

PLANNING SCHEME



WITH PROPOSED BUSINESS RESILIENCE
AMENDMENTS 2023



Rev	Date Gazetted	Chapter/section/page revised
0	24 October 2014	Entire scheme – commencing 3 November 2014
1.0	2 June 2017	Amendments commencing 2 July 2017– Historic lots overlay maps, Dwelling house code, Dual occupancy code, Overlays assessment table
1.1	2 June 2017	Minor and administrative amendments commencing 2 July 2017– Table 1.6.1 and consequentials Transport noise corridors, Definitions, Rural zone code assessment table, Reconfiguring a lot assessment table, Overlays assessment table, Rural zone code, Dual occupancy code, Dwelling house code, Advertising devices code, various formatting
1.2	30 June 2017	Alignment amendments under the Alignment amendment rules and section 293 of the <i>Planning Act 2016</i> commencing 3 July 2017
1.3	24 January 2020	Minor and administrative amend – Integrating Regulated Requirements and State Planning Policy (SPP) July 2017 commencing Monday, 3 February 2020
1.4	14 August 2020	Minor amendment – inclusion of amended Planning scheme policy for development works – SC6.2 Design and construction standards for development works policy commencing 17 August 2020
2.0	WORKING DRAFT 5/6/23	Major amendment—for Council decision under s16-5 of MGR to give to Minister SIR1
2.1	3 July 2023	For informal discussion with DSDILGP
2.2	9 August 2023	Draft Centres and Industry zone changes for informal discussion with DSDILGP
2.3	11 August 2023	Centres and Industry zone refinements; peer review results
2.4	17 August 2023	Centres + industry zones – reversion following DSDILGP informal comments
2.5	18 August 2023	Reviewed changes to Centres + Industry zones – for SIR1
2.6	9 Sept 2023	Cross-referencing and other word processing corrections
3.0	30 Nov 2023	SIR1 changes
3.1	29 Jan 2024	Continued changes from SIR1 for NBRC review
3.2	March 2024	Draft for State
3.3	16 Apr 2024	Following further informal SIR1 comments—Centre & Rural zone assessment categories

NZ20-800-T04-001

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business resilience amendment



Citation and commencement

This planning scheme may be cited as the North Burnett Regional Planning Scheme.

A notice was published in the Government Gazette No. 42 on 24 October, 2014 for the planning scheme for the local government area of North Burnett Region.

The commencement date for the planning scheme was 3 November, 2014.

Amendments to the planning scheme are included at Appendix 2.

Strategic vision

A Plan for Generations

A prosperous future for generations built on a solid foundation of customer focused, efficient, and effective service delivery.

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



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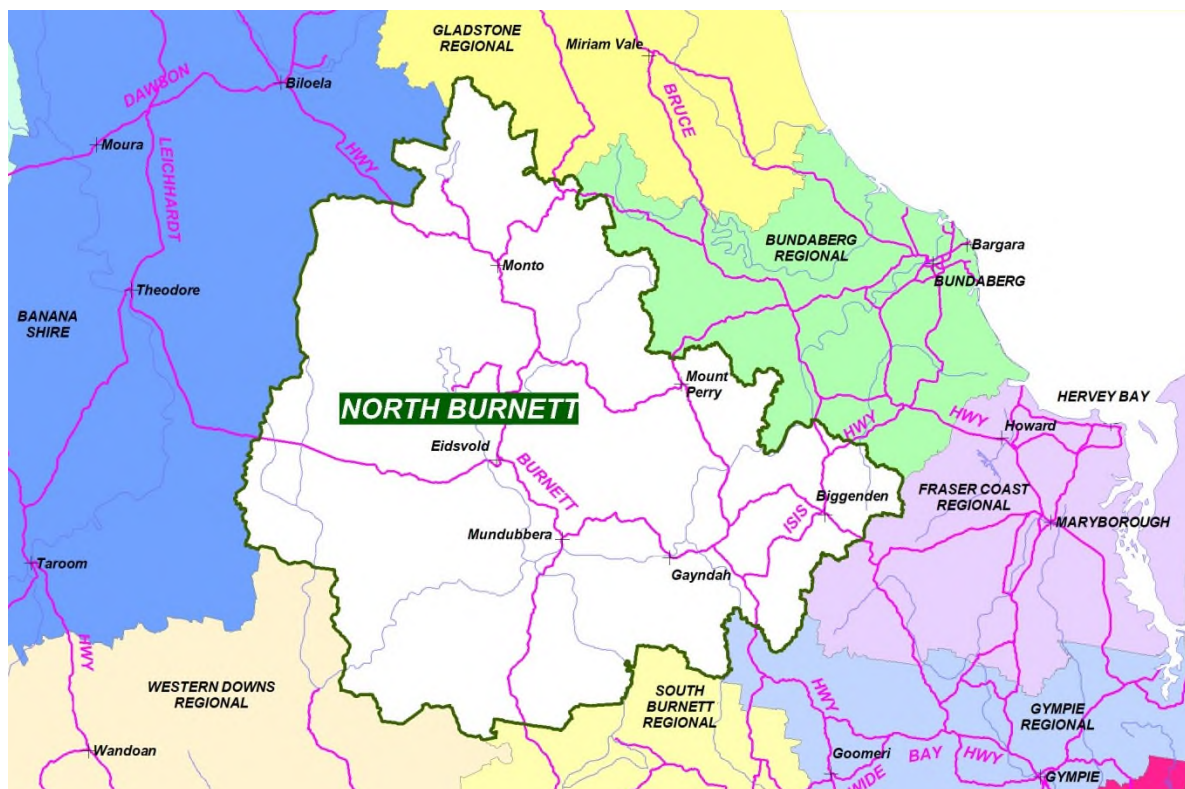
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PART 1 ABOUT THE PLANNING SCHEME

