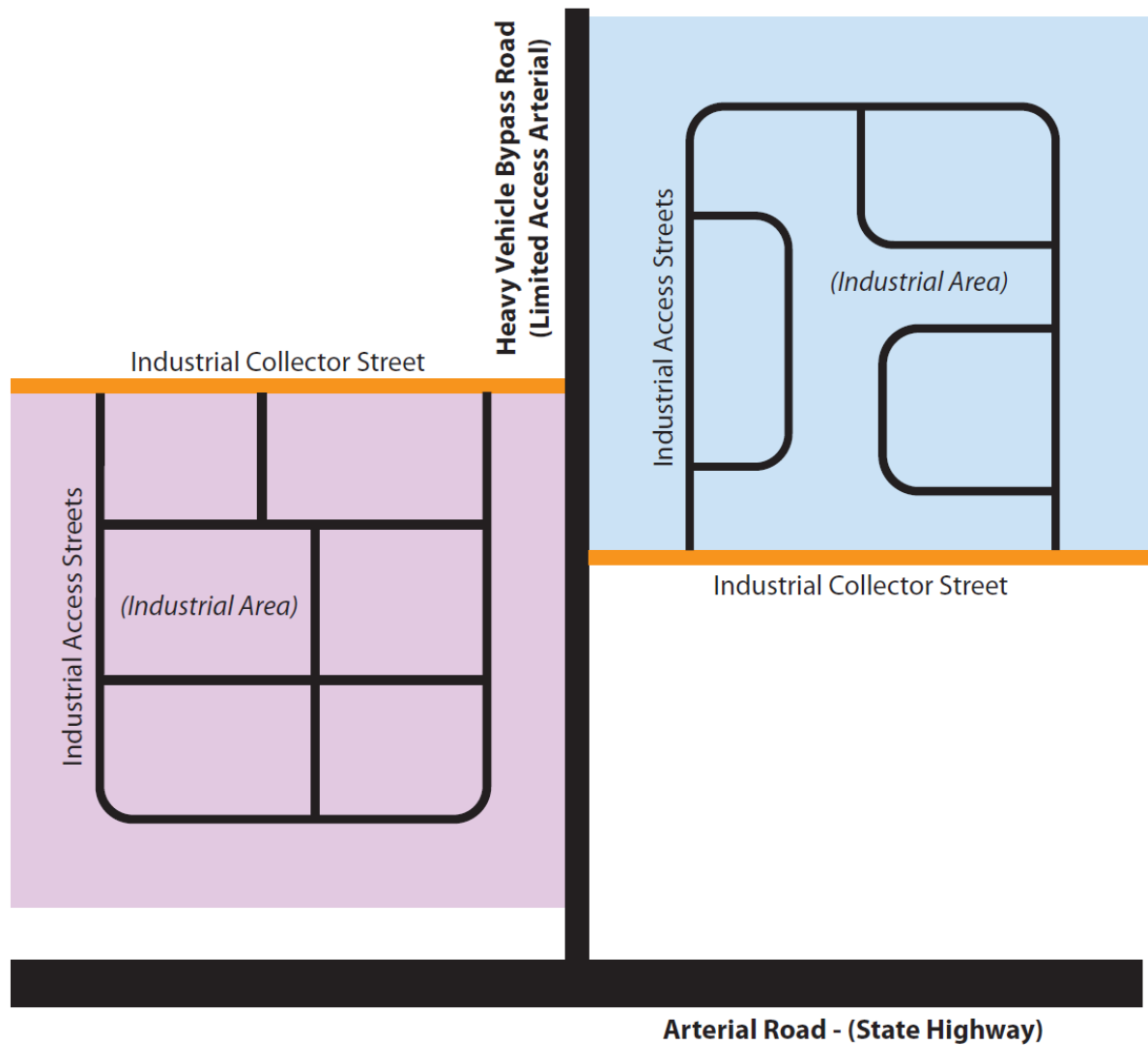


Figure 8.3.8.3-1-Industrial road hierarchy

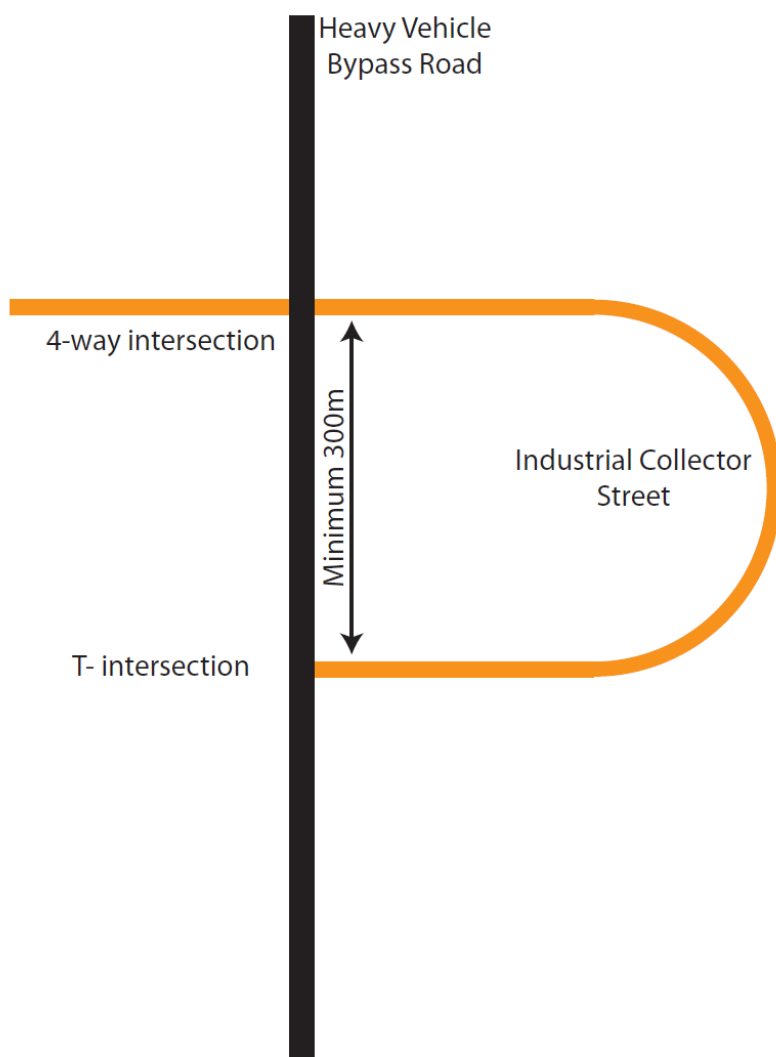


Figure 8.3.8.3-2-Access arrangements to the Heavy Vehicle Bypass Road

Table 8.3.8.3-2-Minimum dimensions for reconfiguring a lot

Zone	Minimum dimensions	
	Lot size	Lot frontage to street/road
General residential	600m ²	18m
Rural residential, except where in a Rural residential precinct	4,000m ²	40m
Rural Residential, in the Perkins Street rural residential precinct	2,000m ²	30m
Rural residential, in the Rural residential north west precinct	30 hectares	200m
Rural residential, in the Rural residential river precinct	30 hectares	200m

Zone	Minimum dimensions	
Rural residential, in the Rural residential lifestyle precinct	2 hectares	100m
Township	1,000m ²	20m
Centre	None applicable	None applicable
Community facilities	1,000m ²	20m
Limited development (constrained land)	600 m ²	18m
Low impact industry	1,000m ²	20m
Medium impact industry	4,000m ²	30m
Mixed use	1,000 m ²	20m
High impact industry	10,000m ²	80m
Rural	1,000 hectares ¹	200m

¹Note: Minimum lot dimensions do not apply to reconfiguring a lot which is a boundary re-alignment in the Rural zone, which results in an increase in the existing lot size.

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.
Note – Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in the planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1–1 - Index of use definitions

• Adult store	• Garden centre	• Port services
• Agricultural supplies store	• Hardware and trade supplies	• Relocatable home park
• Air services	• Health care services	• Renewable energy facility
• Animal husbandry	• High impact industry	• Research and technology industry
• Animal keeping	• Home based business	• Residential care facility
• Aquaculture	• Hospital	• Resort complex
• Bar	• Hotel	• Retirement facility
• Brothel	• Indoor sport and recreation	• Roadside stall
• Bulk landscape supplies	• Intensive animal industry	• Rooming accommodation
• Caretaker's accommodation	• Intensive horticulture	• Rural industry
• Car wash	• Landing	• Rural workers' accommodation
• Cemetery	• Low impact industry	• Sales office
• Child care centre	• Major electricity infrastructure	• Service industry
• Club	• Major sport, recreation and entertainment facility	• Service station
• Community care centre	• Marine industry	• Shop
• Community residence	• Market	• Shopping centre
• Community use	• Medium impact industry	• Short term accommodation
• Crematorium	• Motor sport facility	• Showroom
• Cropping	• Multiple dwelling	• Special industry
• Detention facility	• Nature-based tourism	• Substation
• Dual occupancy	• Nightclub entertainment facility	• Telecommunications facility
• Dwelling house	• Non-resident workforce	• Theatre

	accommodation	
• Dwelling unit	• Office	• Tourist attraction
• Educational establishment	• Outdoor sales	• Tourist park
• Emergency services	• Outdoor sport and recreation	• Transport depot
• Environment facility	• Outstation	• Utility installation
• Extractive industry	• Park	• Veterinary services
	• Party house	
• Food and drink outlet	• Parking station	• Warehouse
• Function facility	• Permanent plantation	• Wholesale nursery
• Funeral parlour	• Place of worship	• Winery

Table SC1.1–2 - Use definitions

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	<p>adult store means the use of premises for the primary purpose of displaying or selling—</p> <ul style="list-style-type: none"> (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity 	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose
Agricultural supplies store	<p>agricultural supplies store means the use of premises for the sale of agricultural supplies and products.</p> <p><i>Examples of agricultural supplies and products—</i> animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers,</p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	irrigation materials, saddlery, seeds		
Air service	<p>air service means the use of premises for—</p> <ul style="list-style-type: none"> (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— <ul style="list-style-type: none"> (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. <p><i>Examples of an air service—</i></p> <ul style="list-style-type: none"> • airport, air strip, helipad 	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	<p>animal husbandry means the use of premises for—</p> <ul style="list-style-type: none"> (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a) <p><i>Examples of animal husbandry—</i></p> <p>cattle stud, grazing of livestock, non-feedlot dairy</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>animal keeping means the use of premises for—</p>	Aviaries, catteries, kennels, stables,	Aquaculture, cattle studs, domestic pets,

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of animal keeping—aviary, cattery, kennel, stables, wildlife refuge</i></p>	wildlife refuge	feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>bar means the use of premises, with seating for 60 or less people, for—</p> <p>(a) selling liquor for consumption on the premises; or</p> <p>(b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	<p>brothel means premises made available for prostitution by 2 or more prostitutes at the premises.</p> <p><i>Note — See the Prostitution Act 1999, schedule 4.</i></p>		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-		Dwelling house

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	residential use on the same premises.		
Car wash	car wash means the use of premises for the commercial cleaning of motor vehicles		Service station
Cemetery	cemetery means the use of premises for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	<p>childcare centre means the use of premises for the care, education and minding, but not residence, of children.</p> <p><i>Examples of a childcare centre—</i> before or after school care, crèche, early childhood centre, kindergarten, vacation care</p>	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	<p>club means the use of premises for—</p> <ul style="list-style-type: none"> (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a). 	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	<p>community care centre—</p> <ul style="list-style-type: none"> (a) means the use of premises for <ul style="list-style-type: none"> (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to 	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>members of the public.</p> <p><i>Examples of a community care centre—</i> disability support service, drop-in centre, respite centre, indigenous support centre</p>		
Community residence	<p>community residence—</p> <p>(a) means the use of premises for residential accommodation for—</p> <p>(i) no more than 6 persons requiring assistance or support with daily living needs; and</p> <p>(ii) no more than 1 support worker; and</p> <p>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<p>community use means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of a community use—</i> <i>art gallery, community centre, community hall, library, museum</i></p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	crematorium means the use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	<p>cropping means the use of premises for—</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(b) harvesting, storing or</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing,	Permanent plantations, intensive horticulture, rural industry

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of cropping—</i> forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard</p>	vineyard	
Detention facility	<p>detention facility means the use of premises for the confinement of persons committed by a process of law.</p> <p><i>Example of a detention facility—</i> correctional facility</p>	Prison, detention centre, youth detention centre	
Dual occupancy	<p>dual occupancy—</p> <p>(a) means a residential use of premises for 2 households involving</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(ii) any domestic outbuilding associated with the dwellings; but</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	<p>dwelling house means a residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation,

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.		student accommodation, multiple dwelling
Dwelling unit	dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use	"Shop-top" apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>educational establishment means the use of premises for—</p> <ul style="list-style-type: none"> (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a). <p><i>Examples of an educational establishment—</i> college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home based child care, family day care
Emergency services	<p>emergency services means the use of premises by a government entity or community organisation to provide—</p> <ul style="list-style-type: none"> (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services. <p><i>Examples of emergency services—</i> ambulance station, evacuation centre, fire station, police station</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Environment facility	<p>environment facility—</p> <p>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>(b) does not include the use of premises to provide accommodation for tourists and travellers.</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p>extractive industry means the use of premises for—</p> <p>(a) extracting or processing extractive resources; and</p> <p>(b) any related activities, including, for example, transporting the resources to market.</p>	Quarry	
Food and drink outlet	<p>food and drink outlet means the use of premises for—</p> <p>(a) preparing and selling food and drink for consumption on or off the premises; or</p> <p>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a food and drink outlet—</i> café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</p>	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	<p>function facility means the use of premises for—</p> <p>(a) receptions or functions; or</p> <p>(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.</p>	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p>funeral parlour—</p> <p>(a) means the use of premises for—</p>		Cemetery, crematorium, place of worship

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but <p>does not include the use of premises for the burial or cremation of bodies.</p>		
Garden centre	<p>garden centre means the use of premises for—</p> <ul style="list-style-type: none"> (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a). 	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	<p>hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>		Shop, showroom, outdoor sales and warehouse
Health care services	<p>health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.</p> <p><i>Examples of a health care service—</i> dental clinic, medical centre, physiotherapy clinic</p>	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>high impact industry means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is the manufacturing, 	Abattoirs, concrete batching plant, boiler making and engineering and	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and</p> <p>(b) that a local planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>metal foundry</p> <p>Note – additional examples may be shown in SC1.3 industry thresholds.</p>	<p>storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry</p>
Home based business	home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	hospital means the use of premises for— <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</p>		Health care services, residential care facility
Hotel	hotel— (a) means the use of	Pub, tavern	Bar, Nightclub entertainment facility

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises for—</p> <ul style="list-style-type: none"> (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but <p>(b) does not include a bar</p>		
Indoor sport and recreation	<p>indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p><i>Examples of indoor sport and recreation—</i> amusement parlour, bowling alley, gymnasium, squash court</p>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>intensive animal industry—</p> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals. <p><i>Examples of intensive animal industry—</i> feedlot, piggery, poultry and egg production</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>intensive horticulture—</p> <ul style="list-style-type: none"> (a) means the use of 	Greenhouse and shade house plant	Wholesale nursery

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises for—</p> <ul style="list-style-type: none"> (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but <p>(b) does not include the cultivation of aquatic plants.</p> <p><i>Examples of intensive horticulture—</i> greenhouse, hydroponic farm, mushroom farm</p>	production, hydroponic farms, mushroom farms	
Landing	<p>landing means the use of premises for a structure—</p> <ul style="list-style-type: none"> (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark. 	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>low impact industry means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is low impact industry; and 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note – Additional examples may be shown in SC1.3 industry thresholds</p>	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.		industry
Major electricity infrastructure	<p>major electricity infrastructure—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6 <u>[Development local categorising instrument is prohibited]</u>, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	<p>major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p> <p><i>Examples of a major sport, recreation and</i></p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<i>entertainment facility—</i> convention centre, exhibition centre, horse racing facility, sports stadium		
Marine industry	<p>marine industry means the use of waterfront premises for—</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of marine industry—</i> boat building, boat storage, dry dock</p>	Boat building, boat storage, dry dock	Marina
Market	<p>market means the use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>medium impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note – additional examples may be shown in SC1.3 industry thresholds</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	relating to the number of products manufactured or the level of emissions produced by the activity		
Motor sport facility	<p>motor sport facility means the use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a motor sport facility—</i> car race track, go-kart track, trail bike park, 4WD park</p>	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motorcross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p> <p><i>Examples of nature-based tourism—</i> environmentally responsible accommodation facilities including cabins, huts, lodges and tents</p>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>nightclub entertainment facility means the use of premises for—</p> <p>(a) providing entertainment that is cabaret, dancing or</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	music; or (b) selling liquor and preparing and selling food, for consumption on the premises; if the use is ancillary to the use in paragraph (a).		
Non-resident workforce accommodation	non-resident workforce accommodation means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park.
Office	office — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods. <i>Examples of an office—</i> • bank, real estate agency	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	outdoor sales means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats,	Agricultural machinery sales yard, motor vehicles	Bulk landscape supplies, market

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</p>	sales yard	
Outdoor sport and recreation	<p>outdoor sport and recreation means the use of premises for—</p> <p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of outdoor sport and recreation—</i> cricket oval, driving range, golf course, swimming pool, tennis court</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>outstation means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</p>	Urban common	Tourist attraction, outdoor sport and recreation

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Parking station	<i>parking station</i> means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	<i>party house</i> means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	<i>permanent plantation</i> means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<i>place of worship</i> means the use of premises for— (a) organised worship and other religious activities; or, (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<i>port service</i> means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of	Marina, ferry terminal	Landing

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly service the needs of passengers of the vessels</p>		
Relocatable home park	<p>relocatable home park means the use of premises for—</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p> <p>(b) amenity facilities, food and drink outlets, a manager’s residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</p>		Tourist park
Renewable energy facility	<p>renewable energy facility—</p> <p>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</p>	Solar farm, wind farm, tidal power,, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>research and technology industry means the use of premises for an innovative or emerging industry that involves</p>	Aeronautical engineering, computer component	

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p> <p><i>Examples of research and technology industry—</i> aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories</p>	manufacturing, medical laboratories, computer server facility	
Residential care facility	<p>residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who—</p> <ul style="list-style-type: none"> (a) can not live independently; and (b) require regular nursing or personal care. <p><i>Examples of residential care facility—</i> convalescent home, nursing home</p>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p>resort complex means the use of premises for—</p> <ul style="list-style-type: none"> (a) tourist and visitor accommodation that includes integrated leisure facilities; or <p><i>Examples of integrated leisure facilities—</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities</p> <ul style="list-style-type: none"> (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service. 	Island resort	
Retirement facility	<p>retirement facility means a residential use of premises for—</p> <ul style="list-style-type: none"> (a) accommodation for older members of the community, or retired 	Retirement village	Residential care facility

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>persons, in independent living units or services units; or</p> <p>(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>		
Roadside stall	roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<p>rooming accommodation means the use of premises for—</p> <p>(a) residential accommodation, if each resident—</p> <p>(i) has a right to occupy 1 or more rooms on the premises; and</p> <p>(ii) does not have a right to occupy the whole of the premises; and</p> <p>(iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities,</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of rooming accommodation—boarding house, hostel, monastery, off-site student accommodation</i></p>		
Rural industry	<p>rural industry means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<p>rural worker's accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	non-resident workers.		
Sales office	sales office means the use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	service industry means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses. <i>Examples of service industries—</i> audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact industry, high impact industry, special industry
Service station	service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels or a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).	Electric vehicle charging station	Car wash
Shop	shop means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies,	Adult store, food and drink outlet, showroom, market

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<i>Examples of a shop—</i> betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	supermarket, corner store	
Shopping centre	shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short term accommodation	short-term accommodation— (a) means the use of premises for (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers, cabins, serviced apartments, hotel accommodation farm stay	Hostel, rooming accommodation, tourist park
Showroom	showroom means the use of premises for the sale of goods that are of— (a) a related product line; and (b) a size, shape or weight that requires— (i) a large area for handling, display or storage; and (ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods. <i>Examples of a showroom—</i>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet shop, outdoor sales

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	bulk stationary supplies, bulky goods sales, motor vehicle sales, showroom.		
Special industry	<p>special industry means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and (b) that a local planning instrument applying to the premises states is a special industry; and (c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note – additional examples may be shown in SC1.3 industry thresholds</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>substation means the use of premises—</p> <ul style="list-style-type: none"> (a) as part of a transmission grid or supply network to— <ul style="list-style-type: none"> (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— <ul style="list-style-type: none"> (i) works, as defined under the Electricity Act, section 12(1); or (ii) workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	.		
Telecommunications facility	telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>theatre means the use of premises for—</p> <ul style="list-style-type: none"> (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b) — <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages. <p><i>Examples of a theatre—</i></p> <p>cinema, concert hall, film studio, music recording studio</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<p>tourist attraction means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use 	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>in paragraph (a).</p> <p><i>Examples of a tourist attraction—</i> theme park, zoo</p>		
Tourist park	<p>tourist park means the use of premises for—</p> <ul style="list-style-type: none"> (a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a). 	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>transport depot means the use of premises for—</p> <ul style="list-style-type: none"> (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a). <p><i>Examples of a transport depot—</i> using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</p>	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>utility installation means the use of premises for—</p> <ul style="list-style-type: none"> (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or 	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy

Regulated Requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).		facility, transport depot
Veterinary services	<i>veterinary service</i> means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	<i>warehouse</i> means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a). <i>Examples of a warehouse—</i> self-storage facility, storage yard	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<i>wholesale nursery</i> means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	<i>winery</i> means the use of premises for— (a) making wine; or selling wine that is made on the premises.		Rural industry

SC1.1.1 Defined activity groups

- (1) Defined use terms listed in Table SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1 - Index of defined activity groups

Accommodation activities	Centre activities	Community activities
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Table SC1.1.1.2 - Defined activity groups

Column 1 Activity Group	Column 2 Use Terms
Accommodation activities	<ul style="list-style-type: none"> • Dual occupancy • Multiple dwelling • Residential care facility • Retirement facility • Short-term accommodation
Centre activities	<ul style="list-style-type: none"> • Child care centre • Club • Community care centre • Community use • Educational establishment (where excluding exclusive outdoor recreation facilities) • Function facility • Hotel • Market • Place of worship • Residential care facility • Retirement facility • Service industry, where the GFA is 200m² or less • Short-term accommodation • Showroom
Community activities	<ul style="list-style-type: none"> • Community residence • Educational establishment • Health care services • Hospital • Indoor sport and recreation • Outdoor sport and recreation • Place of worship • Residential care facility • Retirement facility

SC1.2 Administrative terms

- (1) Administrative terms assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) An administrative term listed in table SC1.2.2 column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative term and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.2.1- Index of administrative definitions

• Accessway*	• Ground level	• Projection area(s)
• Adjoining premises	• Hazardous material*	• Rear lot*

• Advertising device	• Household	• Secondary dwelling
• Affordable housing	• Local streetscape character*	• Sensitive land use*
• Average width	• Lot*	• Sensitive use
• Base date	• Low rise*	• Service catchment
• Basement	• Minor building work	• Setback
• Boundary clearance	• Minor electricity infrastructure	• Site
• Building height	• Mixed use development*	• Site cover
• Demand unit	• Net developable area	• Storey
• Development footprint		• Temporary use
• Domestic outbuilding	• Non-resident workers	• Ultimate development
• Dwelling	• Outermost projection	• Urban purposes*
• Earthworks*	• Planning assumptions	• Walkable catchment*
• Essential services infrastructure*	• Plot ratio	• Water netserv plan
• Gross floor area	• Premises*	

Note - * denotes where a term and definition is an addition to the Planning Regulation 2017- schedule 4 column 2 .

Table SC1.2.2 - Administrative terms and definitions

Column 1 Administrative Term	Column 2 Definition
Accessway*	<i>accessway means</i> a vehicle driveway uses used to access a lot, premises or site.
Adjoining premises	<i>adjoining premises</i> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	<i>advertising device-</i> (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	<i>affordable housing</i> means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	<i>average width,</i> of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	<i>base date</i> means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	<i>basement</i> means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	<i>boundary clearance</i> means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or

Column 1 Administrative Term	Column 2 Definition
	<p>(b) a rainwater fitting.</p> <p><i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</p>
Building height	<p>building height, of a building, means—</p> <p>(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</p> <p>(b) the number of storeys in the building above ground level</p>
Demand unit	<p>demand unit means a unit of measurement for measuring the level of demand for infrastructure.</p>
Development footprint	<p>development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <p>(a) buildings or structures, measured to their outermost projection; or</p> <p>(b) landscaping or open space; or</p> <p>(c) facilities relating to the development; or</p> <p>(d) on-site stormwater drainage or wastewater treatment; or</p> <p>(e) a car park, road, access track or area used for vehicle movement; or</p> <p>(f) another area of disturbance.</p>
Domestic outbuilding	<p>domestic outbuilding means a non-habitable class 10a building that is—</p> <p>(a) a shed, garage or carport; and</p> <p>(b) ancillary to a residential use carried out on the premises where the building is.</p>
Dwelling	<p>dwelling means all or part of a building that—</p> <p>(a) is used, or capable of being used, as a self-contained residence; and</p> <p>(b) contains—</p> <p>(i) food preparation facilities; and</p> <p>(ii) a bath or shower; and</p> <p>(iii) a toilet; and</p> <p>(iv) a wash basin; and</p> <p>facilities for washing clothes.</p>
Earthworks*	<p>earthworks means a removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.</p>
Essential services infrastructure*	<p>essential services infrastructure means any infrastructure that is vital to the servicing of a development and includes on-site electricity, gas, water supply, sewerage and telecommunications.</p>
Gross floor area	<p>gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—</p> <p>(a) building services, plant or equipment; or</p> <p>(b) access between levels; or</p> <p>(c) a ground floor public lobby; or</p> <p>(d) a mall; or</p> <p>(e) parking, loading or manoeuvring vehicles; or</p>

Column 1	Column 2
Administrative Term	Definition
	(f) unenclosed private balconies, whether roofed or not.
Ground level	ground level means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed
Hazardous material*	hazardous material means a substance with potential to cause harm to persons, property or the environment because of 1 or more of the following – (a) the chemical properties of the substance; (b) the physical properties of the substance; (c) the biological properties of the substance. Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials. Note – definition from the <i>Dangerous Goods Safety Management Act 2001</i>
Household	household means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and make common provision for food and other essentials for living.
Local streetscape character*	local streetscape character means the character of a local place (including any area, land, landscape, building or work), which has special physical characteristics that set it apart from its surroundings and contributes to its individuality. It can include the view of a road and associated public spaces and private spaces that is constituted by the design, location, orientation, dimensions, type, mass, form, rhythm and scale of urban form elements (such as buildings, roads, footpaths, plants, open spaces, services, signage and street furniture).
Lot*	lot means— (a) a lot under the <i>Land Title Act 1994</i> ; or (b) a separate, distinct parcel of land for which an interest is recorded in a register under the <i>Land Act 1994</i> ; or (c) common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i> ; or (d) a lot or common property to which the <i>Building Units and Group Titles Act 1980</i> continues to apply; or (e) a community or precinct thoroughfare under the <i>Mixed Use Development Act 1993</i> ; or (f) a primary or secondary thoroughfare under the <i>Integrated Resort Development Act 1987</i> or the <i>Sanctuary Cove Resort Act 1985</i> . Note— The <i>Building Units and Group Titles Act 1980</i> may continue to apply to the following Acts— • <i>Integrated Resort Development Act 1987</i> • <i>Mixed Use Development Act 1993</i> • <i>Registration of Plans (H.S.P. (Nominees) Pty. Limited) Enabling Act 1980</i>

Column 1	Column 2
Administrative Term	Definition
	<ul style="list-style-type: none"> • <i>Registration of Plans (Stage 2) (H.S.P. (Nominees) Pty. Limited) Enabling Act 1984</i> • <i>Sanctuary Cove Resort Act 1985.</i>
Low rise*	low rise means with respect to a building or structure, means a building or structure that has a height which does not exceed 2-3 storeys or 12 metres.
Minor building work	minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— <ul style="list-style-type: none"> (a) 50m²; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	minor electricity infrastructure means development stated in the Planning Regulation 2017, schedule 6 <u>section 26(5)</u> .
Mixed use development*	mixed use development means premises that integrates Multiple dwelling or other residential activities with non-residential activities including commercial, retail or community uses, where a minimum of 30% of the total floor space is used for residential purposes.
Net developable area	net developable area , for premises, means the area of the premises that— <ul style="list-style-type: none"> (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Non-resident workers	<p>non-resident worker means a person who—</p> <ul style="list-style-type: none"> (a) performs work as part of— <ul style="list-style-type: none"> (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <p><i>Example of a non-resident worker— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i></p>
Outermost projection	outermost projection , of a building or structure, means the outermost part of the building or structure, other than a part that is— <ul style="list-style-type: none"> (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumptions	planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Premises*	<p>premises means—</p> <ul style="list-style-type: none"> (a) a building or other structure; or (b) land, whether or not a building or other structure is situated on the land.

Column 1 Administrative Term	Column 2 Definition
Projection area	projection area means a part of the local government area for which the local government has carried out demand growth projection
Rear lot*	rear lot means a standard lot that has access to the street only by means of an accessway.
Secondary dwelling	secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Sensitive land use*	<p>sensitive land use means the following uses:</p> <ul style="list-style-type: none"> • Child care centre; • Community care centre; • Community residence; • Dual occupancy; • Dwelling house; • Educational establishment; • Health care services; • Hospital; • Hostel; • Multiple dwelling; • Relocatable home park; • Residential care facility; • Retirement facility; • Short-term accommodation; • Tourist park.
Sensitive use*	sensitive use means a childcare centre, place of worship, kindergarden and all educational institutions /establishments that cater for primary and secondary school age.
Service catchment	service catchment means an area serviced by an infrastructure network.
Setback	setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	<p>site, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i></p> <p>1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.</p> <p>2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</p>
Site cover	<p>site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <p>(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or</p> <p>(b) a basement that is completely below ground level and used for car parking;</p>

Column 1 Administrative Term	Column 2 Definition
	or (c) the eaves of a building; or (d) a sun shade.
Storey	storey — (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes— (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	temporary use means a use that— (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures. .
Ultimate development	ultimate development , for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Urban purposes*	urban purposes means for the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Walkable catchment*	walkable catchment means within 400 to 800 metres walking distance of a destination.
Water netserv plan	water netserv plan means a plan adopted by an SEQ service provider, as defined in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> , under section 99BJ of that Act.

SC1.3 Industry thresholds

- (a) The industry thresholds listed below are to be used in conjunction with the defined uses listed in SC 1.1.2 – low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.3–1 - Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact	(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres,

Column 1 Use	Column 2 Additional examples include
industry	<p>suspension or air conditioning, not including spray painting</p> <p>(2) Repairing and servicing lawn mowers and outboard engines</p> <p>(3) Fitting and turning workshop</p> <p>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting</p> <p>(5) Assembling wood products not involving cutting, routing, sanding or spray painting</p> <p>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components</p>
Medium impact industry	<p>(1) Metal foundry producing less than 10 tonnes of metal castings per annum</p> <p>(2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum</p> <p>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safe Act 2011</i></p> <p>(4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum</p> <p>(5) Enamelling workshop using less than 15,000 litres of enamel per annum</p> <p>(6) Galvanising works using less than 100 tonnes of zinc per annum</p> <p>(7) Anodising or electroplating workshop where tank area is less than 400 square metres</p> <p>(8) Powder coating workshop using less than 500 tonnes of coating per annum</p> <p>(9) Spray painting workshop (including spray painting vehicles, plant equipment or boats) using less than 20,000 litres of paint per annum</p> <p>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</p> <p>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</p> <p>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages, or pet food, less than 200 tonnes per annum</p> <p>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum</p> <p>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</p> <p>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum</p> <p>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum</p> <p>(17) Recycling and reprocessing batteries</p> <p>(18) Repairing or maintaining boats</p> <p>(19) Manufacturing substrate for mushroom growing</p> <p>(20) Manufacturing or processing plaster, producing less than 5,000 tonnes per annum</p> <p>(21) Recycling or reprocessing tyres including retreading</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery</p> <p>(23) Transport depot, distribution centre, contractors depot and storage yard</p> <p>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-</p>

Column 1 Use	Column 2 Additional examples include
	<p>reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(25)Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum</p> <p>(26)Reconditioning metal or plastic drums</p> <p>(27)Glass fibre manufacture less than 200 tonnes per annum</p> <p>(28)Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
High impact industry	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</p> <p>(2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum</p> <p>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes</p> <p>(4) Scrap metal yard including a fragmentise</p> <p>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods greater than 200 tonnes per annum</p> <p>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</p> <p>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum</p> <p>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</p> <p>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum</p> <p>(10)Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum</p> <p>(11)Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum</p> <p>(12)Enamelling workshop using 15,000 litres or greater of enamel per annum</p> <p>(13)Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(14)Anodising or electroplating workshop where tank area is 400m square metres or greater</p> <p>(15)Powder coating workshop using 500 tonnes or greater of coating per annum</p> <p>(16)Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</p> <p>(17)Concrete batching and producing concrete products</p> <p>(18)Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</p> <p>(19)Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</p> <p>(20)Manufacturing fibreglass pools, tanks and boats</p> <p>(21)Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(22)Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum</p>

Column 1 Use	Column 2 Additional examples include
	<p>(23)Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre</p> <p>(24)Abattoir</p> <p>(25)Recycling chemicals, oils or solvents</p> <p>(26)Waste disposal facility (other than waste incinerator)</p> <p>(27)Recycling, storing or reprocessing regulated waste</p> <p>(28)Manufacturing batteries</p> <p>(29)Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</p> <p>(30)Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(31)Crematoria</p> <p>(32)Glass fibre manufacturing producing 200 tonnes or greater per annum</p> <p>(33)Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing</p> <p>(2) Producing, refining or processing gas or fuel gas</p> <p>(3) Distilling alcohol in works producing greater than 2,500 litres per annum</p> <p>(4) Power station</p> <p>(5) Producing, quenching, cutting, crushing or grading coke</p> <p>(6) Waste incinerator</p> <p>(7) Sugar milling or refining</p> <p>(8) Pulp or paper manufacturing</p> <p>(9) Tobacco processing</p> <p>(10)Tannery or works for curing animal skins, hides or finishing leather</p> <p>(11)Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</p> <p>(12)Rendering plant</p> <p>(13)Manufacturing chemicals, poisons and explosives</p> <p>(14)Manufacturing fertilisers involving ammonia</p> <p>(15)Manufacturing polyvinyl chloride plastic.</p>

Schedule 2 Mapping

SC2.1 Map index

The table(s) below list any strategic framework, zoning and overlay maps applicable to the planning scheme area.

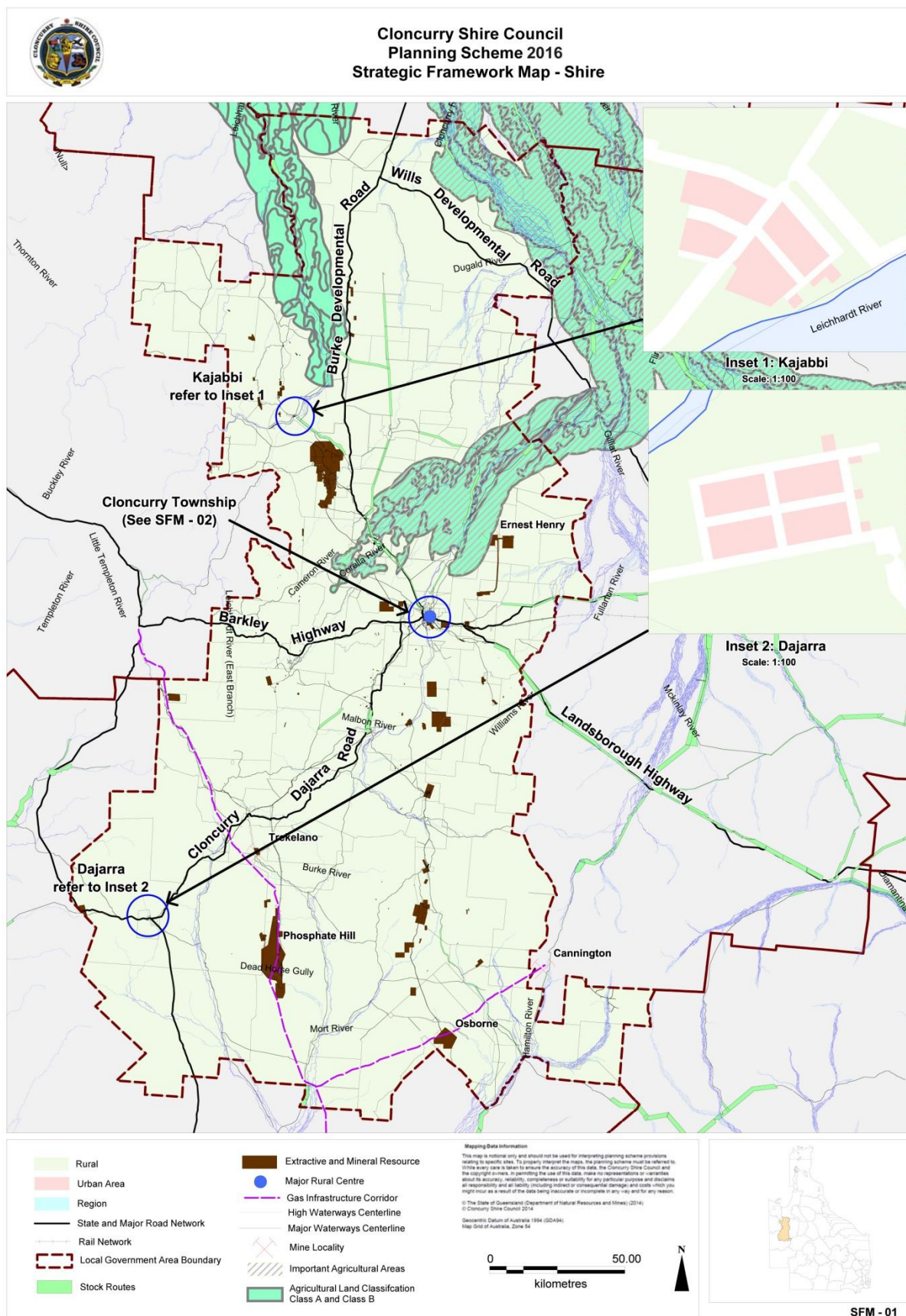
Editor's Note – Mapping for the LGIP is contained in schedule 3 of the planning scheme.

Table SC2.1.1—Map index

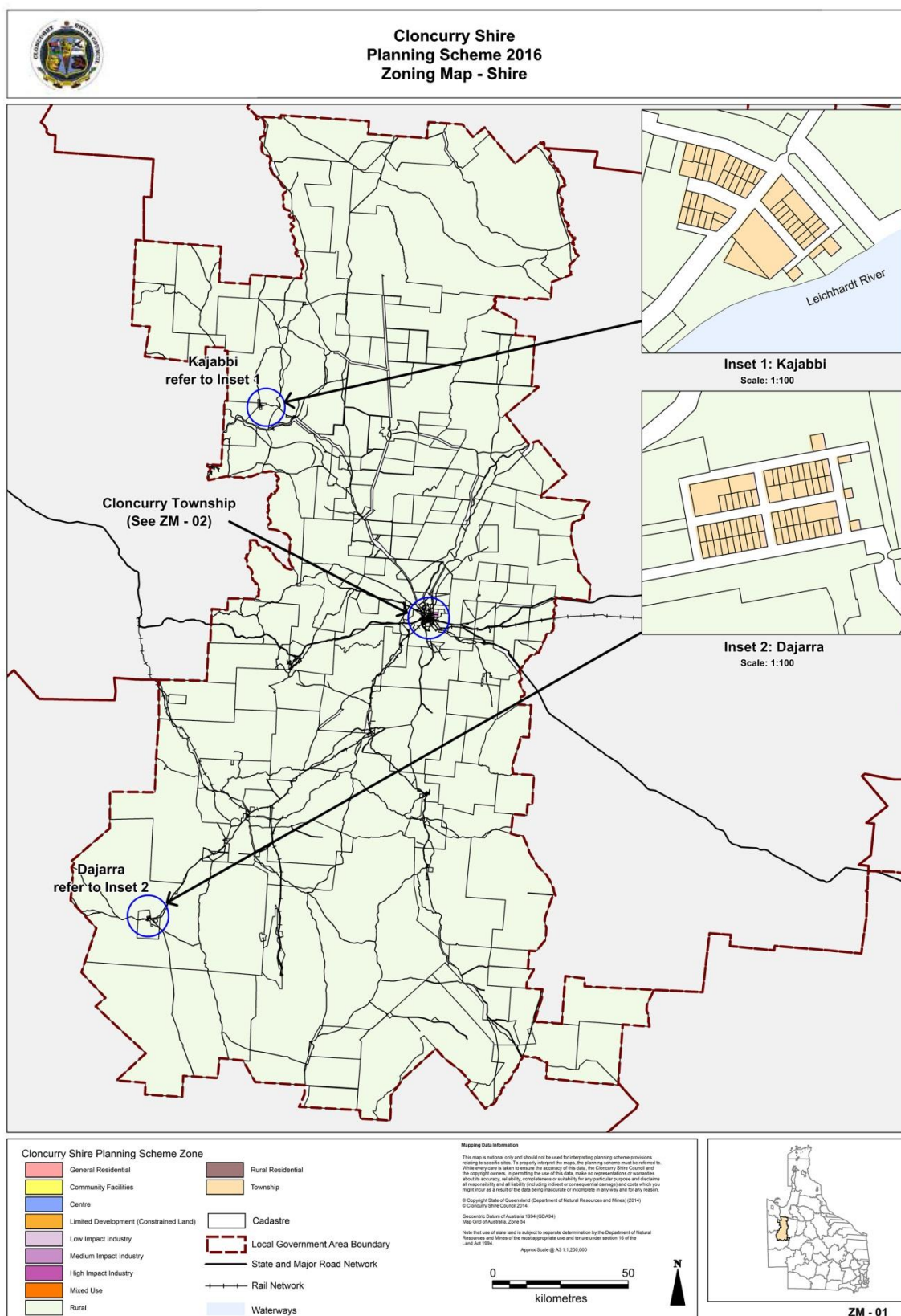
Map number	Map title	Gazettal date
Strategic framework maps		
SFM-01	Strategic Framework Map - Shire	
SFM-02	Strategic Framework Map - Cloncurry Township	
Zone maps		
ZM-01	Zoning Map - Shire	
ZM-02	Zoning Map - Cloncurry Township	
Local plan maps		
There are no local plan maps for this planning scheme	-	
Overlay maps		
OM-01	Airport environs overlay map	
OM-02	Heritage overlay map	
OM-03	Flood Hazard Overlay Map – Shire (QRA Interim Flood Level Assessment)	
OM-3A	Flood Hazard Overlay Map – Shire (QRA Interim Flood Level Assessment) – Kajabbi	
OM-3B	Flood Hazard Overlay Map – Shire (QRA Interim Flood Level Assessment) - Dajarra	
OM-04	Flood Hazard Overlay Map - Cloncurry Township	
OM-05	Waterway Corridors, Wetlands and Biodiversity Overlay Map – Shire	