1.1 INTRODUCTION

- (1) The North Burnett Regional Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) under the Alignment Amendment Rules and section 293 of the Act on 17 May 2017 and commenced on 3 July 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out North Burnett Regional Council's intention for the future development in the planning scheme area, over the next twenty years.
- (4) The planning scheme seeks to advance state and regional strategies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a twenty-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 North Burnett Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas e.g. Brisbane core port land where there is a land use plan only to the extent of any inconsistency.



Map 1—Local government planning scheme area and surrounding local government 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 priority infrastructure plan (removed);¹
- (e) tables of assessment;
- (f) the following zones and precincts—
 - (i) Centre zone;
 - (ii) Community facilities zone;
 - (iii) General residential zone;
 - (iv) Industry zone;
 - (v) Recreation and open space zone;
 - (vi) Rural residential zone;
 - (vii) Rural zone—
 - (A) Rural zone (Conservation precinct);
 - (B) Rural zone (Hinterland precinct);
 - (C) Rural zone (Intensive agriculture precinct); and
 - (viii) Township zone;
- (g) the following zone codes—
 - (i) Centre zone code;
 - (ii) Community facilities zone code;
 - (iii) General residential zone code;
 - (iv) Industry zone code;
 - (v) Recreation and open space zone code;
 - (vi) Rural zone code;
 - (vii) Township zone code
- (h) there are no local plans²;
- (i) the following overlays—
 - (i) Agricultural land;
 - (ii) Bushfire prone area;
 - (iii) Extractive resources and mining;
 - (iv) Flood hazard;
 - (v) Historic lots;
 - (vi) Infrastructure; and
 - (vii) Matters of environmental significance;
- (j) the following overlay codes—
 - (i) Bushfire prone area overlay code;
 - (ii) Flood hazard overlay code;
 - (iii) Infrastructure overlay code—
 - (A) Road corridors;
 - (B) Stock routes;
 - (C) Aerodromes;
 - (D) Petroleum and natural gas pipelines;
 - (E) Electricity; and
 - (F) Railway;
 - (iv) Natural features or resources overlays code—
 - (A) Matters of environmental significance;

¹ The Priority Infrastructure Plan became the Local Government Infrastructure Plan however, from 1 July 2018 became redundant and has been removed from the planning scheme.

² Local plans organise the planning scheme area at the local or district level and provide more detailed planning for the zones. There are no local plans in this planning scheme.

- (B) Extractive resources and mining; and
- (C) Agricultural land;
- (k) the following development codes—
 - (i) Community residence code;
 - (ii) Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) code;
 - (iii) Dual occupancy code;
 - (iv) Dwelling house code;
 - (v) Extractive industry code;
 - (vi) Higher density residential code;
 - (vii) Home-based business code;
 - (viii) Intensive animal uses code;
 - (ix) Renewable energy code;
 - (x) Advertising devices code;
 - (xi) Filling and excavation code;
 - (xii) Infrastructure and operational work code;
 - (xiii) Reconfiguring a lot (boundary realignment) and associated operational work code;
 - (xiv) Reconfiguring a lot (except excluded reconfiguration) code;
- (l) there are no other plans³;
- (m) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme—
 - (a) Design and construction standards for development works;
 - (b) Agricultural land;
 - (c) Information local government may request;
 - (d) Landscaping;
 - (e) Third party advice or comment; and,
 - (f) Building form for the Centre zone.

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*; or
 - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 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.

³ 'Other plans' refers to those areas for which master plans (or similar) were developed under legislation other than the Act, that have been approved by the state government and would form part of the planning scheme for the local government. There are no such plans in the local government area.

- (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—This planning scheme incorporates the regulated requirements required by sections 5 to 9 of the regulation.

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*, are identified by the title 'editor's note' and 'footnote'⁴ 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.

Footnote—see example at the bottom of the page.

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, 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, 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, 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, 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
 - (d) if the 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 no categorising instrument categorises a particular development, the development is accepted development. Schedule 6 of the Regulation states development that a local categorising instrument may not declare to be assessable 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. The planning scheme and schedules 9 and 10 of the Regulation categorise assessable development.