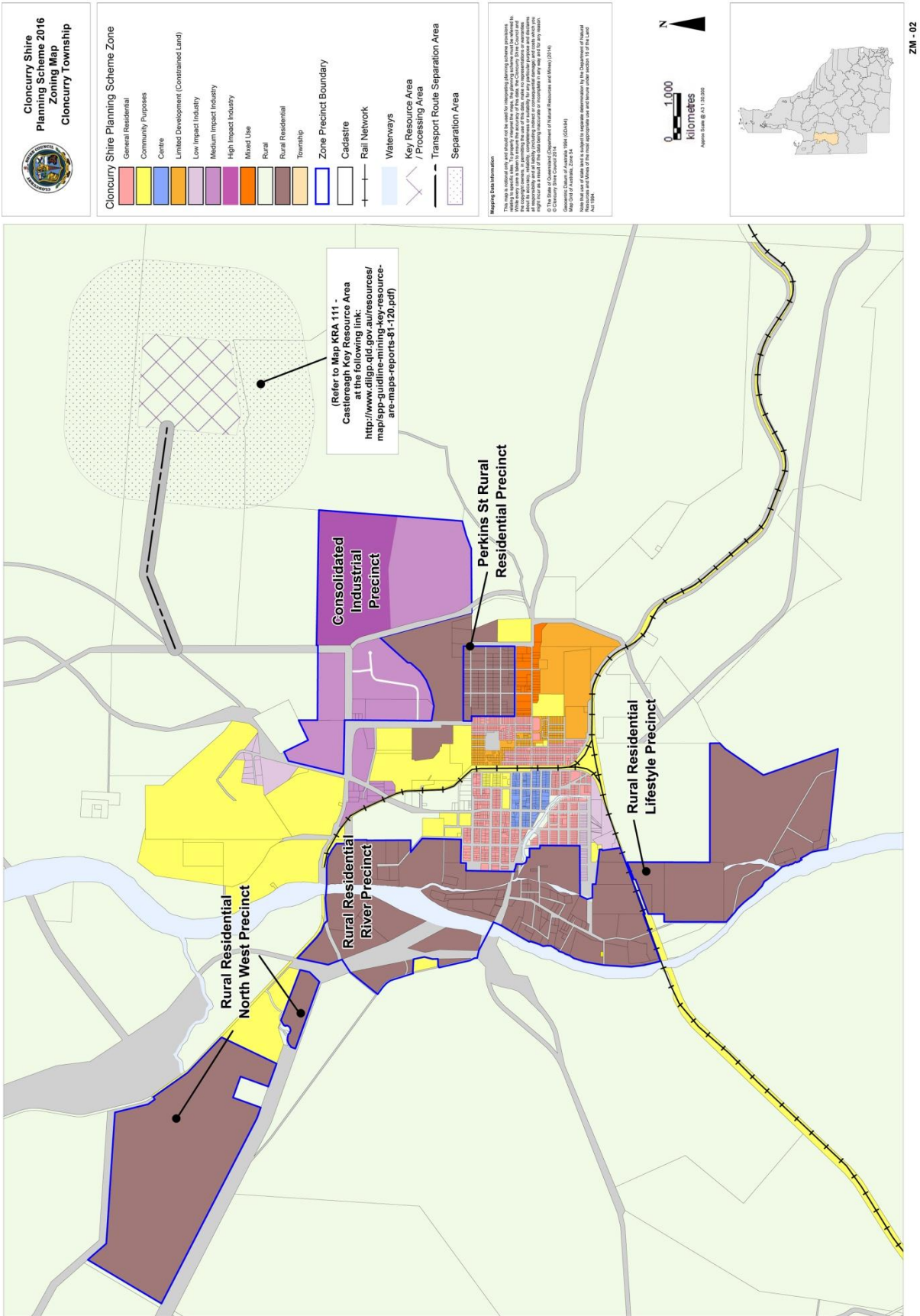
Map number	Map title	Gazettal date
OM-06	Waterway Corridors, Wetlands and Biodiversity Overlay Map – Township	
OM-07	Bushfire Hazard Overlay Map – Shire	
OM-08	Bushfire Hazard Overlay Map – Cloncurry Township	
OM-09	Transport Noise Corridors Overlay Map	
Other plan maps		
There are no other plans maps for this planning scheme	-	

SC2.2 Strategic framework maps

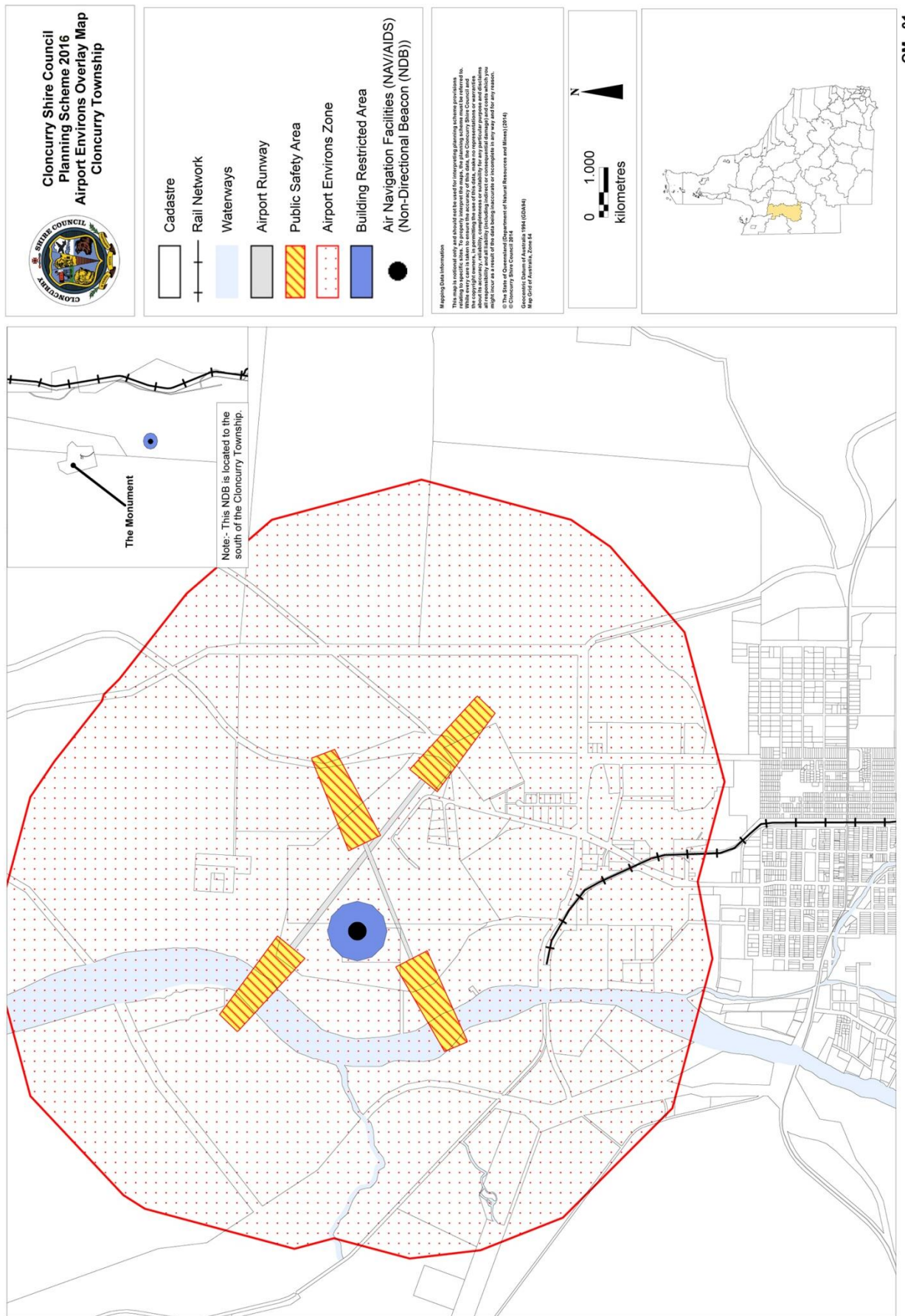


SC2.3 Zone maps



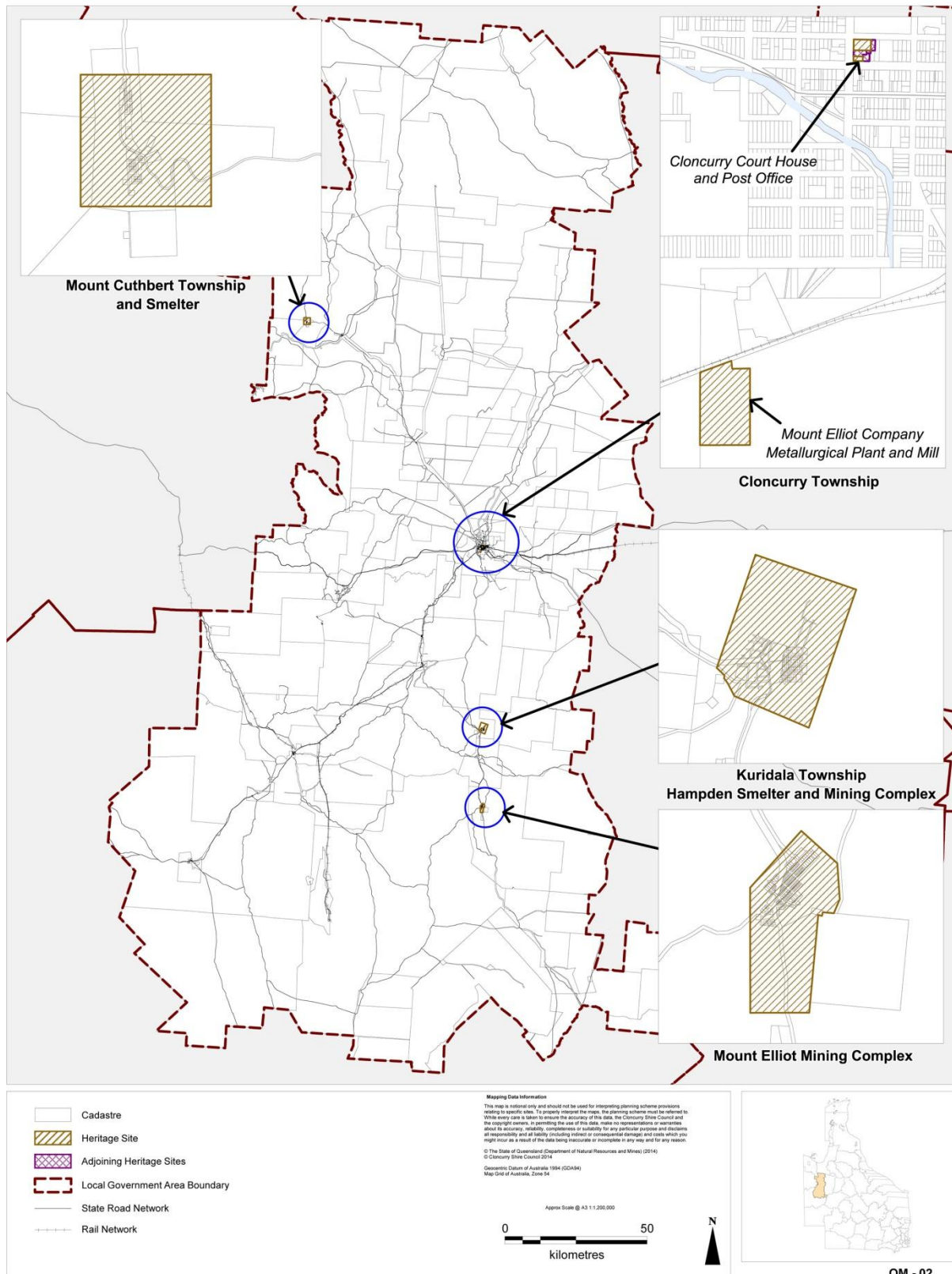


SC2.4 Overlay maps



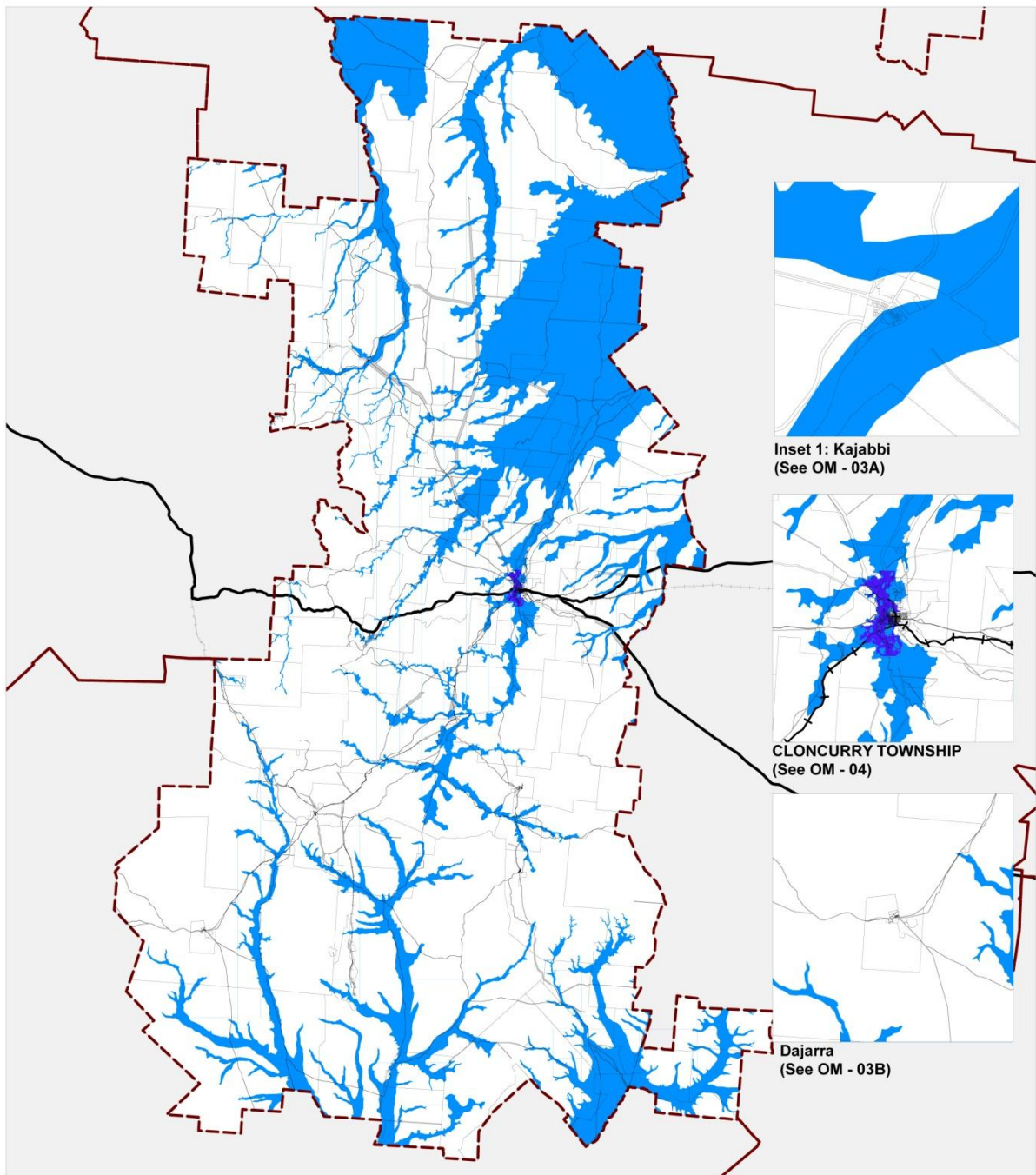


Cloncurry Shire Planning Scheme 2016 Heritage Overlay Map





**Cloncurry Shire Council
Planning Scheme 2016
Flood Hazard Overlay Map - Shire
(QRA Interim Flood Level Assessment)**



**Inset 1: Kajabbi
(See OM - 03A)**

**CLONCURRY TOWNSHIP
(See OM - 04)**

**Dajarra
(See OM - 03B)**

- Cadastre
- Rail Network
- Local Government Area Boundary
- AEP 1 Percent
- AEP 0.2 Percent
- Interim Flood Plain Assessment

Note: - This flooding data is the Queensland Reconstruction Authority (QRA) modelling for the State of Queensland. All Applicants must satisfy all relevant local flooding constraints as outlined within the Cloncurry Shire Planning Scheme 2016.
Refer to:
<http://dnrm-floodcheck.esriaustraliaonline.com.au/floodcheck/> for up-to-date information and to verify property-specific details.

Mapping Data Information
Spatial Reference: MGA Zone 54 (GDA 94) (EPSG: 28354)
Flood Hazard 1:1 and 1:2 Product AEP: Cloncurry Reference: 2014 Water and Environment Pty Ltd
Flood Hazard Mapping - Cloncurry Final Report (Bundle 1) (2013)

This map is a technical drawing and should not be used for engineering planning scheme purposes relating to specific sites. To properly interpret the map, the planning scheme must be referred to. While every care is taken to ensure the accuracy of this map, the Cloncurry Shire Council and the copyright owners, in permitting the use of this map, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including indirect or consequential damages) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

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© 2014 Water and Environment Pty Ltd (2013)

0 50.00
kilometres



OM - 03



**Cloncurry Shire Council
Planning Scheme 2016
Flood Hazard Overlay Map - Kajabbi
(QRA Interim Flood Level Assessment)**



Note: - This flooding data is the Queensland Reconstruction Authority (QRA) modelling for the State of Queensland. All Applicants must satisfy all relevant local flooding constraints as outlined within the Cloncurry Shire Planning Scheme 2016.
Refer to:
<http://idnm-floodcheck.esriaustraliaonline.com.au/floodcheck/> for up-to-date information and to verify property-specific details.

Mapping Data Information

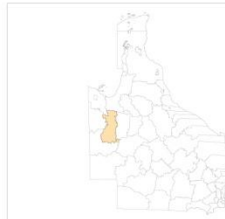
Spatial Reference: MGA Zone 54 (GDA 94) (EPSG: 28054)

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kilometres



OM - 03A



**Cloncurry Shire Council
Planning Scheme 2016
Flood Hazard Overlay Map - Dajarra
(QRA Interim Flood Level Assessment)**



Note: - This flooding data is the Queensland Reconstruction Authority (QRA) modelling for the State of Queensland. All Applicants must satisfy all relevant local flooding constraints as outlined within the Cloncurry Shire Planning Scheme 2016.
Refer to:
<http://dnrm-floodcheck.esriaustraliaonline.com.au/floodcheck/> for up-to-date information and to verify property-specific details.

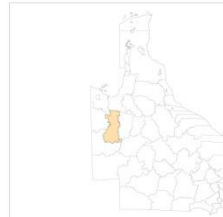
Mapping Data Information

Spatial Reference: MGA Zone 54 (GDA 94) (EPSG: 28354)

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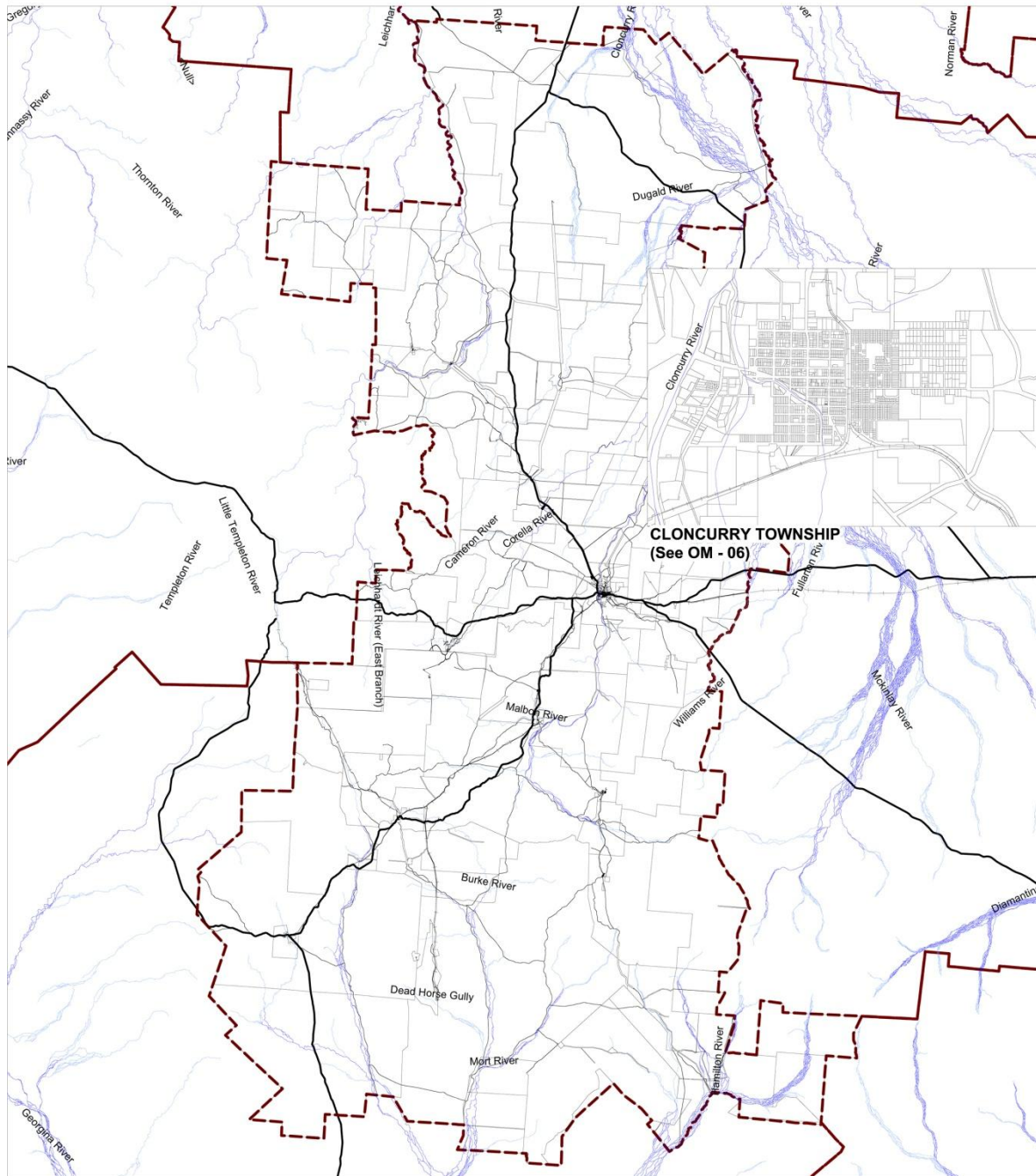
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OM - 03B



Cloncurry Shire Planning Scheme 2016 Waterway Corridors, Wetlands and Biodiversity Overlay Map - Shire



- Cadastre
- Local Government Area Boundary
- High Waterways Centerline
- Major Waterways Centerline
- State Road Network
- Rail Network

All Applicants must satisfy all relevant local waterway corridors, wetlands and biodiversity constraints as outlined within the Cloncurry Shire Planning Scheme 2016.

Mapping Data Information

This map is a national map and should not be used for interpreting planning scheme provisions relating to specific sites. To properly interpret the maps, the planning scheme must be referred to. While every care is taken to ensure the accuracy of the map, the Cloncurry Shire Council and the copyright owners, in providing the use of this data, make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

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Geospatial Data of Australia 1994 (GDA94)
Map Grid of Australia, Zone 54

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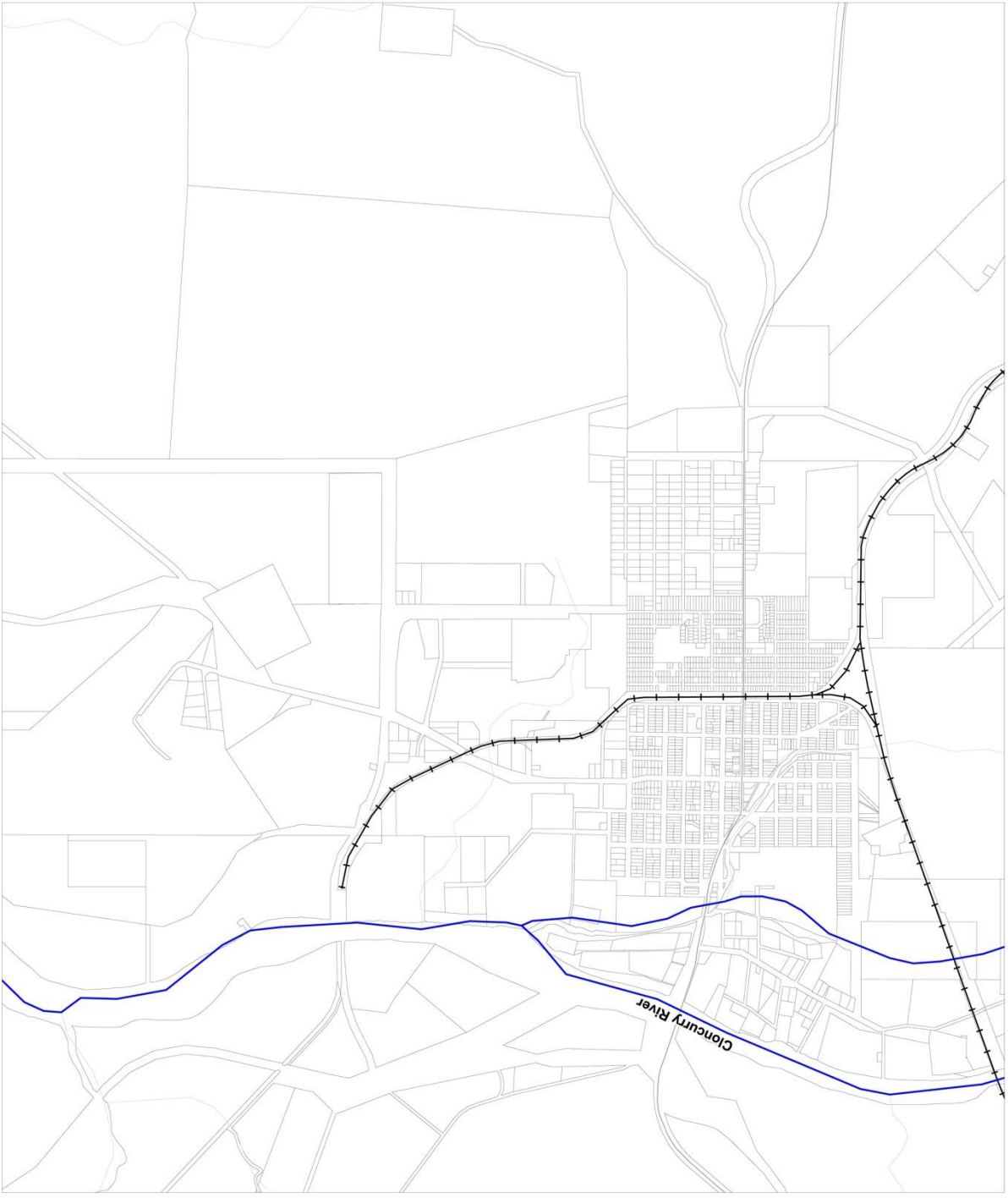



Matters of State Environmental Significance (MSES)

For the purposes of Development Assessment refer to <http://spp.dsdp.esriaustralia.online.com.au/geoviewer/map/da>. Any land identified on the mapping in the above link, as MSES-Protected Areas and/or MSES-Wildlife Habitat, is captured by the Waterway Corridors, Wetland and Biodiversity Overlay.



OM - 05





Cloncurry Shire
Planning Scheme 2016
Waterway Corridors, Wetlands
and Biodiversity Overlay Map
Cloncurry Township

Cadastre

—

Rail Network

—+—

Minor Waterways

—

Major Waterways

—

Matters of State Environmental Significance (MSES)

For the purpose of Development Applications, the following link provides access to the MSES database: disps.eastaustralia.com.au/development/mse. Any land use or development must be consistent with the MSES database and the above link, as MSES-Protected Areas and/or MSES-Wetlands are included in the MSES database. The MSES database is a key component of the Planning Scheme 2016.

Waterway Corridors, Wetlands and Biodiversity Overlay.

All Applicants must satisfy all constraints as outlined within the Planning Scheme 2016.

Mapping Data Information

This map is based on data provided by the Department of Natural Resources and Mines (DNRM) and the Department of Transport and Main Roads (TMR). The data is current as of the date of the map. The map is for informational purposes only and does not constitute a guarantee of accuracy. The map is subject to change without notice. The map is provided as a service to the community and is not intended for legal or other purposes. The map is provided as a service to the community and is not intended for legal or other purposes. The map is provided as a service to the community and is not intended for legal or other purposes.


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Cloncurry Shire Council

Map Date of Issue: 2016

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QM - 06

OM-07 - Bushfire Hazard Overlay Map – Shire



This overlay applies to all self-assessable and assessable development prescribed by a level of assessment table in a zone, overlay and/or local plan and involving land within a bushfire hazard area (bushfire prone area) within the Bushfire hazard overlay as identified on the SPP Map, which can be found at the following link: <http://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/da>

OM-08 - Bushfire Hazard Overlay Map – Cloncurry Township

This overlay applies to all self-assessable and assessable development prescribed by a level of assessment table in a zone, overlay and/or local plan and involving land within a bushfire hazard area (bushfire prone area) within the Bushfire hazard overlay as identified on the SPP Map, which can be found at the following link: <http://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/da>

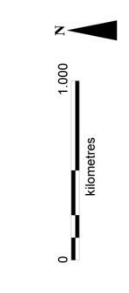



Cloncurry Shire Council
 Planning and Development
State Transport Noise Corridors
 Overlay Map
 Cloncurry Township

Transport Noise Corridors
 **Transport Noise Corridor 100m Buffer**
 **Cadastre**

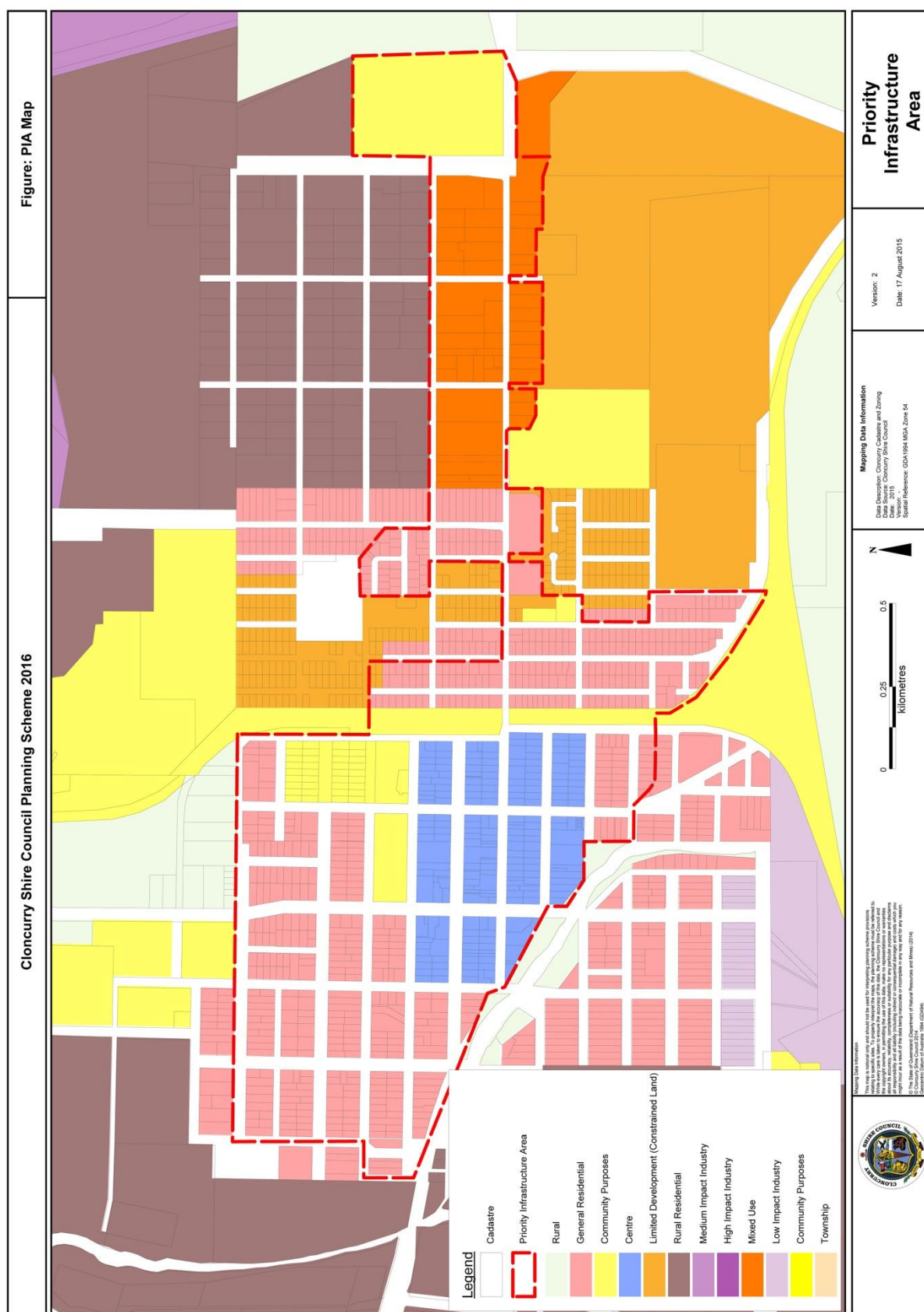
Note: Transport noise corridors overlays map-OM-09, showing the land designated under the Building Act 1975 Chapter 8B and referred to in the QDC MP4.4.
 Editor's Note: This overlay is provided for information purposes only and does not regulate development under the planning scheme.

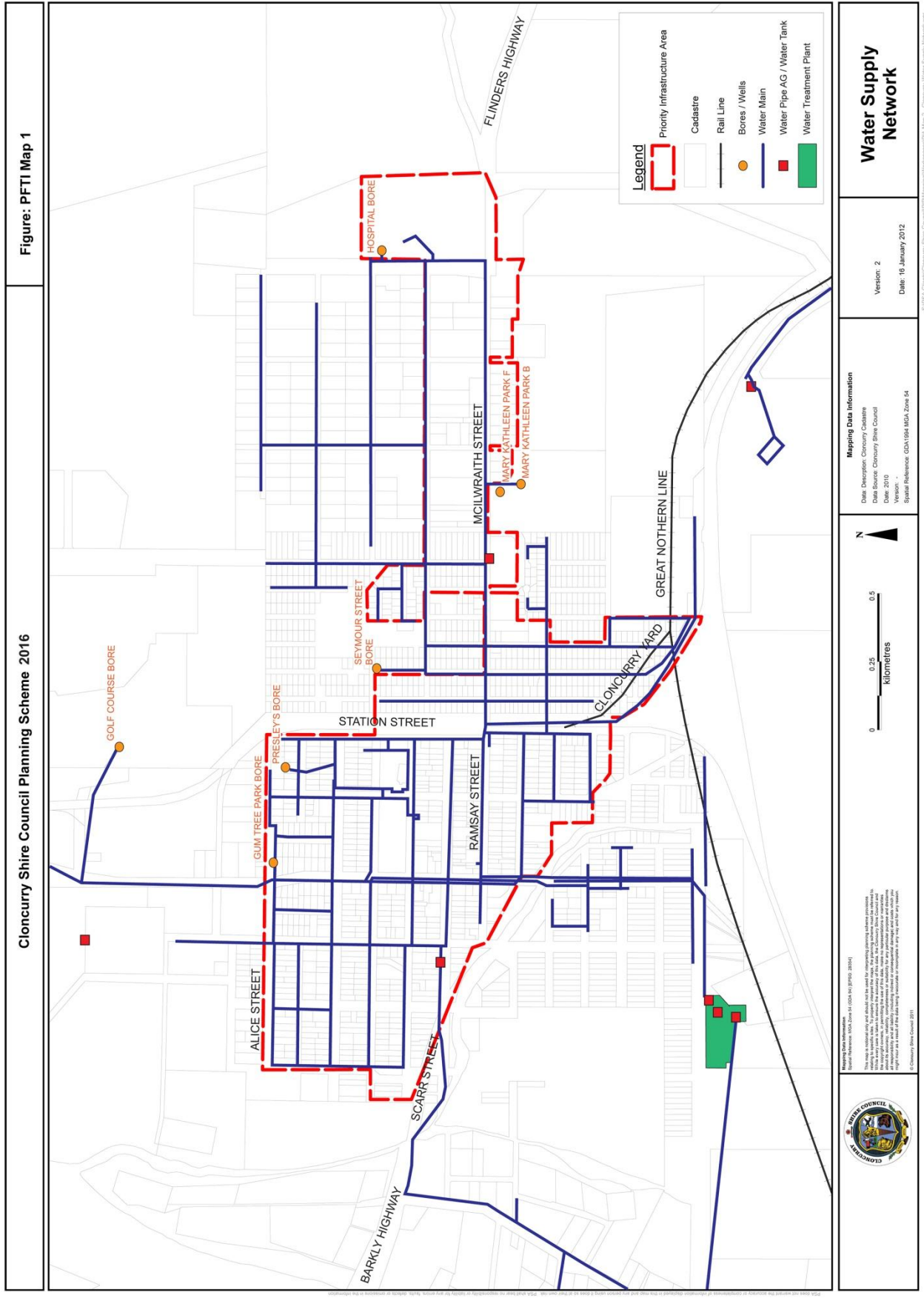
Map Data Information
 Spatial Reference: MGA Zone 54 (GDA 94) (EPSG: 2054)
 This map is intended only and should not be used for engineering planning scheme provisions. While every care is taken to ensure the accuracy of the data, the Cloncurry Shire Council and its officers do not accept any liability for any errors or omissions. The Cloncurry Shire Council and its officers do not accept any liability for any errors or omissions. The Cloncurry Shire Council and its officers do not accept any liability for any errors or omissions. The Cloncurry Shire Council and its officers do not accept any liability for any errors or omissions.

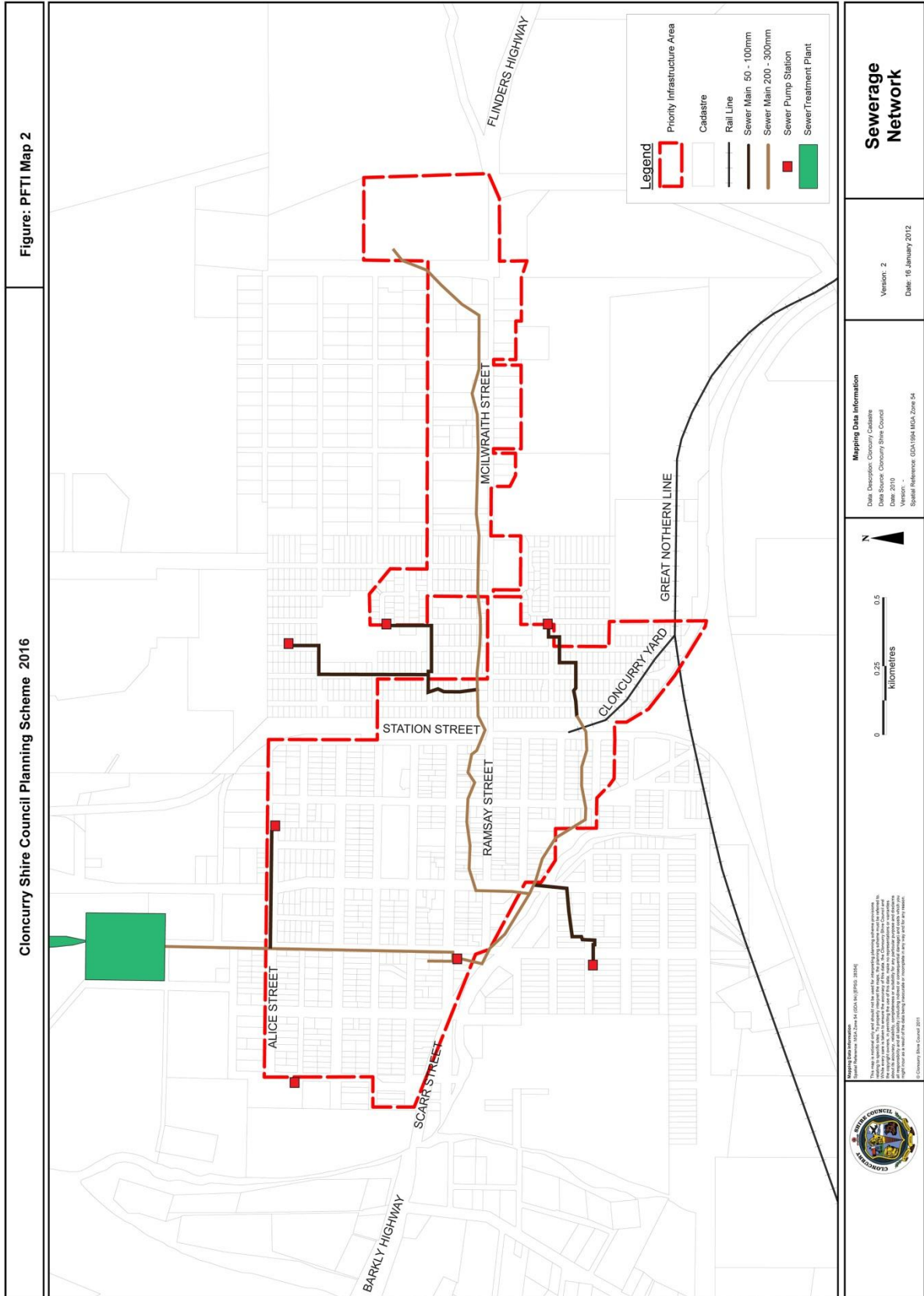


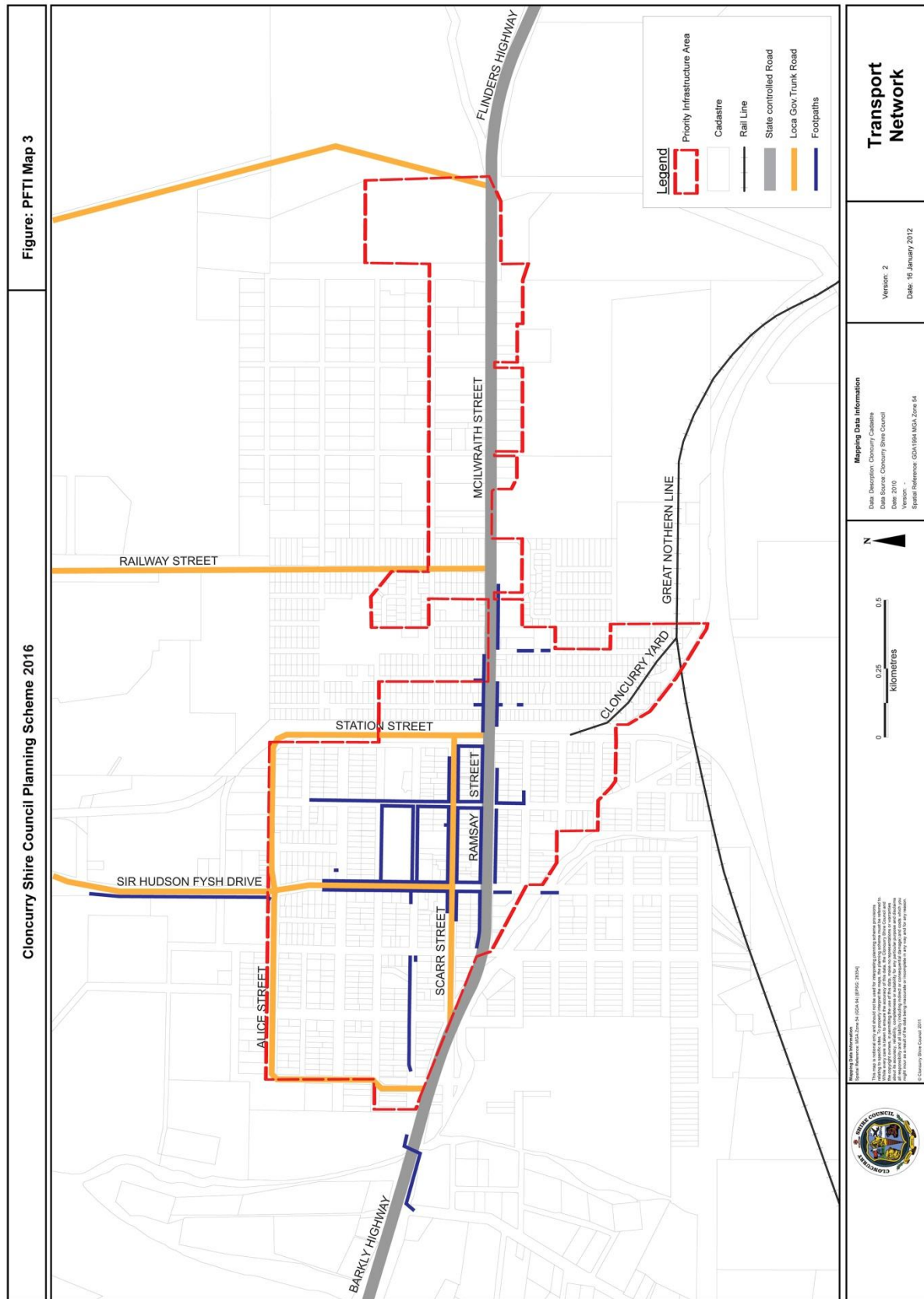
OM-09

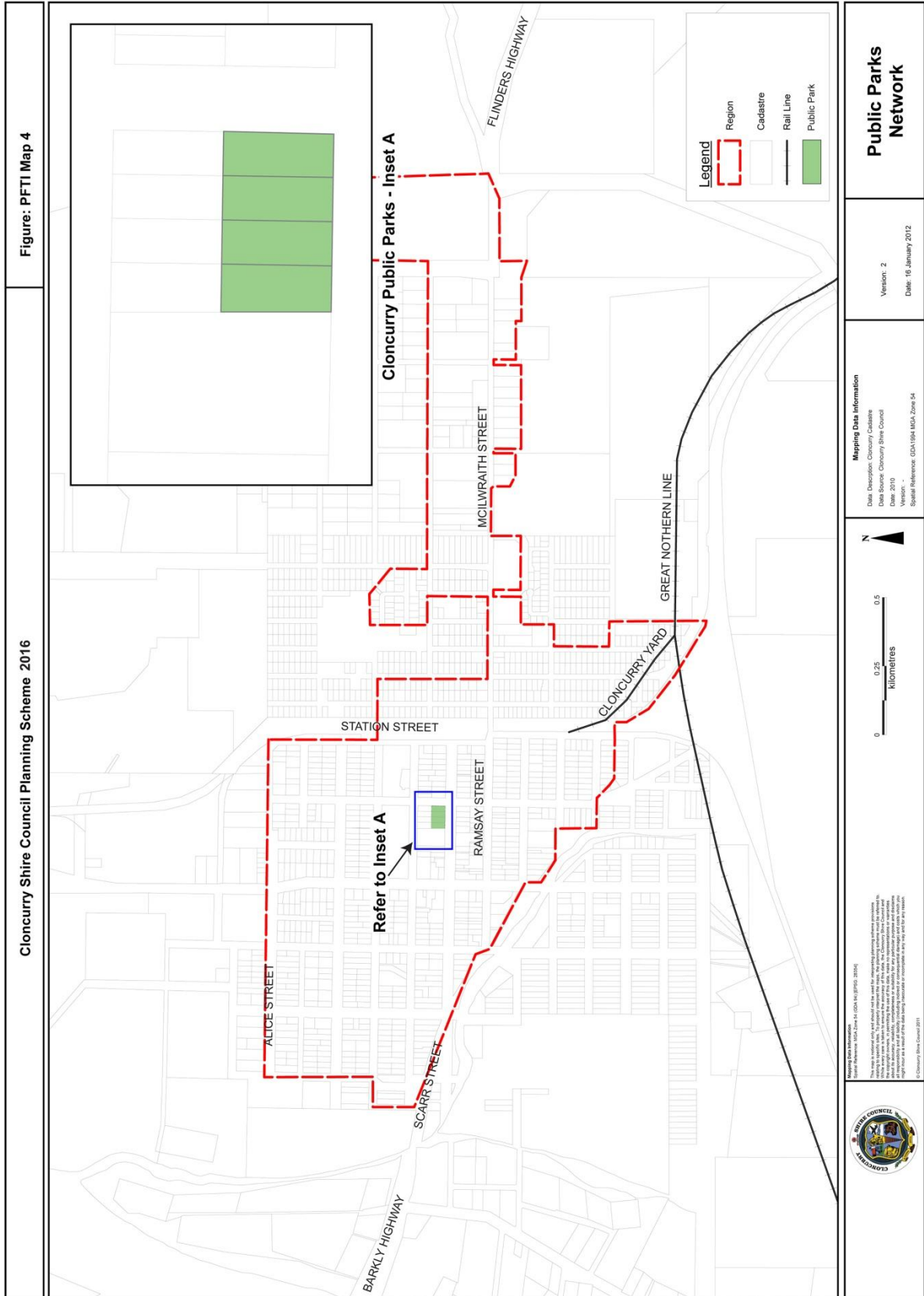
Schedule 3 Local government infrastructure plan mapping and support material











Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note – This schedule must include details of:

- development approvals that are substantially inconsistent with the planning scheme;
- variation approvals;
- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development .