- (c) prohibited development.

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

⁴ This is an example of a footnote.

- (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 Tables of assessment.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development, specifies categories of assessment and sets out assessment benchmarks. Such instrument may be either a regulation or a local categorising instrument. A regulation applies instead of a local categorising instrument, to the extent of any inconsistency. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 HIERARCHY OF ASSESSMENT BENCHMARKS AND REQUIREMENTS

- (1) Where there is any inconsistency between provisions within 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 assessment benchmarks and requirements as specified in schedules 6, 9, 10, 11, 12, 13 and 14 of the Regulation prevail over all other components to the extent of the inconsistency;
 - (c) overlays prevail over all other components (other than the matters 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 8(5) of the Act states that a local planning instrument must not—
- (a) include provisions about building work to the extent the building work is regulated under the building assessment provisions⁵;
 - (b) be inconsistent with the effect of assessment benchmarks identified in section 17(1)(b) of the Planning Regulation⁶ or change the effect of a building assessment provision.
- (2) This planning scheme, through Part 5 Tables of assessment and this sub-section, regulate building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—the Building Act 1975 (section 32) permits planning schemes to deal with the following matters and form part of the building assessment provisions—

- *for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation including—*
 - *application of, or variations to provisions contained in parts MP1.1 and MP1.2 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 (MP1.1 only); and*
 - *it may also regulate other matters such as designating land liable to flooding, designating bushfire prone areas and transport; and*
 - *aspects of building work related to or incidental to land liable to flooding;*
- *specifying alternative boundary clearances and site cover provisions for particular Class 1 and 10 structures under section 33 of the Building Act 1975 (alternative provisions).*

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

- (3) The building assessment provisions are those parts of this planning scheme identified in Table 1-1.

⁵ Unless allowed under Sections 32 and 33 of the *Building Act 1975* – refer section 8(5) of the *Planning Act 2016* and section 31(4) of the *Building Act 1975*.

⁶ These assessment benchmarks include the building assessment provisions stated in section 30(a) to (d), (f) and (g) of the *Building Act 1975*. Section 31 of the *Building Act 1975* also provides that the building assessment provisions stated in section 30 of the *Building Act 1975* are assessment benchmarks for the Act for the carrying out of building assessment work or building work that is accepted development subject to requirements.

Table 1-1—Identification of building assessment provisions in the planning scheme

Column 1 Authorising legislation	Column 2 Description	Column 3 Reference to planning scheme
Section 32(a) of the <i>Building Act 1975</i> and section 7 of the Building Regulation 2021	Designation of Bushfire prone area	Section 1.7.1 Designation of area prone to bushfire
Section 32(b) of the <i>Building Act 1975</i> and section 8(1)(a) of the Building Regulation 2021	Designation of Natural Hazard Management Area (Flood)	Paragraph (1) of Section 1.7.2 Designation of area liable to flooding
Section 32(b) of the <i>Building Act 1975</i> and section 8(1)(b) of the Building Regulation 2021	Declaration of the level to which the finished floor levels of habitable rooms of a class 1 building must be built in the Natural Hazard Management Area (Flood)	Paragraph (2) of Section 1.7.2 Designation of area liable to flooding and 8.2.3 Flood hazard overlay code
Section 32(a) of the <i>Building Act 1975</i> and section 6 of the Building Regulation 2021	Application of performance criteria 4 and quantifiable standards in acceptable solution 4 under QDC part 1.1 and part 1.2	Table 9-7 PO3 and AO3.1 and AO3.2
	Application of performance criteria 5 and quantifiable standards in acceptable solution 5 under QDC part 1.1 and part 1.2	Table 9-7 PO4 and AO4.1
	Application of performance criteria 7 and quantifiable standards in acceptable solution 7 under QDC part MP1.1 and part MP1.2	Table 9-7 PO5 and AO5.1
	Alternative qualitative statement for performance criteria 8 and alternative quantifiable standards for acceptable solution 8 under QDC part 1.1 and part 1.2	Table 9-7 PO6 and AO6.1
	Application of performance criteria 9 and quantifiable standards in acceptable solution 9 under QDC part 1.1	Table 9-7 PO7 and AO7.1
Section 32(c) and section 33 of the <i>Building Act 1975</i>	Alternative provisions to QDC boundary clearance and site cover provisions for particular buildings	Table 9-7 PO1 and AO1.1; PO2 and AO2.1

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 a preliminary approval for building work. A preliminary approval does not authorise the carrying out of the building work. The decision on that development application can also be taken to be a referral agency's response under section 56 for building work assessable against the Building Act 1975. The decision notice must state this.