SC4.2 Notation of resolutions(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
< >	<2 nd November 2011	<Adopted Infrastructure Charges Resolution (No1)2011.	< Cloncurry Shire Council Ph: 4742 4100 Street address: 38-46 Daintree Street, Cloncurry All mail to: PO Box 3, Cloncurry Q 4824
	7 th August 2012	Adopted Infrastructure Charges Resolution (No1)2012	@: council@cloncurry.qld.gov.au >

Editor's note – this schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act..

SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1—Notation of registrations made under section 267 of the Act

Date of registration of the premises	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

Schedule 5 Designation of premises for development

Note : There is no land designated for community infrastructure in the local government area.

Table SC 5.0—Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
<insert details>	<insert details>	<insert details>	<insert details>

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1—Planning scheme policy index

Planning Scheme Policy Number	Name
Planning Scheme Policy 1	Development Application Requirements
Planning Scheme Policy 2	Identified cultural & heritage features or natural features or resources
Planning Scheme Policy 3	Operational Work and Services

SC6.2 Planning Scheme Policy 1 –Development Application Requirements

SC6.2.1 Introduction

- (1) Short Title -The planning scheme policy may be cited as PSP No 1. – Development Application Requirements.
- (2) Commencement - The planning scheme policy commences on 15 February 2016.

SC6.2.1.1 Purpose of the Planning Scheme Policy

- (1) The purpose of the planning scheme policy is to set out the requirements for the preparation of development applications made to Cloncurry Shire Council under the Sustainable Planning Act 2009 (the Act).

SC6.2.1.2 Authorised Legislation

- (2) The planning scheme policy is made under Chapter3 Part 4 and Part 5 of the Act.

SC6.2.1.3 Relationship to the Planning Scheme

- (3) The planning scheme is to be read in conjunction with the assessment provisions specified in the Cloncurry Shire Planning Scheme 2016.

SC6.2.1.4 Definitions

- (4) Terms used in this planning scheme policy are defined in Schedule 1 - Definitions.

SC6.2.1.5 Interpretation of the planning scheme policy

- (5) A term used in the planning scheme policy which is not defined in Schedule 1 - Definitions is to be interpreted in accordance with Part 1.3 of the Cloncurry Shire Planning Scheme 2016.

SC6.2.2 All Development Applications

- (1) All development applications must be 'properly made' in accordance with Section 261 of the Act and its Regulations. For a development application to be 'properly made' it must be accompanied by:
 - (a) the relevant IDAS Form(s);
 - (b) any supporting information nominated as mandatory on the relevant IDAS forms;

- (c) any relevant application fee set out by Cloncurry Shire Council for administering the application; and
- (d) owners consent if required under Section 263 of the Act.

SC6.2.3 Mandatory Requirements for Material Change of Use Application

- (1) In accordance with Section 260 (1)(c) of the Act and IDAS Form 5 all development applications for a Material Change of Use must be accompanied by:
 - (a) a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following information:
 - (i) the location and site area of the land to which the application relates;
 - (ii) the north point;
 - (iii) the boundaries of the relevant land;
 - (iv) any road frontages of the relevant land, including the name of the road;
 - (v) the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans – an existing site plan and a proposed site plan – may be appropriate);
 - (vi) any existing or proposed easements on the relevant land and their function;
 - (vii) the location and use of buildings on land adjoining the relevant land;
 - (viii) all vehicle access points and any existing or proposed car parking areas on the relevant land (car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked);
 - (ix) for any new building on the relevant land, the location of refuse storage;
 - (x) the location of any proposed retaining walls on the relevant land and their height;
 - (xi) the location of any proposed landscaping on the relevant land; and
 - (xii) the location of any stormwater detention on the relevant land.
 - (b) a statement about how the proposed development addresses the Local Government's planning scheme and any other planning documents relevant to the application;
 - (c) a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage, etc);
 - (d) information that states the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings;
 - (e) information that states the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses);
 - (f) where the application involves the re-use of an existing building(s) provide plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the building(s) to be reused;
 - (g) where the application involves new building work (including extensions) provide:
 - (i) floor plans drawn to scale (1:50, 1:100 or 1:200 are the recommended scales) which show the following:
 - (A) the north point;
 - (B) the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only);
 - (C) the internal floor - room layout (for residential development only) with all rooms clearly labelled;
 - (D) the existing and the proposed built form (for extensions only); and
 - (E) the gross floor area of each proposed floor area.
 - (ii) elevations drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation);
 - (iii) plans showing the size, location and proposed site cover, maximum number of storeys, and maximum height above natural ground level of all new buildings;

- (h) where the application involves the re-use of other existing works, provide plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused; and
- (i) where the application involves new operational work provide plans showing the nature, location, number of new on-site car parking bays, confirmed proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works.

SC6.2.4 Mandatory Requirements for Operational Works Applications

- (1) In accordance with the Sustainable Planning Act 2009 Section 260 (1)(c) and IDAS Form 6 all development applications for Operational Works Assessable against the Cloncurry Shire Planning Scheme must be accompanied by:
 - (a) all applications for operational works to provide:
 - (i) site plans drawn to scale which show:
 - (A) The location and site area of the land to which the application relates (relevant land);
 - (B) The north point;
 - (C) The boundaries of the relevant land;
 - (D) The allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots);
 - (E) Any existing or proposed easement on the relevant land and their function;
 - (F) Any access limitation strips; and
 - (G) All existing and proposed roads and access points on the relevant land.
 - (ii) a statement about how the proposed development addresses the Cloncurry Shire Planning Scheme and any other planning documents relevant to this application.
 - (b) all applications for operational works involving earthworks (filling and excavation) provide drawings showing:
 - (i) existing and proposed contours;
 - (ii) areas to be cut and filled;
 - (iii) the location and level of any permanent survey marks or reference stations used as data for the works;
 - (iv) the location of any proposed retaining walls on the relevant land and their height;
 - (v) the defined floor level (if applicable); and
 - (vi) the defined fill level (if applicable).
 - (c) all applications for operational works involving roadworks to provide drawings showing:
 - (i) existing and proposed contours;
 - (ii) the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points;
 - (iii) information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable);
 - (iv) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to the centreline);
 - (v) edge of pavement where kerb is not constructed;
 - (vi) position and extent of channelisation;
 - (vii) location and details of all traffic signs, guideposts, guardrail and other street furniture;
 - (viii) pavement markings including details on raised pavement markers;
 - (ix) catchpit, manhole and pipeline locations;
 - (x) drainage details (if applicable);
 - (xi) cross road drainage culverts (if applicable);

- (xii) concrete footpaths and cycle paths;
- (xiii) location and details for access points, ramps and invert crossings; and
- (xiv) changes in surfacing material.
- (d) all applications for operational works involving stormwater drainage to provide drawings showing:
 - (i) existing and proposed contours;
 - (ii) drainage locations, diameters and class of pipe, open drains and easements;
 - (iii) manhole location, chainage and offset or co-ordinates and inlet and outlet invert levels; and
 - (iv) inlet pit locations, chainage and offset or co-ordinates and invert and kerb levels.
- (e) all applications for operational involving water reticulation to provide drawings showing:
 - (i) kerb lines or edge of pavement where kerb is not constructed;
 - (ii) location and levels of other utility services where affected by water reticulation works;
 - (iii) pipe diameter, type of pipe and pipe alignment;
 - (iv) water main alignments;
 - (v) water supply pump station details (if applicable);
 - (vi) minor reservoir details (if applicable);
 - (vii) conduits;
 - (viii) location of valves and fire hydrants;
 - (ix) location of house connections (if applicable); and
 - (x) location of bench marks and reference pegs.
- (f) all applications for operational works involving wastewater reticulation to provide drawings showing:
 - (i) location of all existing and proposed services;
 - (ii) location of all existing and proposed sewer lines and manhole locations;
 - (iii) location of all house connection branches;
 - (iv) kerb lines or edge of pavement where kerb is not constructed;
 - (v) chainages;
 - (vi) design sewer invert levels;
 - (vii) design top of manhole levels;
 - (viii) type of manhole and manhole cover;
 - (ix) pipe diameter, type of pipe and pipe alignment;
 - (x) location of house connections (if applicable); and
 - (xi) sewer pump station details (if applicable).
- (g) all applications for operational works involving street lighting to provide drawings showing:
 - (i) location of all light poles and service conduits;
 - (ii) location of all other cross road conduits;
 - (iii) type and wattage of lighting;
 - (iv) any traffic calming devices;
 - (v) additional plans for roundabouts and major roads (if applicable);
 - (vi) details of any variations to normal alignment; and
 - (vii) details of lighting levels.
- (h) all applications for operational works involving public utility services to provide drawings showing:
 - (i) any existing light poles and power poles;
 - (ii) any existing underground services;
 - (iii) details of proposed services; and
 - (iv) alteration to existing services.
- (i) all applications for operational works involving landscape works to provide drawings showing:
 - (i) the location of proposed plant species;
 - (ii) a plant schedule indicating common and botanical names, pot sizes and numbers of plants;

- (iii) planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge;
- (iv) the location and type of any existing trees to be retained;
- (v) construction details of planter boxes, retaining walls and fences;
- (vi) the proposed maintenance period; and
- (vii) irrigation system details.

SC6.2.5 Mandatory Requirements for Reconfiguring a Lot Applications

- (1) In accordance with the Sustainable Planning Act 2009 Section 260 (1)(c) and IDAS Form 7 all development applications for Reconfiguring a Lot assessable against the Cloncurry Shire Planning Scheme must be accompanied by:
 - (a) site plans drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:
 - (i) the location and site area of the land to which the application relates (relevant land);
 - (ii) the north point;
 - (iii) the boundaries of the relevant land;
 - (iv) any road frontages of the relevant land, including the name of the road;
 - (v) the contours and natural ground levels of the relevant land;
 - (vi) the location of any existing buildings or structures on the relevant land;
 - (vii) the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots);
 - (viii) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a Q100 flood event;
 - (ix) any existing or proposed easements on the relevant land and their function;
 - (x) all existing and proposed roads and access points on the relevant land;
 - (xi) any existing or proposed car parking areas on the relevant land;
 - (xii) the location of any proposed retaining walls on the relevant land and their height;
 - (xiii) the location of any stormwater detention on the relevant land;
 - (xiv) the location and dimension of any land dedicated for community purposes;
 - (xv) the final intended use of any new lots.
 - (xvi) a statement about how the proposed development addresses the Local Government's planning scheme and any other planning documents relevant to the application.
- (2) In addition to the mandatory requirements in (1) above, addition providing additional information can assist in Council assessment of the application and contribute to a timely decision, including:
 - (a) in the case of a subdivision by lease, the three(3)copies of the relevant agreement, dealing or instrument executed by the parties concerned are to be submitted with the application together with two additional copies of the plans incorporated in the agreement, dealing or instrument. The plans are to show the boundaries of the subdivision in relation to the whole of the allotment and are to be in a form acceptable to the Registrar of Titles;
 - (b) the Reconfiguring a Lot Code in Part 9.4.8 of the planning scheme classifies lot re-configurations according to the degree of complexity, construction works involved and the possible impact on the environment. The lot reconfiguration classification should be determined, in consultation with Council officers, prior to the lodgement of the development application because the degree of detail required with the application will be dependent on its classification; and
 - (c) where staging is proposed, applicants should consider initially applying for a Staged reconfiguring a lot development application that is seeking a development permit for stage1 and a 'preliminary approval'for the balance of the stages.This enables the Council to grant a preliminary approval for the conceptual layout of the entire development and formulate applicable relevant and reasonable conditions appropriate to staging of the overall development. It should be noted that the subsequent permit applications for each stage must comply with the requirements applicable at the time of determination.

- (3) As a site inspection(s) will be carried out, it is important that the proposed lots are readily identifiable in the field as follows:
 - (a) in the case of lot reconfigurations involving the opening of a new road, the centre-line of the proposed road should be staked at 20m intervals or less with appropriate markings to identify proposed intersections and cul-de-sac heads; and
 - (b) in all cases, proposed open space and drainage reserves should be readily identifiable (e.g. by being staked).
- (4) Operational works that are to become the property of Council will not be accepted by Council unless they are carried out by suitably qualified consultants and contractors.

SC6.2.6 Additional Information Required by Development and Overlay Codes

- (1) Table 6.1.6:1 sets out additional information requirements triggered by specific codes:

Table 6.2.6:1 – Additional information required by Development and Overlay Codes

Code	Information Required
Bushfire Hazard Overlay Code	<ol style="list-style-type: none"> (1) A site-specific bushfire hazard management plan (BHMP) may be required. A BHMP should be prepared by a suitably qualified professional with appropriate technical expertise in the identification and mitigation of bushfire hazard (e.g. BPAD Accredited Practitioner) and be in accordance with the following guidelines: <ol style="list-style-type: none"> (a) An assessment of the nature and severity of the bushfire affecting the site. The key factors to be considered are vegetation type, slope and aspect. The assessment should also address other site specific factors that are important in devising suitable bushfire mitigation strategies. These factors could include matters such as: likely direction of bushfire attack, environmental values that may provide mitigation options, location of evacuation routes and/or safety zones. (b) An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities and materials to be conducted/stored on the site, numbers and types of persons likely to be present, particular warning and/or evacuation requirements. (c) A plan for mitigating the bushfire risk identified in (a) and (b). The plan should address all of the provisions within the Bushfire hazard overlay code and recommend specific mitigation actions for the proposed development including: <ol style="list-style-type: none"> (i) Road and lot layout and land use allocations; (ii) Firebreaks and buffers; (iii) Building locations or building

Code	Information Required
	<ul style="list-style-type: none"> envelopes; (iv) Landscaping treatments; (v) Warning and evacuation procedures and routes; (vi) Fire fighting requirements including infrastructure; (vii) Any other specific measures such as external sprinkler systems and alarms; (viii) Purchaser/resident education and awareness programs; and (ix) Ongoing maintenance and response awareness programs.
Flood Hazard Overlay Code	<p>(1) A site-specific flood hazard assessment may be required. In the event that an assessment is required, it is to be carried out by a suitably qualified person in accordance with State Planning Policy – State Interest Guidance Technical Manual: <i>“An example: Terms of Reference for undertaking a flood hazard investigation”</i>.</p>
Heritage Overlay Code	<p>(1) Demonstration of compliance with performance outcome for Assessable Development will require the submission of a report prepared by suitably qualified person/s detailing:</p> <ul style="list-style-type: none"> (a) the condition of the heritage place including building(s) or other structures ; (b) those uses that could reasonably be expected to be attracted to the heritage place due to its location or the building on it; (c) works that would need to be carried out to adapt the heritage place to those uses requirements; and (d) the likely cost and feasibility of adapting or repairing the heritage place for those uses. <p>(2) Development applications must include a Heritage Impact Statement, prepared by a suitably qualified person, which addresses the following:</p> <ul style="list-style-type: none"> (a) how the heritage significant of the heritage place is to be conserved, or preferably enhanced by the proposed development; (b) what impact the proposed works will have on that significance of the heritage place; (c) what measures are proposed to mitigate any negative impacts of the proposed development; and (d) why more sympathetic solutions are not viable. <p>(3) A conservation management plan is considered to be the best mechanism for managing the conservation of a heritage place, particularly where ongoing</p>

Code	Information Required
	<p>redevelopment of the place is proposed. A Conservation Management Plan (CMP) should be prepared by a suitably qualified person. There are several guidelines on how to prepare a CMP:</p> <ul style="list-style-type: none"> (a) Heritage Council of Victoria (2010), Conservation Management Plans: Managing Heritage Place; and (b) New South Wales Heritage Office, Conservation Management Documents, Guidelines on Conservation Management Plans and other Management Documents.
Extractive Industry Code	<ul style="list-style-type: none"> (1) Demonstration of compliance with performance outcome will require the submission of a report, prepared by a suitably qualified person, detailing: <ul style="list-style-type: none"> (a) plans and information about existing vegetation on site, specifying what is to be retained; (b) proposal for screening particular components of site operations, e.g. vehicle servicing; (c) proposal for bunding, planting and any other measure aimed at achieving acceptable visual amenity; (d) identification of all sensitive areas where the proposed development can be seen; and (e) an evaluation of the impact on visual amenity of the proposal over its life. (2) Demonstration of compliance with performance outcome will require the submission of reports, prepared by suitably qualified persons, that includes: <ul style="list-style-type: none"> (a) survey drawings of the existing site and plans showing the proposed extent and staging of material extraction , onsite rehabilitation and undertaking on-site access, operational infrastructure, stockpiling areas, other storage and servicing areas and water management; (b) details of the extraction operation activity inclusive any use of explosives, and any processing activity planned on site ; (c) geological and geotechnical information about the resource, and description and evaluation of alternatives considered for exploitation of the resource; (d) specification of all machinery, including vehicles, intended to be employed on the site; (e) an evaluation of the need for the development, including markets and proposed rates of extraction; (f) plans for progressive planting and site

Code	Information Required
	<p>rehabilitation, including demonstration of visual impact over time;</p> <p>(g) proposed methods of removing material or refuse from the site; and</p> <p>(h) an Environmental Management Plan that addresses all issues relevant.</p> <p>(3) Demonstration of compliance with performance outcome will require the submission of reports detailing information as required by the Integrated water cycle management code.</p> <p>(4) Demonstration of compliance with performance outcome will require the submission of a report, prepared by a suitably qualified persons, that:</p> <p>(a) identifies all noise sources, hours of operation, attenuation measures, sensitive of potentially sensitive receiving environments and any other relatively noise sensitive places, and the ambient noise environment;</p> <p>(b) models noise levels of the surrounding area, including impacts related to haulage movements;</p> <p>(c) evaluates the noise impacts of alternative practical approaches to exploitation of the resources;</p> <p>(d) identifies measures for limiting intrusive noise levels; and</p> <p>(e) addresses the requirements of the Environmental Protection (Noise) Policy 2008.</p> <p>(5) Demonstration of compliance with performance outcome will require the submission of a report, prepared by a suitably qualified person, that:</p> <p>(a) provides an analysis of vibration likely to be caused by the operation of the development;</p> <p>(b) details measures to minimise any potential impact on nearby premises; and</p> <p>(c) has regard to the best available current standards regarding vibration (such as AS2436-2010 – Guide to noise and vibration control on construction, demolition and maintenance sites).</p> <p>(6) Demonstration of compliance with performance outcome will require the submission of a report, prepared by a suitably qualified person, that:</p> <p>(a) details all equipment used in extracting, handling, processing and transporting materials;</p> <p>(b) models air pollution impacts;</p> <p>(c) evaluates the air pollution impacts of practical alternative approaches to exploitation of the resource;</p>

Code	Information Required
	<ul style="list-style-type: none"> (d) identifies measure for limiting the dust emissions from extraction; and (e) details the measures to contain air pollution. <p>(7) Demonstration of compliance with performance outcome will require the submission of a report, prepared by a suitably qualified person, detailing;</p> <ul style="list-style-type: none"> (a) a description of existing site vegetation and habitat values; and (b) an evaluation of impacts on ecology, including in terms of water management proposal and alternatives or site development. <p>(8) Demonstration of compliance with performance outcome will require the submission of a report, prepared by a suitably qualified person, that describes and evaluates all relevant public safety issues associated with the development, including:</p> <ul style="list-style-type: none"> (a) blasting; (b) pedestrian movement and safety; (c) subsidence; and (d) perimeter fencing. <p>(9) Demonstration of compliance with performance outcome will require the submission of a report, prepared by a suitably qualified person, that provides;</p> <ul style="list-style-type: none"> (a) an analysis of traffic movements predicted for the development; (b) an assessment of all transport options including rail, road and conveyor; (c) analysis of the standard of roads proposed to be used; (d) an evaluation of alternative access possibilities; (e) an evaluation of the impact on the movement system, the amenity of premises along the proposed route and safety issues; and (f) measures to avoid spillage, dust and noise nuisance. <p>(10) Demonstration of compliance with performance outcome will require the submission of a management plan, approved by Council prior to commencement of use that addresses all relevant issues.</p>
Integrated Water Management Code	<ul style="list-style-type: none"> (1) Council may require a stormwater quality management plan prepared in accordance with Planning Scheme Policy No.3 to demonstrate compliance. (2) Council may require an erosion and sediment control plan be prepared in accordance with Planning Scheme Policy No.3 to demonstrate compliance. (3) Council may require a waste water management plan be prepared in

Code	Information Required
	<p>accordance Planning Scheme Policy No.3 to demonstrate compliance.</p> <p>(4) Council may require a monitoring and maintenance program to be developed in accordance with Planning Scheme Policy No.3 to demonstrate compliance.</p>
Car Parking and Access Code	<p>(1) In order to demonstrate compliance with the performance criterion of this code, Council may request the preparation of a traffic and parking impact assessment (TPIA).</p> <p>(2) Traffic and Parking Impact Assessment Requirements:</p> <ul style="list-style-type: none"> (a) A Traffic and Parking Impact Report is to address those following issues relevant to the proposed development. (b) A review of the existing and proposed traffic network and traffic operation conditions. (c) The amount of traffic likely to be generated by the development and its likely impact on the movement of traffic on the road system. This includes the impact of generated traffic on: <ul style="list-style-type: none"> (i) nearby intersections; (ii) local streets in the neighbourhood of the development; (iii) the environment; (iv) existing nearby major traffic generating development; and (v) the major road network. (d) The existing and likely future amenity of the surrounding area (e) Existing public parking supply and demand in the vicinity of the proposed development. (f) The level of provision for parking in the development based on land use and alternative modes of transport availability. (g) Measures provided to encourage and cater for alternative modes of transport including walking and cycling. (h) Whether the proposed means of access to and from the Site for all users are safe and appropriately designed and located. (i) The adequacy of provision for the loading, unloading, manoeuvring, standing and parking of vehicles on the Site. (j) Any comments made by the Department Transport and Main Roads.

Code	Information Required
Landscaping Code	(1) A landscaping plan prepared by a suitably qualified and experienced person (as identified within the Landscaping Code) may be required to demonstrate compliance with the performance outcomes of the Landscaping Code.

SC6.3 Planning Scheme Policy 2 –Identified Cultural & Heritage Features or Natural Features or Resources

SC6.3.1 Purpose

The purpose of the planning scheme policy is to enable the identification of additional identified cultural & heritage features of sites/areas or natural features or resources of sites/areas.

SC6.3.2 Application of the Planning Scheme Policy

The planning scheme policy applies to development applications for a material change of use, reconfiguring a lot or operational works.

SC6.3.3 Additional areas declared by the State

The local government may add other items to the lists in Table 7.2.4.3-2 if other areas are recognised as follows:

- protected area, critical habitat or area of major interest under the *Nature Conservation Act 1992*;
- subject to a mining lease, mineral development license or mining claim under the *Mineral Resources Act 1989*;
- heritage place entered onto the Queensland Heritage Register under the *Queensland Heritage Act 1992*;
- key resource area identified by Department of Natural Resources & Mines.

Applicants are to pay due regard to the requirements of the above legislation, should the site be identified under these Acts.

SC6.3.4 The local government will receive and consider nominations

The local government will receive and consider nominations from any person for additional items to be included in as an identified cultural or heritage feature or identified natural feature or resource of a site or an area.

The local government may accept a nomination as originally proposed or may accept a modified nomination after negotiation with the nominator.

If the local government accepts a nomination or modified nomination, the local government will initiate an amendment to Table 7.2.4.3-2 in the Heritage Overlay Code to include the new item, including, if appropriate, a new descriptive category.

If appropriate, the local government will also initiate an amendment to the planning scheme to include:

- changes to the development assessment tables; or
- one or more specific outcomes in the applicable overlays code.

SC6.3.5 Making a nomination

A nomination should be made in writing to the local government and:

- (a) describe the nature of the feature or resource;
- (b) identify its specific location or one or more lots, preferably by description and on a map; and
- (c) describe the value of the feature or resources, or increase the risk posed by the feature to the environment or human health and safety.

For paragraph (b), if the person making the nomination considers public knowledge of the specific location may threaten the feature or resource, a more general description may be provided.

Once a nomination is received by Council for entry in the Culture, Heritage and Resources Register, if the nomination is not lodged by the owner/s, Council will contact the owner/s in writing and they will have the opportunity to consent to, or not consent to the proposed listing. If the owner/s do not agree to consent to the proposed listing Council will not undertake an assessment of the feature or resource/s by the heritage practitioner, thus the site will not continue through the process for entry of a place in the Culture, Heritage and Resources Register. However, Council will make available the nomination for viewing for future reference.

SC6.3.6 Removal of a feature or resource/s from the Register

The process for removal from the Culture, Heritage and Resources Register will be in accordance with the planning scheme policy amendment process outlined in the *Sustainable Planning Act 2009*.

A feature or resource/s may be removed from the Culture, Heritage and Resources Register if:

- The feature or resource/s no longer exists.
- Detailed research reveals such information that the feature or resource/s no longer satisfies any of the criteria for entry onto the Register.

SC6.4 Planning Scheme Policy 3 – Operational Works and Services

SC6.4.1 Background

Development generally involves the construction of significant public infrastructure which may become the Council's responsibility to maintain, manage, operate and replace.

These guidelines provide information on the minimum standards required by the participating Queensland Councils for the design and construction of roads and utilities as per the relevant statutory requirements (Plumbing and Drainage Act 2003 and Local Government Act 2009) in addition to outlining the process to be followed during the construction of civil works; audit inspections, practical completion of works, 'on maintenance' period and final take-over of the roads and civil works. It is intended that this guide be used by developers, construction contractors, design/Supervising Engineer (RPEQ)s as well as Council officers and senior management.

The Council's Works and Environmental Services Department (WES) is required to determine the engineering merits of development proposals, these guidelines specify the information required to be able to properly consider an application.

In certain circumstances the development of an area wide outline development plan may be required, particularly where connectivity between areas of land is important or not clear. It is important that these issues are discussed with the Council at an early stage.

SC6.4.2 Abbreviations & Interpretations

SC6.4.2.1 Abbreviations

SD Council Standard Drawings & Specifications

G-01 SD - General

R-01 SD - Roads

S-01 SD - Stormwater

IPWEAQ Institute of Public Works Engineering Australia Queensland

SC6.4.2.2 Interpretations

'A Speed Limited Area' has the meaning assigned to it in *Manual for Uniform Traffic Control Devices*.

'Applicant' means an applicant for subdivision approval or for the carrying out the construction and civil works.

'Council' means Cloncurry Shire Council as a Local Government established under the *Local Government Act 2009*.

'Council Standard Drawings' means the engineering drawings and specifications adopted by the Cloncurry Shire Council for the construction and maintenance of new and existing works and infrastructure.

'IPWEAQ Standard Drawings' means the engineering drawings and specifications adopted by the Council for the construction and maintenance of new and existing works and infrastructure.

'TMR' means the Department of Transport and Main Road.

‘Local Area Traffic Management (LATM)’ means the use of physical devices, streetscape treatments and other measures (including regulations and other non-physical measures) to influence vehicle operation, in order to create safer and more liveable local streets as per Austroads Guide to Traffic Management Part 8: Local Area Traffic Management,

‘Planning Permit’ means a permit granted under the *Sustainable Planning Act 2009*.

‘Public Services’ means electricity, telecommunications, sewage, water, stormwater and gas services.

‘Major drainage network’ means a system which includes stormwater originating from a public road, public reserve or from land external to the subdivision.

‘Works’ means all works carried out as part of the development, including public and private (unless otherwise specified).

Environmental Management Conditions - Minor and Major Works within Controlled Roads

MRTS02.1 – Provision for Traffic

MRTS04.1 – General Earthworks

MRTS05.1 – Unbound Pavements

MRTS08.1 – Plant-mixed Stabilised Pavements Using Cement

MRTS11.1 – Sprayed Bituminous Surfacing (Excluding Emulsion)

MRTS16.1 – Landscape Works

MRTS22.1 – Supply of Cover Aggregate

MRTS30.1 – Dense Graded Asphalt Pavements

MRTS45.1 – Pavement Marking

MRTS51.1 – Environmental Management

SC6.4.3 General Design Requirements

- (1) The geometric layout of roads in a Council area is to be in accordance with Austroads Guide to Road Design Parts 1-8, as varied from time to time.
- (2) The design requirements for a proposed Highway may vary depending on the proposed traffic speed. The design standards for highways with differing traffic speeds will be determined in accordance with the appropriate Austroads Standard. The traffic speed for a proposed road should accord with the prevailing speed limits in the area where the road is to be constructed. Final approval for a proposed speed limit is to be sought from TMR.
- (3) The use of any proposed Local Area Traffic Management (LATM) device is subject to the approval of TMR. Fully dimensioned plans of any proposed LATM device must be submitted to Council for endorsement prior to submission to TMR. Any plans submitted to the Council that do not comply with the aforementioned standards must be accompanied by a detailed explanation of the reason for the variation.
- (4) All construction works and design details shall comply with the Council’s Standard Drawings or IPWEAQ Standard Drawings.
- (5) Where any variation is proposed the approval of the Council is to be obtained in writing prior to the approval of the engineering design plans and specifications.
- (6) All planning and design documents, including plans, specifications etc., should be submitted by a consulting engineering firm, pre-qualified with the Department of Transport and Main Roads.

- (7) Work shall be carried out in accordance with the plans and specifications approved in writing by the Regional Director. Unless approved otherwise, the departments' specifications and testing procedures shall apply.
- (8) Where not specifically stated, all road works shall be carried out in accordance with the Department of Transport and Main Roads Standard Specifications and Standard Drawings.
- (9) All plans submitted for approval shall be certified by a Registered Professional Engineer Queensland (R.P.E.Q). Any modifications to the approved plans shall be resubmitted and marked as "As Constructed". All electrical plans shall be certified by a Registered Professional Electrical Engineer Queensland (R.P.E.Q).
- (10) In addition, the design of the road works shall be in accordance with the requirements of the latest version of the *Department of Transport and Main Roads Road Planning and Design Manual*.
- (11) In addition to the submission of plans and specifications and supporting information which meet the requirements of the Mackay District Design Notes, the following additional supporting information may be required, if requested to support the design:
 - (1) Drainage and hydraulic calculations.
 - (2) Pavement design in accordance with the requirements of the Department of Transport and Main Roads Pavement Design Manual. The results of pavement investigations will also be required to substantiate assumptions in the design. In situations where the existing pavement is to be widened, the absolute minimum design thickness will be that similar to the existing.
 - (3) Traffic Engineering Report, including intersection analysis in accordance with Austroads Part 5 and the Road Planning and Design Manual.
 - (4) Street lighting design in accordance with the requirements of AS1158 and the TMR's Road Planning and Design Manual.

SC6.4.4 Services

- (1) Every lot within a subdivision shall be provided with:
 - (a) An underground stormwater discharge connection, generally at the low point of every lot, being DN100 unless otherwise specified in Appendix 1 or the relevant planning permit for the subdivision.
 - (b) A fully constructed vehicular crossing from the edge of the road pavement to the property boundary. In industrial and commercial subdivisions the vehicular crossing and apron shall be subject to detailed design or in accordance with Council's Standard Drawing for heavy vehicle access.
- (2) All public services that are to be installed within a road reservation are to be located underground and to be in accordance with the requirements of the Council's Standard Drawings.
- (3) Electrical cables and conduits shall have a minimum 400mm clearance of which 300mm shall be undisturbed ground. The Applicant shall be responsible to comply with all conditions of the approval as given.
- (4) Where it is proposed to make a connection to an existing Council stormwater main an application with detailed drawings must be lodged with the Council for approval.
- (5) No work is to take place in existing public road reserves or existing Council easements without obtaining the prior written consent of the Council.
- (6) The materials to be used for stormwater pipelines are to be as specified in Appendix 1.
- (7) If the installation of services requires the replacement of a stormwater main which is located on property adjacent to the area where the services are to be installed, the Council may issue any notice that is required under the *Plumbing and Drainage Act 2003* for the purpose of constructing and/or replacing a stormwater main. The Applicant shall be responsible for the following:
 - (a) The cost of constructing or replacing the stormwater main including the costs necessary to enter the adjacent land.
 - (b) All Council charges and incurred costs for work that the Council is required to do as part of a replacement or installation of a stormwater main.

- (c) The Applicant is to indemnify the Council for any compensation it must pay to owner of land which has been entered for the purpose of replacing or constructing a stormwater main. The compensation is to be determined by the relevant legislation.

SC6.4.5 Geometrical Design - Urban Roads

- (1) Unless otherwise approved by the Council, the minimum pavement and reservation width of any road to be constructed will be as shown in Council's Standard Drawings or IPWEAQ Standard Drawings.
- (2) Unless otherwise approved by the Council any gully or low point on the land on which a road is to be constructed shall be contained within a road reservation, drainage easement or public reserve.
- (3) The minimum dimension of the pavement of any turning circle and road reservation in any residential cul-de-sac will be as shown in Council's Standard Drawings. The Council may approve the use of "Y" or other shape turning head as an alternative to a full circle within a road reservation for residential subdivisions unless otherwise specified.
- (4) Cul-de-sacs in industrial subdivisions shall be designed to allow 21.0m long semi-trailers and adjacent on-road passenger vehicle parking unless otherwise specified
- (5) An alternative design to what is provided for in part 5 of these Guidelines may be considered by the Council. If an alternative design is proposed then a detailed submission is to be lodged with the Council including detailed design specification and plans.
- (6) If a road is designed for one-way traffic the Council may, subject to detailed design, agree to reduce the width of the trafficable pavement.
- (7) In exceptional circumstances, the Council may approve variations to the requirement of Council's Standard Drawings or IPWEAQ Standard Drawings. Before Council will consider any such variation an Applicant must lodge with the Council a detailed submission including plans and specifications. Such plans must, where appropriate, take account of the movement of service and transport vehicles, the likelihood of public bus routes, on street parking and any other relevant traffic issues.
- (8) The longitudinal gradient of the pavement is to conform to the maximum and minimum grades as shown for kerb and channel in the IPWEAQ Standard Drawings.

SC6.4.6 Geometrical Design - Rural Roads

- (1) Unless otherwise approved by the Council the minimum pavement width of a rural road is as shown in Council's Standard Drawings or IPWEAQ and Complete Streets.
- (2) The minimum dimension of the pavement of any turning circle and road reservation in any residential cul-de-sac will be as shown in Council's Standard Drawings.
- (3) The longitudinal gradient of the pavement is to conform to the maximum and minimum grades as shown for kerb and channel in IPWEAQ Standard Drawings and Complete Streets. This allows table drains to be constructed at an appropriate grade to allow satisfactory stormwater flow.
- (4) Any such work relating to earthworks shall be in accordance with Specification MRTS04 and the attached addenda MRTS04.1.
- (5) Minimum testing frequencies and the minimum number of tests required are provided in Clause 1.2 of the attached MRTS04.1 General Earthworks.

SC6.4.7 Provisions for Heavy Traffic and Climbing Lanes

- (1) If the Council determines that a road requires additional pavement width for bus traffic, climbing lanes, parking clear of traffic lanes or because of the nature and volume of expected traffic, the Council may determine a greater road width than provided in Council's Standard Drawings or IPWEAQ Standard Drawings.
- (2) In cases where the road will become part of a bus route or may be subject to regular use by heavy vehicles, the longitudinal gradient along the pavement centre line is not to exceed 10%.

SC6.4.8 Crossfall

- (1) The surface of the road pavement is to have a crossfall as shown in Council's Standard Drawings or IPWEAQ Standard Drawing except when required to suit super-elevations and transitions.
- (2) Turning heads are generally to be within the 3% to 5% range.

SC6.4.9 Pavement Design

- (1) The structural design of the pavement of a road is to be certified by a suitably qualified engineer, having taken into account an appropriate geotechnical investigation of the sub-grade. The geotechnical report upon which the engineer relies shall, as a minimum:
 - (a) be certified by an appropriately qualified engineer
 - (b) show the location of the test results
 - (c) a minimum of three tests with a maximum spaces of 80 metres between test locations.
 - (d) provide CBR results
 - (e) provide Atterberg limitsWhere specified in the Planning Permit a more comprehensive report shall be required.
- (2) Any design plans and specifications submitted for approval by the Council are to be accompanied by pavement design calculations to demonstrate that the design is appropriate. All design reference material should be specified.
- (3) The minimum pavement thickness is not to be less than that specified in Council's Standard Drawings.
- (4) All pavement materials used or intended to be used in the sub-base and base courses are to conform to the requirements of Council's standard specification for fine crushed rock.
- (5) Primary works involving full depth of asphalt or concrete will comply with MRTS08.1.
- (6) The pavement shall be constructed in accordance with Specification MRTS05 and the attached addenda MRTS05.1. In addition to the provisions of this specification, the material used in the construction of the pavement shall meet the specific requirements of Clauses 1, 3 and 4 of the attached MRTS05.1.
- (7) Minimum testing frequencies and the minimum number of tests required are provided in Clauses 1.2.1 and 1.2.2 of the attached MRTS05.1.

SC6.4.10 Wearing Course

Bitumen surfacing shall be constructed in accordance with Specifications MRTS11 & MRTS22 and the attached addenda MRTS11.1 & MRTS22.1. The seal shall incorporate the following:

- (1) 3.4.1 Primer Seal-Single application of Cutback Bitumen with a single application of (7 mm nom size) aggregate.
- (2) 3.4.2 First Seal -Single application of binder with a single application of coarse (16 mm nom size) aggregate.
- (3) 3.4.3 Second Seal - Single application of binder with a single application of coarse (10 mm nom size) aggregate.

The minimum time allowed between each of the above seal coats shall be fourteen (14) days.

Variations to the above seal details and timing will be considered if details are submitted to Transport and Main Roads for approval.

Where the final surfacing component is to comprise of an asphalt surface, the seal requirements shall be as follows:

- (1) Primer Seal - Single application of Cutback Bitumen with a single application of (7 mm nom size) aggregate.
- (2) First Seal - Single application of binder with a single application of coarse (10 mm nom size) aggregate.

An acceptable alternative for State Controlled Roads with a low A.A.D.T. or for tapers only would be;

- (3) 16 mm Primer Seal full width of all the proposed new work. 10 mm Seal full width of all the proposed new work.

Minimum testing frequencies and the minimum number of tests required are provided in Clause 4 of MRTS22.

- (1) Dense Graded Asphalt Surfacing

Asphalt surfacing shall be constructed in accordance with Specification MRTS30 and the attached addenda MRTS30.1.

Dense graded asphalt shall be manufactured only by an approved asphalt manufacturer acceptable to the Department of Transport and Main Roads.

The owner is responsible for supplying to the department, prior to any asphalt works being undertaken, the identity of the proposed asphalt manufacturer and a copy of the approved mix design proposed for the job.

- (2) Pavement Marking & Raised Reflective Pavement Markers (RRPM's)

Pavement markings, including the provision of RRPM's shall be provided at the completion of the second seal or asphalt surface. Pavement markings and RRPM's shall be supplied and installed in accordance with "The Manual of Uniform Traffic Control Devices", the "Guide to Pavement Markings", Specification MRTS45 and the attached addenda MRTS45. Note also Clause 11.

All pavement markings shall comprise water borne road marking paint conforming to the requirements of MRTS45.

The application of pavement markings shall commence a minimum of 4 days after the completion of the final surfacing is completed. Prior to the application of pavement markings temporary pavement markings including temporary retro-reflectorised pavement markers shall be installed as soon as possible after surfacing is complete. Temporary raised pavement markers shall be supplied and installed in accordance with MRTS45.

Existing line marking made redundant by the new works shall be removed by the provision of a 7 mm hot bitumen seal, minimum width 500 mm and continuous over broken lines.

An alternative treatment may be considered in accordance with the requirements of Clause 7.10 of MRTS45.

- (3) Road Furniture

All Road Furniture including signs and guardrail shall be supplied and installed in accordance with MRTS14.

SC6.4.11 Kerb and Channel, Footpaths and Crossings

NOTE: For the purposes of this clause the term footpath shall include cyclepaths and shareways.

- (1) All concrete for construction works shall comply with Council's Standard Drawings or IPWEAQ and where appropriate shall comply with AS3600 for coastal and salinity affected areas.
- (2) Footpaths and kerb and channel are not required in rural roads.
- (3) Kerb and channel be substituted with appropriated WSUD systems, where these are suitable.
- (4) If kerb and channel access crossings, footpaths and footpath crossings are required then each is to be formed to the following minimum requirements:-
 - (a) Kerb and channel
 - (i) Kerb and channel is to be formed using a continuous forming machine in accordance with the dimensions shown on the Council's Standard Drawing or IPWEAQ Standard Drawing. Kerb & channel profile 'KC' shall be used unless otherwise approved by the Council.
 - (ii) Unless otherwise approved, the kerb and channel is to have a longitudinal gradient not flatter than 0.5% (except for instantaneous grade) and not steeper than 14% except that in special circumstances the Council may permit a grade of 20% for short lengths of road up to 70m;

- (iii) The aggregate length of road at a grade steeper than 14% is not to exceed;
 - (A) a total length of 100m, or
 - (B) 20% of the total road length, whichever is the greater.
- (b) Vehicular crossings
 - (i) Residential accesses shall be constructed in accordance with Council's Standard Drawing or IPWEAQ Standard Drawings and be installed in the location as shown on the approved plans;
 - (ii) Commercial and industrial accesses shall be constructed in accordance with the Council's Standard Drawing or IPWEAQ Standard Drawing for heavy vehicle access. Where variations to the road width have been sought, detailed vehicle turning diagrams are to be submitted to the Council.
 - (iii) On proposed lots with a slope > 20%, a longitudinal section shall be provided along the centre line of the driveway between the kerb line and the proposed house site. Unless a variation has been granted the maximum slope shall be:
 - (A) as shown in the Council's Standard Drawings or IPWEAQ Standard Drawings for urban driveways and
 - (B) 25% within the property boundary.
- (c) Footpaths, Pedestrian Ramps and Tactile Indicators
 - (i) Footpaths are to conform to the dimensions and construction details shown on the Council's Standard Drawings or IPWEAQ Standard Drawing.
 - (ii) If footpaths are constructed across a driveway crossing then the common section shall be constructed to the same standard as the driveway and of the same material as the footpath as shown in Council's Standard Drawings or IPWEAQ Standard Drawings
 - (iii) If footpaths and/or kerb and channel are to be constructed, footpath crossings and/or driveway crossings are to be constructed at the same time for each and every lot having access to or from that section of the road.
 - (iv) Pedestrian kerb ramp crossings shall be located to take into account an appropriate pedestrian travel path; the building/fence line and the appropriate traffic site distance.
 - (v) When required by the Council, tactile ground surface indicators placed on footpaths for the Vision impaired shall be installed in accordance with the Australian Standard AS 1428.4.