1.7 LOCAL GOVERNMENT ADMINISTRATIVE MATTERS

1.7.1 DESIGNATION OF AREA PRONE TO BUSHFIRE

- (1) Pursuant to section 32(a) of the *Building Act 1975* and section 7 of the Building Regulation 2021 North Burnett Regional Council designates those parts of its local government area shown as a Bushfire prone area on the State Planning Policy Interactive Mapping System¹⁴ as a designated bushfire prone area for the purposes of the BCA or QDC.¹⁵

1.7.2 DESIGNATION OF AREA LIABLE TO FLOODING

- (1) Pursuant to section 32(b) of the *Building Act 1975* and section 8(1)(a) of the Building Regulation 2021 North Burnett Regional Council designates as a natural hazard

¹⁴ Mapping for the Bushfire prone area is available from the SPP interactive mapping system at <https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking> (Bushfire prone area layer)

¹⁵ Building work in a designated bushfire prone area must meet the mandatory provisions in the Building Code of Australia and AS3959-2018: Construction of buildings in bushfire prone areas.

management area (flood) (NHMA (Flood)) those parts of its local government area identified—

- (a) as subject to flooding and inundation on Overlay Maps OM-FH-01 to OM-FH-08; and
- (b) as affected by the defined flood event (DFE)¹⁶ on Overlay Maps OM-FH-009 to OM-FH-015.

Editor's note—The NHMA (Flood) is a 'flood hazard area' for the purposes of the QDC MP3.5 – Construction of Buildings in Flood Hazard Areas.

- (2) Pursuant to section 32(b) of the *Building Act 1975* and section 8(1)(b) of the Building Regulation 2021 North Burnett Regional Council declares—
 - (a) that the defined flood level (DFL) for the NHMA (Flood) is the flood level of the defined flood event (DFE)¹⁷ on Overlay Maps OM-FH-009 to OM-FH-015;
 - (b) that the finished floor levels of habitable rooms (of Class 1 buildings as defined under the BCA) on land within the NHMA (Flood) must be—
 - (i) above the flooding and inundation area on Overlay Maps OM-FH-001 to OM-FH-008; or,
 - (ii) 300mm above the DFL.

1.7.3 TEMPORARY USES OR ACTIVITIES NOT ASSESSABLE UNDER THIS PLANNING SCHEME

- (1) For this planning scheme, the following temporary uses or activities are not assessable development—
 - (a) annual show—for up to one week on the one site;
 - (b) community markets—if for up to 12 hours in a one-week period;
 - (c) establishment or occupation of a temporary home given approval under North Burnett Regional Council Subordinate Local Law No.1 (Administration) 2011;
 - (d) fetes and like community events;
 - (e) footpath dining—if on a paved footpath adjacent to and associated with a lawfully-operating Food and drink outlet or Hotel,
 - (f) hang gliding, mountain-biking or other non-motorised outdoor sport and recreation—if for not more than four days in any calendar year;
 - (g) operating an aircraft—if on premises in the Rural zone for not more than 12 days in any calendar year and not more than one take-off and landing each day;
 - (h) organised or recreational motor sports—if on premises in the Rural zone (Hinterland precinct) for not more than two days per calendar year;
 - (i) organised worship and religious activities—if in the Centre zone, Industry zone, or Township zone, or within premises lawfully operating as a Child care centre, Community care centre, Community use, Educational establishment, Function facility, Hotel, Indoor sport and recreation, Nightclub entertainment facility, or Theatre;
 - (j) promotional activities;
 - (k) sale of goods other than motor vehicles if—
 - (i) on premises in the Centre zone, Industry zone, or Township zone for not more than 14 days per calendar year; or,
 - (ii) at a fete and on premises lawfully operating as a Child care centre, Community care centre, Community use, Educational establishment, Function facility, Hotel, Indoor sport and recreation, Nightclub entertainment facility, Place of worship, or Theatre—for not more than four days per calendar year;
 - (l) temporary accommodation within caravans, motorhomes, tents and similar—
 - (i) for stays up to one week if on State land, Council land, or

¹⁶ The defined flood event (DFE) for Gayndah, Monto, Mundubbera, and other localities shown on Maps OM-FH-009 to OM-FH-015, is the 2013 event.

¹⁷ The defined flood event (DFE) for Gayndah, Monto, Mundubbera, and other localities shown on Maps OM-FH-009 to OM-FH-015, is the 2013 event.

- (ii) if associated with an event or other temporary use or activity—for not more than 20 days in a calendar year; or,
- (iii) in conjunction with an Educational establishment, Place of worship, Outdoor sport and recreation—for not more than 14 days per calendar year;
- (m) travelling circus—if for not more than one week on the one site;
- (n) washing motor vehicles manually—if not more than one day per week.

Editor's note—Even though the above temporary uses or activities are not assessable under the planning scheme, it may still be necessary to obtain approvals or licences including, for example, a liquor licence, food licence for preparing or making food for sale, or local laws approvals, or authorisation under other legislation (i.e. the Land Act 1994).