SC6.4.12 Road Verge, Cutting and Embankments

- (1) A cutting or embankment is to have a slope no greater than those specified in Council's Standard Drawings or IPWEAQ Standard Drawings.
- (2) Road verge treatment shall be in accordance with the Council's Standard Drawings or Standard Drawings. The Council may require the construction of retaining walls.
- (3) Slopes flatter than those specified in the table may be required wherein the opinion of the Council, the cutting or embankment constructed to the slope specified in that table would not be stable.
- (4) All road construction and associated retaining walls are to be fully contained in the road reservation.
- (5) If the Council determines that any road, or land adjoining a road, or access to a road, requires support, retaining walls, batters and/or other structures, then such supports, retaining walls, batters and other structures are to be constructed in accordance with plans that have been certified by a suitably qualified engineer and in accordance with any conditions imposed by the Council.

SC6.4.13 Drainage System

- (1) Unless otherwise approved, the alignment of the major drainage system shall be within road and public reserves. The designer shall provide justification if a portion of the major drainage network is to be located across private property. If located within private property, easements in favour of Council must be created.
- (2) A drainage system of sufficient capacity to drain the road and all land draining on to the road is to be designed in accordance with the following:-

- (a) The requirements of the current edition of 'Australian Rainfall and Runoff' produced by Engineers Australia;
 - (b) Unless specified otherwise in Appendix 1 the design annual recurrence interval shall be:-
 - (i) Residential (lot < 2 ha) - 5 years.
 - (ii) Rural and Residential (lot > 2 ha) - 2 years with the approval of the Council.
 - (iii) Business, Commercial and Industrial areas - 20 years and 80 per cent impervious surface.
 - (iv) Central Business District - 50 years.
 - (c) Provision shall be made to allow stormwater flow up to a 100-Year ARI storm, to flow overland without undue inundation of any properties. Flow paths are to be shown on the submitted engineering drawings.
 - (d) Concrete side entry or gully pits conforming to the Council's Standard Drawings or IPWEAQ Standard Drawings for the collection of water from the kerb and channel are to be constructed at each low point, tangent point and at other locations required for the satisfactory drainage of the road.
 - (e) The total length of kerb and channel draining to an entry pit is not to exceed 90m and the depth of entry pits is generally not to exceed 1.5m. A relaxation of this requirement may be permitted along the high side of one-way crossfall pavements.
 - (f) Concrete manholes conforming to the Council's Standard Drawings or IPWEAQ Standard Drawings are to be constructed at the end of pipelines and at locations where pipelines intersect or change direction or change gradient. If the end of the Council pipeline is within 30m of a manhole, then the terminating manholes may be an inspection pit constructed using a DN600 RCP, a DN600 gatic manhole cover and benched floor.
 - (g) The maximum distance between any two connected manholes is to be 90m.
 - (h) The minimum internal diameter of pipes used for the drainage of stormwater from any road is to be 300mm.
 - (i) Calculations upon which the design is based including details of sub-catchment areas are to be submitted with the engineering drawings and specifications.
 - (j) Where practicable, drainage systems are to be designed so that all the relevant land continues to drain to the catchment into which it naturally drains.
 - (k) Stormwater entry pits may be required on the upstream side of pedestrian kerb ramps where high stormwater flows are expected.
- (3) A property stormwater connection shall be provided to the underground stormwater system at a point to adequately drain the lot.
- (4) Unless otherwise specified in Appendix 1, the property connections are to be constructed of an approved material and to be DN100 from the lot boundary to the underground drainage system. Where connection to the kerb is permitted it is to terminate through the kerb via a prefabricated metal kerb adaptor.
- (5) The Council may require:-
- (a) cut-off drainage to be constructed to intercept surface or ground water;
 - (b) sub-surface drainage to be constructed to intercept sub-surface water.
- (6) Stormwater discharge from the subdivision shall be connected into
- (a) a public water course or
 - (b) an existing Council underground drainage system
- If the second option is chosen then it may be necessary to:-
- (i) include a stormwater detention basin/system to control the discharge rate to be equivalent to a rate calculated on runoff from undeveloped land and a storm with an 1 Year ARI and the volume of the system being the maximum volume for the 100-Year ARI period, or
 - (ii) provide hydraulic calculations to confirm that the Council's underground hydraulic system (between the development and a downstream public water course) has capacity based on an ARI.

- (7) The developer may be required to upgrade any existing drainage system where it has been determined that system does not have the capacity to accept the discharge from the subdivided land. The cost of the upgrade is to be borne by the developer.
- (8) Open drains or open channels shall be designed so that the water flow based on a 100-Year ARI shall be:

$$\text{Velocity (m/s)} \times \text{Depth (m)} < 1.5$$

- (a) All open drains or channels shall:-
 - (i) be constructed of materials to minimise erosion if the potential water velocity is in excess of 0.5 m/s (bare earth) and
 - (ii) have provision to generally allow vehicle access along both sides.

The work necessary to comply with this sub-clause shall be in accordance with Queensland Urban Drainage Manual Third edition 2013 - provisional or later version.

SC6.4.14 Variations

- (1) The Council may at its discretion permit the construction of a road that does not comply in whole or in part with these guidelines and/or the Council's Standard Drawings or IPWEAQ Standard Drawings.
- (2) The Council may at its discretion require a rural road to contain footpaths and/or kerb and channel on one or both sides of the pavement.

SC6.4.15 Landscaping of Public Open Spaces, Reserves and Road Reservations

All areas within the subdivision which will become future Council maintained land – i.e. road reservations, public open space, reserves - require the preparation of a landscape plan for approval by the Council.

Generally the landscaping will be the planting of street trees, developing and planting garden beds, sowing pervious areas with grass, construction paths and installing barriers and other landscape furniture, however Council may consider a higher standard of landscaping. Water Sensitive Urban Design elements which form part of the drainage system may be incorporated into the landscaping.

The concept landscape plan must be submitted with the application for a planning permit for a subdivision. The Council may reject all or any part of the plan and require amendments to be made.

All detailed landscape plans for installation should include the following:

General

- (1) Title, address of the property, applicant's name and Landscape Architect or approved designer's name and address.
- (2) Scale, north point and drawing date.

Existing Elements

- (1) Site boundaries, fences, driveways, retaining walls and any other structures.
- (2) Trees and vegetation with a height greater than 3 metres (including plant name, trunk position and canopy spread).
- (3) Natural landscape features such as existing natural vegetation, rocky outcrops or water courses.
- (4) Details of services or utilities.

Proposed Elements

- (1) All new works including structures, fences, retaining walls, steps, paving, mounding, services, utilities, drainage system, lighting, irrigation system, surface materials and grass areas.
- (2) The status of existing trees, and whether they are to be retained or removed.

- (3) The location of each proposed plant. The plant schedule is to include the botanical name, common name, container/pot size and quantity.
- (4) Street tree size will be determined for each application, however generally must be a minimum of 2.5m high at planting.

The design and implementation of the landscape plan must be in conjunction with Council's Works and Environmental Services Department. Council may specify a liaison officer for this matter.

SC6.4.16 Erosion and Sediment Control during Construction

A Soil and Erosion Management Plan (SEMP) is to be submitted detailing how soil and erosion is to be managed on the site during the construction process. Reference should be made to the Queensland Government publication '**Soil & Water Management on Building & Construction Sites**' in preparing the plan. The management plan is to include the following:

- (1) Allotment boundaries, contours, approximate grades of slope and directions of fall.
- (2) The location of adjoining roads, impervious surfaces, underground services and existing drainage.
- (3) The location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
- (4) Details of the critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
- (5) The estimated dates for the start and completion of the works.
- (6) The erosion control practices to be used on the site including cut off drains, fencing off areas to be undisturbed and revegetation program.
- (7) The sediment control practices to be used including silt fencing, stabilised site access, filter screens for inlets to the drainage system, sediment traps and details of any sediment control device.
- (8) The timing of the site rehabilitation or landscaping program.
- (9) An outline of the maintenance program for the erosion and sediment controls.

Work must not begin prior to the approval and implementation of the SEMP.

The soil and water management measures are to be maintained on site for the duration of the construction period and until such time as the site has been revegetated to ensure there are no erosion issues from the site.

SC6.4.17 Easements

- (1) Easements shall be created in favour of Council (or other public authority as required) over any public infrastructure systems located in private property. Infrastructure includes but is not limited to stormwater, sewer, water supply, gas, electricity and telecommunications networks.
- (2) The widths of the easements required specified in Tables 17.1.1 and 17.1.2 below assumes pipe is singular and centrally located. If not then easement width increases so that a minimum of half easement width exists on either side of outer edge of pipeline(s). The width shall be rounded-up to the next 0.5m and shall be the wider of the two widths shown.

Table 17.1.1 Easement Width based on Pipe Diameter

Pipe Internal Diameter	Easement Width
Up to 450mm	3m
475mm – 900mm	4m
925mm – 1200mm	5m
1200mm +	6m

Table 17.1.2 Easement Width based on Pipe Depth

Pipe Excavation depth	Easement Width
1.2m	3m
1.5m	4m
1.8m	5m
2.1m	6m
2.1m +	Subject to detail design

- (3) The Council may at its discretion permit easements less than the widths specified in Tables 17.1.1 and 17.1.2 where a lesser width is determined to have no detrimental effect on the ability of Council to manage and maintain the assets.

SC6.4.18 Design and Construction Generally

- (1) The construction details of specific components of the works shall comply with the Council's Standard Drawings or IPWEAQ Standard Drawings.
- (2) The materials used for road works are to be in accordance with the TMR General Specification for Roadworks. Prior to or after approving plans and specifications, the Council, may require test results from a National Association of Testing Authorities approved laboratory with respect to any materials used in the road works.
- (3) The Council may approve new materials and methods of construction to those set out in this guideline, provided full details including certification are submitted to the Council to substantiate that such new materials and methods will provide an equivalent standard of construction and level of service.
- (4) The design and construction details of Water Sensitive Urban Design elements, where approved, shall comply with the 'Queensland Urban Drainage Manual' produced by the Queensland Government.
- (5) Development shall meet Table A - Construction phase - stormwater management design objectives; and Table B – Post construction phase – stormwater management design objectives, as provided in the Single State Planning Policy July 2014, which can be found at the following web site link: <http://dilgp.qld.gov.au/resources/policy/state-planning/state-planning-policy-jul-2014.pdf>
- (6) The Council may reject all or any part of any works which do not comply with the approved plans and specifications and may require the removal and replacement of all or any part of non-complying works.

SC6.4.19 Submission of Design Plans for Approval & Fee Structure

The approved planning permit will specify the level of civil and infrastructure works required for the subdivision.

The applicant will be required to engage a suitably qualified and experienced engineer to prepare design plans and specifications for submission for Council approval.

The engineer is encouraged to submit one full set of the plans (A1 size) and specifications to the Council for initial comment.

Then 2 sets of the final plans and specifications for approval and 1 set of the design documentation must be provided for formal Council approval. A complete electronic set to be provided also.

The Council will set its fees to cover:

- (1) Assessment of the design plans and specifications,
- (2) Attendance at 'specified' audit inspections, (each follow-up inspection due to non-compliances may incur additional fees) and
- (3) A complete inspection at Practical Completion and Final Inspection after the defects liability period.

The fee shall be as periodically set by Council and is given in Appendix 4 for each Council. Additional inspections required over and above the specified audit inspections may be charged to the Developer at an hourly rate.

SC6.4.20 Postponement and Timing of Works

- (1) The Council may require the postponement of any road works to enable other works to be undertaken within the road reservation by the Council or other public authority.
- (2) Where no restrictions have been imposed by a planning permit then works may only occur:-
 - (a) between 7.30am and 6pm Monday to Friday and 8am and 4pm Saturday if the works are within 200m of existing residential buildings;
 - (b) within daylight hours in other areas; or
 - (c) at any other times or subject to any restrictions imposed by the Council. Significant restrictions will apply in or near the CBD and existing collector and arterial roads.

SC6.4.21 Supervision of Works and Council Audit Inspections

- (1) The developer shall appoint a qualified and experienced Supervising Engineer (RPEQ) (or company registered to provide civil engineering consultancy services) who will be required to certify practical completion of subdivision construction works. The appointed Supervising Engineer (RPEQ) (or their representative) shall be the primary contact person on matters concerning the subdivision.
- (2) The Supervising Engineer (RPEQ) (or their representative) is required to fully inspect, oversee and call for tests of works and materials to be used in construction to determine compliance with the Council's Standard Drawings or IPWEAQ Standard Drawings and the approved plans and specifications, namely:-
 - (a) Soil and Erosion Management Plan implementation and maintenance;
 - (b) Laying pipelines for stormwater;
 - (c) All gully pits and manholes;
 - (d) CBR testing or proof rolling of sub-grade
 - (e) Compaction testing and construction of sub-base course;
 - (f) Compaction testing and construction of base course;
 - (g) Construction of base for kerb and channel;
 - (h) All string lines prior to laying kerb and channel;
 - (i) Application of wearing course;
 - (j) Construction of footpaths and verges, cuttings and embankments; and
 - (k) Construction of road crossings and accesses prior to pouring or sealing;
 - (l) Foundation or footing depth and construction for retaining structures;
 - (m) Water Sensitive Urban Design elements (as relevant)
- (3) Water Sensitive Urban Design elements will be subject to the inspection and testing regime specified in the letter of approval accompanying the approved engineering drawings.
- (4) The Supervising Engineer (RPEQ) (or their representative) shall be responsible to advise the Council of predetermined 'hold-points' to allow Council to undertake audit inspections. A period of 2 working days' notice is required or by mutual agreement for such inspections. Work on the audit components shall not proceed until a Council Officer inspects the work or the agreed inspection time has expired. The Council Audit Inspector must be accompanied by the Supervising Engineer (RPEQ) (or their representative) during each and every mandatory audit inspection. The Council will provide the Supervising Engineer (RPEQ) (or their representative) with an Audit Inspection Record sheet for certification after each inspection - it is necessary that this record sheet be available on site for completion
- (5) The following mandatory audit inspection notifications for road construction are required:

- (a) Before stripping top soil
Purpose: to inspect implemented 'Soil and Water Management Plan'
- (b) Formation/subgrade level (each 200 m section)
Purpose: to inspect stringlines and tolerances, to view the CBR in-situ tests and density test results where fill is present
- (c) Compacted sub base and K&C stringline
Purpose: to sight K&C stringlines and confirm widths, view compaction results and certification that the gravel meets the TMR specification.
- (d) Footpath & Driveways (pour-ready)
Purpose: to ensure base compaction and concrete boxing and reinforcement are in place, to check manhole levels in footpaths and driveway and view compaction results for industrial asphalt driveways.
- (e) Final base course (prior to asphalt/bituminous seal)
Purpose: to confirm acceptable soil moisture content, sight K&C stringlines and confirm widths, view compaction results and certification that the gravel meets the TMR specification.
- (6) The following mandatory audit inspection notifications for stormwater infrastructure construction are required:
 - (a) Pipelines
Purpose: to inspect trench width, bedding material, pipe type and diameter.
 - (b) Manholes and Side Entry Pits
Purpose: to inspect the connection type, benching, drops (internal or external)
 - (c) Connections
Purpose: to inspect the connection type, benching, drops (internal or external).
 - (d) Headwalls
Purpose: to inspect scour protection and discharge alignment
 - (e) Pump Stations (where applicable)
 - (i) Attend the factory acceptance testing of the switchboard prior to the delivery to site.
 - (ii) View construction after the installation of the wet well units but prior to the benching of the floor and installation of the lid
Purpose: to confirm layout of pumps, location of switchboard, the correct orientation of the lid, extent of the benching and the general arrangement of the site works.
 - (f) Gross Pollutant Traps
Purpose: to inspect location, grating and access arrangements
- (7) In the event that any work is undertaken without the required audit inspection being undertaken then proof shall be provided to the Council that such work complies with the approved plans and specifications and Council's Standard Drawings. The Council may specify what proof or tests are required to satisfy this requirement.
- (8) Work is not to be commenced on any works until the Council has given written approval of the plans and specifications.

SC6.4.22 Practical Completion

- (1) At the point of Practical Completion of all subdivision works the Supervising Engineer (RPEQ) shall request a joint inspection by the Council. The request must be accompanied by the following documentation:
 - (a) 'As constructed' drawings produced in accordance with Council's requirements,
 - (b) The Supervising Engineer (RPEQ)s certification that the works comply with the Council's Standard Drawings or IPWEAQ Standard Drawings and specification and the approved plans and specifications, A sample of the certification statement is provided in Appendix 5,
 - (c) A civil engineer's certification that any site filling that exceeds a depth of 300mm complies with the provisions of AS3798 'Guidelines on earthworks for commercial and residential development' 2007,
 - (d) A surveyor's certification that property boundary pegs are in the correct position after the completion of the construction works,

- (e) A closed circuit television (CCTV) camera survey of all public stormwater pipelines,
- (f) The provision of operation and maintenance manuals and associated training for:-
 - (i) Pump stations
 - (ii) Stormwater detention systems
 - (iii) Gross pollutant traps
 - (iv) Any other item that requires an operational and/or maintenance regime exceeding that normally required;
- (2) If an operation and/or maintenance manual is required the Supervising Engineer (RPEQ) shall arrange a joint training session with the relevant Council asset owner. The training session shall be arranged as soon as practical after commissioning.
- (3) If a pump station is constructed as part of a subdivision or development, and will become a Council asset, the Supervising Engineer (RPEQ) (or their representative) to organise a pump station site acceptance meeting (and testing) and training for the future operators.
- (4) Upon the successful completion of all mandatory audit inspections, the lodgement of the required construction documentation and the Practical Completion inspection the Council will issue a Certificate of Practical Completion, which may include a list of minor defects. Works which must be complete to enable the issue of the Certificate of Practical Completion are listed in Appendix 4.
- (5) The date of the Certificate of Practical Completion shall be the latest onsite inspection or the date of receipt of the completed documentation, whichever occurs last.

SC6.4.23 Sealing Final Plans of Survey

- (1) Final plans of survey shall not be sealed until all conditions on the Planning Permit pertaining to the subdivision works have been satisfactorily completed, or a formal agreement for the deferment of the works has been entered into by the Developer and the Council.
- (2) The satisfactory completion of the public infrastructure works shall mean when a Certificate of Practical Completion has been issued by the Council and a Bond and Bank Guarantee has been lodged (where required by Council) with Council for the defects liability period.
- (3) The Council shall be entitled to draw funds from the Bank Guarantee (where held) if outstanding or defective works are not completed or remedied by the developer within the timeframe specified in a written notice to do so.
- (4) Upon notification of the acceptance of the Sealed Plan of Survey by the Recorder of Titles, all road lots and public open space lots contained on the plan are to be transferred unencumbered to Council. All costs involved in this process are to be met by the Developer, including the partial discharge of any mortgages affecting the road or public open space lots.

SC6.4.24 Final Inspection & Hand-over

- (1) The Supervising Engineer (RPEQ) shall request the Council to jointly inspect the subdivision works and confirm that defects identified at Practical Completion have been rectified, and identify any other defects that have subsequently developed during the defects liability period.
- (2) All outstanding defects shall be rectified within 14 days of Council's request to do so and may be subject to a further 12 months defects liability period.
- (3) When all outstanding Practical Completion items and subsequent defects are satisfactorily completed the Council will issue a Certificate of Final Takeover and release any financial surety (Bank Guarantee) held in relation to the works.
- (4) Where works or documentation remains outstanding at the end of the defects liability period Council may draw on the Bank Guarantee (where held) to undertake such works at the Developers cost, in which case only that portion of the Bank Guarantee remaining shall be returned to the Developer.

SC6.4.25 As constructed information

- (1) Certification of the constructed works also includes the submission of 'as constructed' information surveyed by a Registered Surveyor.
- (2) 'As constructed' asset plans must be submitted electronically in two formats:

- (a) .dxf (data exchange) format
- (b) .pdf (scalable portable document format) format.
- (3) Council will not accept other electronic file formats.
- (4) Prepare your .dxf file in accordance with the Asset Design 'As Constructed' (ADAC) standards. These standards are available on the ADAC web site. The ADAC standards are a regional asset information standard developed by Brisbane City Council, Moreton Bay Regional Council and Sunshine Coast Regional Council.
- (5) An ADAC v3 AutoCAD plug-in tool can be downloaded from the ADAC web site to help prepare the electronic subdivisional plan in ADAC-compliant format. The plug-in tool is free to download.
- (6) The latest version of the ADAC tool available on the web site must be used. The ADAC tool supports AutoCAD 2000 and all later AutoCAD versions.

SC6.4.26 Maintenance

Introduction

- (1) The purpose of this section is:
 - (a) To outline the obligations of persons who develop land within the Shire to maintain all works carried out by them in connection with such development.
 - (b) To ensure that Public (Municipal) and Private Works are constructed in a good and workmanlike manner with good quality materials and in accordance with the approved design before such works become the full responsibility of the Cloncurry Shire Council and, thus, the ratepayers of the Shire.

Definitions

- (1) For the purpose of this section, all definitions used are those contained in the planning scheme, with the following additions:
 - (a) 'Accept on maintenance' means the issue of a letter of acceptance by the Council in respect of any works associated with this planning scheme policy.
 - (b) 'Codes' means the various planning scheme codes that provide the specific outcomes, criteria, probable solutions and standards for various land uses and development types.
 - (c) 'Defects' means any deficiencies or flaws in the quality or performance of the infrastructure as a result of construction operation or the material used. The developer may provide evidence that a defect is the result of a third-party damage, in which case Council may excuse the developer from liability for rectification and repairs.
 - (d) 'Maintain' means keeping and preserving of works to the standard set out in this policy and other codes.
 - (e) 'Maintenance period' means the following periods for each of the categories of works specified:
 - (i) landscaped (including tree planting) or grassed areas within road reserves and areas dedicated as open space — 18 months commencing from the date the relevant public (municipal) works and 12 month for private works, are accepted 'on maintenance'.
 - (ii) dry/wet detention basins, swales, bioretention basins, constructed wetlands, waterbodies, gross pollutant traps, and associated works — 24 months, commencing from the date the relevant works are 'accepted on maintenance'.
 - (iii) all other works — 12 months, commencing from the date the relevant works are accepted 'on maintenance':

AND

 - (A) For the purpose of clarity, it is recorded that longer maintenance periods may be required for specific items, where problems have been encountered during construction, where non-standard methods or materials have been used, where temporary works are required after construction is completed, or where public (municipal) works have been constructed in accordance with an Accelerated

Trunk Infrastructure Agreement, Connecting Works Trunk Infrastructure Agreement or Trunk Infrastructure Agreement.