1.7.4 PRESENTATION OF PLANNING SCHEME IN OTHER FORMATS

- (1) This planning scheme may be presented or be available in other formats, including—
 - (a) electronic PDF documents;
 - (b) planning scheme online accessible via an internet-enabled web browser.
- (2) Electronic formats of maps may aid the interpretation of the planning scheme.¹⁸

1.7.5 DIGITAL CADASTRAL DATABASE

- (1) Mapping in this planning scheme is based on the Digital Cadastral Database dated June 2013 supplied by the Queensland Government (Department of Natural Resources and Mines).
- (2) The information depicted on planning scheme maps, including zones, precincts, overlays, and infrastructure is taken to be spatially relative to the cadastre depicted on such mapping irrespective of the positional accuracy of the cadastre.

Editor's note—The DCDB is the representation of property boundaries and the related property descriptions of Queensland. The DCDB provides the map base for systems dealing with land and land-related information, including zones and overlays in this scheme, and provides data for generating hard copy and other map products. The DCDB was developed by manually digitising cadastral plans to create a seamless statewide network. Positional accuracy can vary between 0.1 metre and 100 metres.

1.7.6 OTHER DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

- (1) This planning scheme incorporates the following documents—
 - (a) the Local Heritage Register for the local government area;

Editor's note—Section 123 of the Queensland Heritage Act 1992 enables a local government, under the Statutory Instruments Act 1992, section 23, to apply, adopt or incorporate its local heritage register in a planning scheme.

 - (b) the State Planning Policy Interactive Mapping System with respect to—
 - (i) Agricultural Land Classification (ALC) Class A and Class B (relevant for the application of the Agricultural land overlay);
 - (ii) Bushfire prone area (relevant for application of the Bushfire prone area overlay);
 - (iii) Matters of State Environmental Significance (MSES) (relevant for the application of the Matters of environmental significance overlay);
 - (iv) Stock route network (relevant for application of the Infrastructure overlay (Stock route)); and
 - (v) Transport noise corridors (relevant for application of QDC provisions);
 - (c) planning scheme policies.

¹⁸ For example, it is possible to 'zoom' in to help interpret whether or not particular land is included in an overlay.

PART 2 STATE PLANNING PROVISIONS

2.1 STATE PLANNING POLICY

As at the gazettal date, the Minister identified that the State Planning Policy was integrated into the planning scheme in the following ways—

- (1) aspects of the State Planning Policy appropriately integrated—all relevant aspects;²⁰
- (2) aspects of the State Planning Policy not integrated—nil;
- (3) State planning policy parts not relevant to North Burnett Regional Council—
 - (a) State interest—Coastal environment;
 - (b) State interest—Natural hazards, risk and resilience for coastal hazards—erosion prone areas;
 - (c) State interest—Strategic airports and,
 - (d) State interest—Strategic ports.

Editor's note—In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2 REGIONAL PLAN

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Wide Bay Burnett Regional Plan 2023 as it applies in the planning scheme area.

Editor's note—The Wide Bay Burnett Regional Plan commenced 15 December 2023.

2.3 REFERRAL AGENCY DECLARATIONS

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 North Burnett Regional Council—

Table 2-1—Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction type
none applicable	none applicable	none applicable

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, the local government will undertake this assessment role automatically.

²⁰ North Burnett Regional Council has integrated relevant aspects of the State Planning Policy July 2017 in the planning scheme as identified in the supporting document "NBRC Integration of SPP July 2017".

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 articulating the policy direction for the planning scheme, the strategic framework is structured in the following way—
 - (a) the strategic intent;
 - (b) there are five themes that work together to articulate the complete policy direction which include—
 - (i) Natural Environments and Sustainability;
 - (ii) Strong Rural Economy and Futures;
 - (iii) Community Strength and Wellbeing;
 - (iv) Settlement Pattern;
 - (v) Infrastructure, Services and Facilities;
 - (c) the element(s) that refine and further describe the strategic outcome(s);
 - (d) the specific outcomes sought for each or a number of elements
 - (e) the land use strategies for achieving these outcomes.
- (2) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

3.2 STRATEGIC INTENT

3.2.1 INTRODUCTION

Inland from the coral coast near Bundaberg, and around four hours' drive northwest of Brisbane, the North Burnett Region (the **North Burnett**) extends from Monto, the north-westerly extremity of the Wide Bay Burnett Region, to Biggenden. It includes the other four principal towns of Gayndah, Mundubbera, Eidsvold, and Mount Perry. The North Burnett covers an area of 19,708 square kilometres and, as at 30 June 2020, had an estimated resident population of 10,656 (p)²².

The Burnett River flows through the region, starting with its headwaters in the north around Kalpowar and flowing south to Mundubbera and Gayndah before sweeping to the Northeast where it exits via the Paradise Dam and into the Bundaberg Region. The Burnett River is considered the 'life of the region'. Its fertile floodplain hosts productive farming and ensures a reliable water supply to the residents of the many towns in the region and for extensively irrigated cropping. Settled as a rural area, the diversity of beef cattle, irrigated crops, citrus, mixed cropping, dairying, stone fruits, and vineyards creates a patchwork of interesting rural landscapes.

3.2.2 VISION

3.2.2.1 An active and thriving region

The North Burnett in 2031 will be an active and thriving region with a projected population of 15,000. It will be a cohesive region with strong social networks, a diverse and progressive economy and good access to services. The natural environment and its future ability to sustain the region is an important consideration for future growth. There will be a strong sense of innovation and community resilience supported by inclusive leadership and community participation.

²² Source: Queensland Government Statistician's Office: Estimated resident population by local government area (LGA), Queensland, 1991 to 2020p

The intention is that—

- (1) each of the six principal towns continue to function as activity centres providing retail, business, community and government services and facilities for their respective district catchment;
- (2) each town develop or reinforce a specialisation derived from its competitive strengths;
- (3) the many small villages provide appealing alternatives to more urbanised settings; and,
- (4) the rural areas continue as areas of production that provide a strong economic base for the region.

3.2.2.2 Economic growth

The North Burnett will be attractive to new businesses and provide opportunities for existing ones to expand and diversify. The region will maximise the long-term economic and social benefits of tourism as part of a competitive domestic tourist destination in the Wide Bay Burnett Region while North Burnett's rural sector will continue to be the dominant economic contributor in the region. The North Burnett Region aspires to be a 'Centre for Rural Innovation' and the planning scheme will enable such a transformation and diversification of the traditional agriculture base resulting in a broader and more stable economy.

Agricultural land will remain productive in viable-sized holdings and free from intrusion by incompatible uses or loss to urban expansion. Economic growth, promoted through the consolidation of residential and employment growth, creates positive economies of scale. Suitably located industrial land encourages further investment and helps capitalise on the jobs and growth in the emerging Coal Seam Gas, Liquefied Natural Gas and Coal industries that are relatively close by.

3.2.2.3 Natural environment

The North Burnett will conserve, restore, and enhance the ecosystem, habitat values and the quality of its natural environment. Water quality, waterway health, and strategic natural corridors are important to the future of the region. The region's settlement pattern will be sustainable, minimising pollution and the community's overall 'carbon footprint'.

3.2.2.4 Settlement

Towns will benefit from regional growth while maintaining their individual character. Growth will facilitate positive outcomes for accessibility, convenience, transport efficiency, energy use and economic viability. Promoting the region as an appealing place to live and work will help it attract new residents and services, and retain young residents. It will attract those seeking a semi-rural lifestyle with reasonable access to employment opportunities and health and educational facilities. The region's centres all present their own opportunities—

- (1) *Biggenden*—being close to the Bruce Highway, coastal districts, Paradise Dam, and having a scenic backdrop, is well-suited to households seeking an affordable rural lifestyle and functioning as the lifestyle service centre;
- (2) *Eidsvold*—located with the Burnett Highway passing through the main commercial strip and rich in Aboriginal and Torres Strait Islander culture and mining history, the town is well-positioned for cultural tourism;
- (3) *Gayndah*—containing a wide range of government, business, health and education services, and being the largest of the North Burnett settlements, enables the town to attract complementary businesses or services as the focus for a greater share of growth;
- (4) *Monto*—as the North Burnett town closest to the major coal-producing Bowen Basin and the prospect of mining to the south of town near Mulgildie, the town is attractive for further housing and business investment;
- (5) *Mount Perry*—nestled between mountain ranges and supported economically by the nearby Mount Rawdon gold mine, the town is appealing to households seeking a peaceful and relatively secluded location;
- (6) *Mundubbera*—with a strong economic foundation of citrus, grapes, beef, and pigs, its location on the junction of the Burnett Highway and the Mundubbera-Durong Road provides excellent opportunities for associated industries and road transport businesses; and
- (7) *villages*—provide a wide range of alternatives to life in the larger towns.

Rural areas similarly present their own opportunities. They accommodate the activities that were the original impetus for settling the North Burnett and will continue to provide the economic basis for its prosperity—rural places that are productive through a wide range of activities such as farming, rural industries, intensive animal industries, recreation, forestry, resource extraction and nature conservation. For many people, life in the country provides their only acceptable place to reside, affording rewarding experiences and benefits that are not available to an urbanised populace. The North Burnett offers immense appeal to those seeking a rural lifestyle, whether it be on a working farm or a smaller in a rural setting. It could benefit by attracting or retaining households to improve its prosperity, especially that of the towns. The challenge, however, is to enable housing in locations that maintain the very character and amenity that provides the attraction—and without undermining rural productivity.