- (B) Where development is done in stages, the developer may submit an 'asset handover plan' that will facilitate on/off maintenance of assets in stages. This plan may include strategies for by-pass systems to ensure the integrity of the stormwater infrastructure.
- (iv) 'Public (municipal) works' means all works, services, land, buildings, structures, roads, park structures, fencing, irrigation, landscape features (hard and soft), grassed or turfed areas, paved areas, footpaths, pathways, cycleways, natural features, park and street furniture including light poles and associated structures that are to pass to or come under the control of the Council.
- (v) 'Private works' means all works that will remain in private ownership.

'Acceptance on maintenance'

- (1) Once the Council is satisfied that all works have been properly completed, a letter of acceptance to that effect is to be issued.
- (2) The works are deemed to be 'accepted on maintenance' from the date of that letter.
- (3) Before accepting on maintenance any works, a bank guarantee or bond equivalent to not less than the amount detailed in Council's fees and charges is to be lodged with the Council as security for the performance of the maintenance obligations.
- (4) Before any works are passed as practically complete and accepted on maintenance, the requirements of this planning scheme policy and any relevant development approval conditions are to be complied with.
- (5) The following advice is a guide for consultants to help facilitate acceptance of public (municipal) works 'on maintenance' by the Council:
 - (a) The RPEQ carries out preliminary inspections of roadworks, sewer reticulation, water reticulation, stormwater drainage systems and, if relevant, parkland at or near practical completion, and the pre-inspection checklist as required by this planning scheme policy is completed and forwarded to Council before the requested 'on maintenance' inspection date.
 - (b) Council's representative and the RPEQ carry out a formal 'on maintenance' inspection.
 - (c) A date of practical completion is nominated and any further items requiring rectification are listed.
 - (d) The works will be 'accepted on maintenance' for the required period from the date a letter of acceptance has been issued following the receipt by Council of the information contained in SC6.2.9.6.

Bonding incomplete works associated with the reconfiguring of land

- (1) The Council may approve plans of subdivision, before accepting works 'on maintenance', subject to the following prerequisites:
 - (a) The bulk earthworks are completed.
 - (b) Kerbing and channelling and carriageway works are completed.
 - (c) Roads are certified by an authorised surveyor to be within the correct alignment.
 - (d) Stormwater works have achieved practical completion.
 - (e) Where a bond is accepted, the amount to be bonded is the value as set out in Council's current fees and charges schedule.
 - (f) The RPEQ has provided a certified schedule of quantities and rates for the outstanding works as the basis for Council's determining the appropriate amount of the bond.
 - (g) The developer has undertaken, in writing to Council, that unless all outstanding development (operational) works are completed and 'accepted on maintenance' within three months of the date of the approval of the plans of subdivision (or such longer time as Council may approve), the Council may call up the bond and undertake all works to complete the approved development, including all testing and compilation of 'as constructed' information.

- (h) Bonding is to be in the form of a bank guarantee in form acceptable to Council, except for very minor works where Council may agree to accept a cash bond. Among other matters, the bank guarantee must:
 - (i) comply with Council's policies in relation to credit risk
 - (ii) detail the name of the customer/applicant
 - (iii) detail the real property description of the property for which the security bond is held
 - (iv) where applicable, detail the different types of bonds, detail the relative amounts covered by the guarantee and contain a statement describing the specific purpose of the bond
 - (v) detail the development permit and date.
- (2) At all times, the Council reserves the right not to accept the bonding of incomplete works if it considers that satisfactory security has not been given to ensure compliance with the requirements of the Act or this planning scheme.
- (3) Bulk earthworks include any proposed cutting and filling of dwellings.
- (4) Road works that may be bonded include:
 - (a) streetlighting and other electrical infrastructure
 - (b) landscaping
 - (c) verge works
 - (d) footpaths
 - (e) turfing.
- (5) For stormwater works (excluding water quality devices or systems), practical completion means that infrastructure is deemed acceptable and only minor rectification works are required.
- (6) For stormwater water quality devices or systems, practical completion means that only the landscaping component is incomplete.
- (7) The schedule of quantities must include the provision of all required testing, compilation of 'as constructed' information and any outstanding park or streetscaping works.
- (8) Subdivisional (operational) works and 'as constructed' information are to be completed, and a Registered Surveyor's certificate stating that all survey marks (including reinstated survey marks) are in their correct position in accordance with the plan of subdivision is to be lodged within three months of the approval of the plan of subdivision (or such longer time as the Council may approve).
- (9) The approval of the plan of subdivision is also subject to the developer's meeting all the conditions of the permit(s) that do not involve bonded works.
- (10) Bonding will only be considered by Council when all works including other authorities (e.g., Ergon Energy and Telstra) are expected to be completed in a reasonable timeframe.
- (11) Generally, an incomplete works bond shall be as set out in the Council's current fees and charges schedule.

Maintenance of works

- (1) Each item of works must, at no cost to Council:
 - (a) be maintained during its maintenance period
 - (b) have any latent defects, of which the Council gives notice prior to the formal acceptance 'off maintenance', promptly rectified.
- (2) Failure to perform the obligations under this part entitles the Council to call up the whole or any part of a bank guarantee, or bond, it holds as security for those public (municipal) works, and to apply all monies to meet the cost of Council's performing those obligations.
- (3) The RPEQ is to arrange a joint 'off maintenance' inspection with the Council's representatives.
- (4) Following the inspection and approval by the Council's representatives of the rectification of any listed items, the RPEQ must forward to Council a letter requesting that:
 - (a) the development be taken 'off maintenance'
 - (b) the maintenance security and any other bond monies be released.
- (5) The Council must send a letter to the owner/RPEQ formally accepting the works 'off maintenance' and confirming release of the maintenance security bond.

Liability

- (1) Nothing in this part operates so that any duty of care relating to the design and construction of any works owed to the Council is limited, released or waived in any respect.

Agreements

- (1) Where an agreement is required, details to be assessed and covered by the agreement are to include the following matters (as applicable):
 - (a) maintenance period
 - (b) maintenance standard to be applied to the various works
 - (c) nature and amount of security to be lodged, and details of the use and release of such security
 - (d) other details deemed appropriate by the Council.
- (2) Any agreement required under this section is to be in writing and prepared by the Council at the developer's cost or by the developer at the developer's cost (subject to such agreement being acceptable to the Council).

SC6.4.27 Further Information

If you have queries on any matter raised in these guidelines or any other technical questions then please contact the relevant Council's Engineering Department as listed in **Appendix 1**.

SC6.4.28 Appendix 1: Approved Materials for Stormwater Pipelines

Pipes	Trenchless Technology Methods
uPVC	Riblok – spirally wound PVC
DICL (ductile iron concrete lined)	Sliplining – PVC / PE
MSCL	Pipe Bursting – PE
Polyethylene	Insitu-liner – Structural cured in place liner
RCP	
FRC	
Hobas	
Blackmax TM	
Stormpro TM	

SC6.4.29 Appendix 2: Fee Structure for Engineering Plan Approval and Audit Inspections

Cloncurry Shire Council

Reference to Council's website on www.cloncurry.qld.gov.au should be made for current fees.

SC6.4.30 Appendix 3: Sample Certification Statement from Supervising Engineer (RPEQ).

SUPERVISING ENGINEER (RPEQ)'S CERTIFICATION OF SUBDIVISION WORKS

- (1) Development Details:

- (a) Property Owner Name:
 - (b) Address of Property:
 - (c) Council development approval number:
 - (d) Subdivision description:
 - (e) Stage number (including lot numbers):
- (2) Certification:

I, _____ have been appointed by the developer of the above subdivision to supervise (either directly or by my representative) the construction works.

I certify that the construction works and materials used in the construction:

- have reached the stage of practical completion as determined in the document Subdivision Guidelines, and specifically in regard to Appendix 7.
- fully comply with the approval plans and specifications and the Council's Standard Drawings or IPWEAQ Standard Drawings and Standard Specifications.

Name:

Postal Address:

Telephone:

Signature:

SC6.4.31 Appendix 4: Works to be completed prior to Practical Completion

Item	Description	Mandatory
1	– Stormwater Infrastructure	
a)	Stormwater mains	Yes
b)	Property connections	Yes
c)	Manholes/pits	Yes
2	– Road Network	
a)	Kerb & channel/lintels	Yes
b)	Sub-grade & base pavement	Yes
c)	Impervious seal	Yes
d)	Footpath/pedestrian crossings	Yes
e)	Driveways & crossings	Yes
f)	Signs & line marking	Note 1
g)	Public street lighting	Note 2
h)	Street trees	Note 3
i)	Nature strips	Note 4

Item	Description	Mandatory
3	– Other Authority's Services - provide statement	
a)	Water supply and sewerage	Yes
b)	Telecommunications	Yes
c)	Electrical power	Yes
d)	Gas (if applicable)	Yes
4	– Certification & Construction Documentation	
a)	Copy of Council's Audit Inspection record	Yes
b)	Submission of certified 'as constructed' drawings	Yes
c)	Asset data sheets	Yes
d)	A certified statement from the Supervising Engineer (RPEQ) of compliance with the approved plans and Council's Standard Drawings or IPWEAQ Standard Drawings & Specifications	Yes
e)	A certified statement from a Civil Engineer of compliance with AS3793 'Guidelines on earthworks for commercial and residential development' 1996 (where site filling exceeds 300mm).	Yes
f)	Surveyor's statement that property boundary pegs are in the correct position after completion of works	Yes
g)	CCTV Survey of stormwater pipelines	Yes
h)	Operation and maintenance manuals (where applicable)	Yes
i)	Where operation and maintenance manuals required - asset owner training session	Yes
j)	If pump station involved - site acceptance / testing meeting and operators training	Yes

Guideline for Electrical Works:

- (1) Must be completed within 6 weeks of date of certificate.
- (2) Must provide proof, before issue of PC, from Ergon Energy that public lighting installation committed.
- (3) Must be completed by end of initial Defects Liability Period. A further 2 year Defects Liability Period applies.
- (4) Majority of fill and top-soil must be in place. Screening, levelling and establishment of grass must be completed by end of Defects Liability Period.
- (5) All street lighting and foundations shall be installed in accordance with the requirements of MRTS91, MRTS92, MRTS94, MRTS95, the Department of Transport and Main Roads Standard Drawings and the attached "Conditions for Carrying Out Works Within the Boundaries of State-Controlled Roads – Electrical Supplementary".

- (6) Completion and submission of the attached "Streetlight Electrical Design Checklist" to the department with any associated electrical drawings.
- (7) Completion and submission of the attached "Transport and Main Roads Electrical Test Report: by the Electrical Contractor responsible for any electrical installation prior to the department accepting any electrical installations.
- (8) Electrical installations must be undertaken by a licensed electrical contractor (Electrical Safety Act 2002). Underground conduit systems must be installed under the supervision of a licensed electrical contractor (Electrical Safety Act 2002 s18 (2)(f)),
- (9) A certificate of testing and compliance must be completed by the licensed electrical contractor who connects the installation. This is to certify that the works are electrically safe. (Electrical Safety Regulation 2002 s 159).

SC6.4.32 Appendix 5: Soil and Erosion Management Plans - Information

The information contained in this appendix is to assist developers, engineers, designers and contractors in the preparation and design of soil and water management plans and ensure soil and water are appropriately managed during the construction phase.

Introduction

Subject to Clause 16 in the Subdivision Design and Construction Guidelines, a Soil and Erosion Management Plan (SEMP) is to be submitted detailing how soil and water is to be managed on the site during the construction process. This Appendix outlines the level of detail required by Council for SWMPs. Once approved by Council, all construction works need to be conducted in accordance with the SWMP.

Soil and Erosion Management Plans

Soil and Erosion Management Plans are specific site plans or drawings that detail sediment and erosion control measures on building and construction sites. The SWMP shows the type, location, design, installation and maintenance schedule for all these measures and should be considered as the blueprint for controlling all anticipated erosion and for preventing sediment from leaving a site. Clause 16 in the Subdivision Design and Construction Guidelines states that reference should be made to the Queensland Government publication 'Soil & Water Management on Building & Construction Sites' in preparing a SEMF.

Soil & Water Management on Building & Construction Sites - Queensland Guidelines

The Queensland Guidelines include 19 Fact Sheets which outline current best practice soil and water management for building and construction sites. The guidelines include a suite of sediment and erosion control measures which cover all aspects of soil and water management through the building and construction phase; and include tips for design, sighting, installation and maintenance of such measures. Contact your local Council, or visit www.nrmnorth.org.au for a copy of the guidelines.

Developing a Soil and Water Management Plan

The SWMP must be approved by Council prior to the commencement of works. A SWMP can easily be developed by overlaying information on a copy of the engineering site drawings. The SWMP must detail the site development and all the systems intended to minimise erosion and trap sediment. The table below outlines the acceptable standard of SWMPs for the North and North Western participating Councils listed in Appendix 1. Additional details may be required depending on the specific requirements of the site, scale of the development and level of ground disturbance.

GENERAL INFORMATION		
Item	Detail required	
Date and author	Name of person who developed SEMP, and date published.	
North point and scale	Description of the site size and orientation.	
Site contours and slope	Initial and final contours, approximate grades of slope and directions of fall.	
Subdivision layout	<ul style="list-style-type: none">Property boundaries and construction details.The limit of clearing, grading and filling.	
Soil description	General information about soil type (i.e. clay, loam, sand) present on site.	
Topographic features	General information about features on or near the site. <ul style="list-style-type: none">The location and types of all existing natural vegetation.Details of the critical natural areas such as drainage lines (i.e. creeks, rivers), cliffs, nature reserves, wetlands and unstable ground.	
Stormwater infrastructure	All existing and proposed stormwater infrastructure.	
Staging of works	Start and completion dates for each stage of the subdivision.	
– SEDIMENT AND EROSION CONTROLS		
– Item	Detail required	Relevant Fact Sheets
Stabilised site access	Location of stabilised access point including diversion hump, and installation details: <ul style="list-style-type: none">DateResponsible personMethod/designs/drawings where appropriate	No. 12 ‘Stabilised Site Access’
Retained vegetation	Location of vegetation (trees, shrubs and grassed areas) to be retained on site throughout the entire construction phase.	No. 5 ‘Minimise Soil Disturbance’ No. 6 ‘Preserve vegetation’
Temporary drainage control measures	Location of all proposed temporary drainage control measures and installation details:	No. 7 ‘Divert Up-Slope Water’ No. 10 ‘Early Roof Drainage Connection’

	<ul style="list-style-type: none"> • Date • Responsible person • Method/designs/drawings where appropriate 	<i>No. 11 'Scour Protection – Stormwater Pipe Outfalls & Check Dams'</i>
Sediment control measures	Location of all proposed sediment control measures and installation details: <ul style="list-style-type: none"> • Date • Responsible person • Method/designs/drawings where appropriate 	<i>No. 12 'Stabilised Site Access'</i> <i>No. 13 'Wheel Wash'</i> <i>No. 14 'Sediment Fences & Fibre Rolls'</i> <i>No. 16 'Manage Concrete, Brick & Tile Cutting'</i> <i>No. 17 'Sediment Basins'</i>
Stockpile protection	Location of soil, sand or other material stockpiles; plus location of suitable erosion control measures and installation details: <ul style="list-style-type: none"> • Date • Responsible person • Method/designs/drawings where appropriate 	<i>No. 9 'Protect Service Trenches and Stockpiles'</i>
Erosion control measures	Location of all proposed erosion control measures and installation details: <ul style="list-style-type: none"> • Date • Responsible person • Method/designs/drawings where appropriate 	<i>No. 4 'Dispersive Soils – High Risk of Tunnel Erosion'</i> <i>No. 5 'Minimise Soil Disturbance'</i> <i>No. 6 'Preserve Vegetation'</i> <i>No. 8 'Erosion Control Mats and Blankets'</i> <i>No. 9 'Protect Service Trenches and Stockpiles'</i> <i>No. 18 'Dust Control'</i> <i>No. 19 'Site Revegetation'</i>
Stormwater pit protection	Location of measures to protect stormwater pits and installation details: <ul style="list-style-type: none"> • Date • Responsible person • Method/designs/drawings where appropriate 	<i>No. 15 'Protection of Stormwater Pits'</i>
Managing sediment generating activities	Location within the site where sediment generating activities can be managed; plus location and of suitable sediment control measures and installation details: <ul style="list-style-type: none"> • Date • Responsible person • Method/designs/drawings where appropriate 	<i>No. 16 'Manage Concrete, Brick & Tile Cutting'</i>
MAINTENANCE		

– Item	Detail required
Maintenance schedule	<p>Provide a brief maintenance schedule for the sediment and erosion controls. This can be a note on the SWMP.</p> <ul style="list-style-type: none"> • Include a statement of who is responsible for establishing and maintaining all sediment and erosion control measures (i.e. principle contractor or site manager). • Include time frames for maintenance checks (i.e. weekly, and after major rainfall events). • Outline proposed activities (i.e. checks for damage and the need for de-silting, repair or replacement). • Include a monitoring and maintenance program for site revegetation.

SC6.4.33 PSP3 Amendment Table

Date	Summary of amendments/changes

Appendix 0 Index and glossary of abbreviations and acronyms

Table AP0.1 —Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)
<insert details>	<insert details>

Appendix 1 Preferred Plants

8.4 Water Wise Plants

The following table lists water wise plants which are considered suitable for the location area:

Trees	Shrubs
Eucalyptus erythrocorys	Eremophila microtheca
Eucalyptus macrocarpa	Grevillea dryandroides
Eucalyptus pruinose	Grevillea banksii
Hakea laurina	Melaleuca linariifolia purpurea
Corymbia citriodora	Senna artemisioides ssp artemisioides
Eucalyptus crebra	Senna artemisuides ssp. Helmsii
Melaleuca linariifolia	Senna glutinosa ssp glutinosa
Melaleuca leucadendra	Grevillea wickhamii

Melaleuca bracteata	Eremophila calorhabdos
Acacia retivenea	Grevillea "Canberra Gem"
Acacia shirleyi	Hakea preissii
Owenia acidula	Grevillea "Olympic Flame"
Flindersia maculosa	Gossypium sturtianum
	Alyogyne hakeifolia
Climbers	Ground Covers
Clematis microphylla	Grevillea goodii
Jasminum didymum	Myoporum parvifolium
Hardenbergia comptoniana	Eremophila debilis
	Acacia hilliana
Grasses	
Windsor Green	
Dawson Creeping Bluegrass	
Greenlees Park and	
Wintergreen	

8.5 Native Plants

The following lists of plants are considered the preferred native plants most suitable to the local area:

Myrtaceae

Baeckea, Kunzea, Leptospermum, Melaleuca, Eucalyptus, Angophora.

Family of 3000 species of dicatyledonous flowering plants. The plants generally have showy flowers and aromatic leaves. Plants range in height from small shrubs to 30m tall trees.

Proteaceae

Grevillea, hakea, Lomatia.

Are noted for their ability to grow in dry conditions. The majority are woody plants with spiky, leathery leaves having beautiful flowers.

Fabaceae

Dillwynia, hardenbergia, Hovea, Indigofera, Jacksonia.

A large family of dicatyledons plants, commonly called the pea family contains about 17,000 species with many different colored flowers.

Labiatae (Lamiaceae)

A large dicatyledonous family, commonly called the mint family, comprises some 3,000 species. Commonly the Westringia are noted for being aromatic and easily grown to 2m with masses of flowers.

Myoporaceae

Myporum and Eromophila are naturally drought resistant. They grow prolifically producing flowers which range in colour from blue, white, pink and red.

8.6 Exotic Plants Species

Anigozanthas sp.	Cactus, Succulents	Graptophyllum spp.
Acalypha sp.	Climbers (jasmine, Clematis, Pandorea)	Ginger spp. (Hedichium, etc)
Annuals (Petunias, Pansies, mariogolds, etc)	Convolvulus	Heleconia sp.
Abelia spp.	Citrus sp. (Lemon, Limes, Oranges, mandarins, etc)	Impatiens
Abutilon hybridum	Dianella spp.	Hibbertia, Golden Flax
Banksia sp.	Dietes	Flaxes
Bougainvillea sp.	Duranta sp.	Frangipani sp., Magnolia spp.
Bangkok Rose	Daisy family (African Daisy, federation, marguerite, etc)	Fruit trees (Mango, Lychee, Custard Apple, etc.)
Backhousia citriodora	Diosma	Ferns
“Blue Boy”	Ferns	Mahogany, Tibouchina sp.
Blue Eye” Pilosus	Ficus sp.	Jacaranda, Xanthorrea
Browallia (dwarf)	Lillacea sp., daylilies, Red Hot	Poinciana
Cassia sp.	Pokers	Rose sp., Succulent sp.
Coleus sp.	Geraniums	Sterlitzia sp.
Cannas	Gardenia sp.	Queensland Nut Family
Ctenanthe	Galphiniias	(Macadamia), Mulberry
Cuphea sp.	Grass sp. (Penesetom, Poa, Miscanthus, etc), Russellias	Westringia, Vinca, Verbena,
Conifers, Junipers		Viburnum
Cycads		Orchid sp.
		Pentas, Rheo

Please note- plant species other than those listed above which are proven suitable and acceptable to council for arid zone planting will be considered.

Appendix 2 Table of amendments

Table AP2.1 – Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption on 4 th July 2017; Effective commencement date on 4 th July 2017.	Version2	Alignment amendment made under the Alignment amendment rules and Section 293 of the Planning Act 2016.	<p>The purpose and general effect of the alignment amendment is to improve the clarity and workability of the planning scheme under the new Act, providing consistency with the new terminology and reflecting changes to the decision rules for the categories of development and assessment. The Alignment Amendment Template prepared by the Department of Infrastructure, Local government and Planning(DILGP) has provided guidance to Council on how a Queensland Planning Provisions (QPP) compliant planning scheme should be amended for alignment with the new Act.</p> <p>In addition to the changed terminology, particular drafting amendments to codes have:</p> <ul style="list-style-type: none"> i. not altered the policy intent or outcomes of the previously drafted assessment criteria of any Cloncurry Shire Planning Scheme (CSPS) code; ii. ensured that CSPS's assessment benchmarks satisfy the 'bounded assessment' decision rules for a code assessable development under the new Act; iii. provided that the CSPS codes, specifically the acceptable outcomes (AOs), are sufficiently clear, objective and measurable; iv. updated the references (where necessary) to particular legislative

			standards and like for contemporary consistency and compliance.
insert details	insert details	insert details	insert details