3.2.2.5 Infrastructure and services

Development of infrastructure, services and facilities will support the economic growth of the region and promote social connection. Urban growth that is coordinated and sequenced will ensure the timely and efficient use of infrastructure and resources. Ideally, more intensive use of urban areas will assist in maintaining compact and walkable towns, allowing for greater and more efficient use of existing infrastructure networks that reduce pressure on rural lands. This is essential for the renewal of North Burnett's existing communities, achievable by appropriate growth that sequences, funds and delivers the required physical and social infrastructure. Alternatively, intensification within some towns is not feasible due to the current settlement pattern or the cost of providing or connecting to urban services. In an endeavour to attract or retain households, modest expansion of lower density housing is acceptable in relatively accessible locations.

The region will have a road network in which the function of each road and acceptable levels of access is clear. Water reticulation and sewerage infrastructure meet community needs at an acceptable level of service.

3.2.2.6 Community wellbeing

The wellbeing of the North Burnett's towns and villages is a vital ingredient in the region's resilience and stability. Growth will complement the natural environment and will avoid the ramifications of unsuitable development in floodplains and other areas at risk from natural hazards. There will be an adequate supply of land for housing, industry, business and community activities in a range of sites and markets, enabling well-located and serviced communities.

Communities will be healthy and cohesive and have vibrant business sectors. Public spaces with sport and recreation facilities will meet the needs of local residents and new facilities will establish in the most accessible parts of the North Burnett region. It will have an equitable distribution of appropriate social infrastructure, delivered in response to demographic change. There is to be a balanced integration of Commonwealth, State and local government infrastructure and services to support the desired growth and needs of communities.

3.3 NATURAL ENVIRONMENT AND SUSTAINABILITY

3.3.1 STRATEGIC OUTCOMES

- (1) The North Burnett conserves, enhances and restores the natural environment and its assets, connectivity, ecological processes, and biodiversity and scenic amenity values.
- (2) With compact and walkable towns, the region will reduce its impact on climate change, mitigate associated risks and maintain lifestyle benefits.
- (3) Natural corridors and links remain intact.

Table 3-1—Natural environment and sustainability—elements and specific outcomes

3.3.2 ELEMENTS	3.3.3 SPECIFIC OUTCOMES
(1) <i>The natural environment and biodiversity—conserving or protecting the natural environment, including but not limited to its biological diversity,</i>	(a) Biological and ecological systems remain healthy and support the health of residents and users.

Table 3-1—Natural environment and sustainability—elements and specific outcomes

3.3.2 ELEMENTS	3.3.3 SPECIFIC OUTCOMES
<p>ecological integrity, and natural assets, is essential for sustaining a healthy and prosperous North Burnett.</p>	<p>(b) Viable terrestrial and riparian habitat corridors and networks remain intact.</p> <p>(c) The region’s natural assets and biodiversity, generally in those areas identified on Strategic Framework Map SF-001, remain undisturbed, including—</p> <ul style="list-style-type: none"> (i) matters of national environmental significance protected under the Environmental Protection and Biodiversity Conservation Act 1999 (Cwlth); (ii) matters of state environmental significance protected under the Nature Conservation Act 1992 including the region’s National Parks; and (iii) matters of local environmental significance outside the conservation estates, such as those in localities like Aranbanga, Brovinia, Cania, Hawkwood and West Eidsvold.
<p>(2) <i>Waterways, wetlands, catchments, stormwater and flood plains</i>—perform important functions, including aiding in water filtration, biological productivity, wildlife habitat, water storage and are therefore important to the future environmental health and human settlement.</p>	<p>(a) Areas that have environmental significance, including but not limited to riparian and wetland ecosystems, regulated vegetation under the <i>Vegetation Management Act 2009</i>, and those places generally shown on Strategic Framework Map SF-001 as ‘Waterbody, waterway and wetland’, retain their physical condition, ecological health and environmental values.</p> <p>(b) River systems, groundwater, wetlands and other natural water resources remain undisturbed.</p> <p>(c) Drinkable water supply catchments remain free of incompatible land uses that would otherwise compromise water quality.</p>
<p>(3) <i>Climate change and climate-responsive design</i>—Climate change and the prospect of increased occurrences of major natural disasters are important considerations for future growth and development.</p>	<p>(a) Compact and walkable communities will minimise the—</p> <ul style="list-style-type: none"> (i) consumption of energy from non-renewable sources; and (ii) the generation of greenhouse gases. <p>(b) Risk-averse strategies, particularly in response to fit-for-purpose risk assessments, remove or minimise exposure to natural hazards, provide community protection and resilience, and enable further growth in a sustainable and effective manner.</p>

Table 3-1—Natural environment and sustainability—elements and specific outcomes

3.3.2 ELEMENTS	3.3.3 SPECIFIC OUTCOMES
	(c) Self-sufficient and renewable utilities and infrastructure service non-urban areas.
(4) <i>Environmental health</i> —minimising or avoiding emissions by separating industry activities from sensitive or natural environments will provide acceptable standards of environmental health.	(a) Urban and rural environments avoid conflicts between uses that generate harmful air, noise and odour emissions and sensitive land uses. (b) Individuals and communities have healthy and safe environments that enable wellbeing and create a pleasant environment.
(5) <i>Regional landscapes and scenic amenity</i> —are important to the future appeal and lifestyle of the region and deserve protection.	(a) Landscapes that have significant aesthetic and scenic amenity value retain these values. (b) The North Burnett retains the visual appeal and scenic amenity values of natural areas, escarpments and elevated areas, farmland, and town 'entrances'.

3.4 STRONG RURAL ECONOMY AND FUTURES

3.4.1 STRATEGIC OUTCOMES

- (1) The North Burnett's economy is diverse, strong, resilient and stable, supporting rural innovation.
- (2) The rural sector is the dominant economic contributor in the region, although tourism and prospective new or expanded mining activity offer considerable opportunities for increased economic activity.
- (3) The North Burnett has strong and prosperous communities that have convenient access to a wide range of facilities and services.
- (4) The conservation of productive rural land, including important agricultural areas²³, maintains its capacity and economic profitability, facilitates innovation and growth, and preserves the rural character and its associated environmental, heritage and landscape values.

Table 3-2—Strong rural economy and futures—elements and specific outcomes

3.4.2 ELEMENTS	3.4.3 SPECIFIC OUTCOMES
(1) <i>Economic strength and diversity</i> —an increase in the health and diversity of rural business and industry will contribute to the region's economic resilience.	(a) The expansion of the region's rural production base creates a diverse rural sector. (b) New rural-based industries and on-farm value-adding facilitate diversification of rural activities without diminishing the value of agricultural production. (c) Non-farming activities avoid conflict with farming operations and productive rural land—in locations that enable growth,

²³ Important agricultural areas—see the State Planning Policy and associated mapping. The State Planning Policy is available to download at <http://www.dsdp.qld.gov.au/resources/policy/state-planning/state-planning-policy.pdf>. The SPP Interactive Mapping System is accessible at <https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking>. 'Important agricultural areas' and 'Agricultural Land Classification Class A and Class B' is included in mapping included in 'Plan Making Mapping', under the 'Economic Growth' Theme, and 'Agriculture' layer.

Table 3-2—Strong rural economy and futures—elements and specific outcomes

3.4.2 ELEMENTS	3.4.3 SPECIFIC OUTCOMES
	<p>innovation and the economic viability of the agricultural production sector.</p> <p>(d) Sensitive land uses only establish where there is unlikely to be a conflict with established or likely activities, such as intensive animal industries or extractive industries.</p> <p>(e) On-farm accommodation enables rural workers to reside close to employment.</p> <p>(f) The principal towns have adequate accommodation for itinerant rural workers.</p> <p>(g) Cottage industries establish in diverse situations, enabling residents to commence low-scale businesses with minimal setup costs or risks.</p> <p>(h) Ecotourism and agritourism accommodation avoids areas impacted by natural hazard including the bushfire prone areas and limits the need to impact areas of biodiversity or scenic amenity to mitigate bushfire hazard.</p>
<p>(2) <i>Agriculture</i>—successful agricultural production remains critical to the future sustainability of the North Burnett.</p>	<p>(a) Unless there is an overriding need in terms of public benefit and no suitable alternative exists, agricultural land remains available for cropping in appropriate lot sizes and facilitates a range of viable rural productive enterprises that are suited to the local soil and climatic conditions.</p> <p>(b) The natural resources necessary for a competitive rural sector remain available.</p> <p>(c) Rural areas remain free of land uses that would otherwise conflict and interfere with rural production.</p> <p>(d) Rural areas remain free from invasion from non-native plant or animal pest species that present a risk to biosecurity and ecological integrity.</p>
<p>(3) <i>Infrastructure</i>—appropriate levels of infrastructure and associated services are essential ingredients in securing the future of the North Burnett Region with renewable energy development providing opportunities to augment electricity supply.</p>	<p>(a) The timely provision of infrastructure and services enhances linkages with rural sector markets and service providers and facilitates a prosperous rural sector.</p> <p>(b) Strategic infrastructure operates without interference from inappropriate nearby development.</p> <p>(c) Renewable energy infrastructure establishes in strategic locations.</p> <p>(d) Towns and villages have appropriate levels of infrastructure and associated services.</p>

Table 3-2—Strong rural economy and futures—elements and specific outcomes

3.4.2 ELEMENTS	3.4.3 SPECIFIC OUTCOMES
(4) <i>Rural industry</i> —the growth of economic activity that value-adds to rural production will improve the North Burnett's prosperity.	<ul style="list-style-type: none"> (a) Rural industries contribute to the region's economic sustainability. (b) Supplementary industries that are associated with rural land uses increase diversity and improve the resilience of the rural sector. (c) Industry activities that have a genuine nexus with rural production provide operational efficiencies by locating near to areas of rural production.
(5) <i>Tourism and ecotourism</i> —encouraging and facilitating tourism, especially ecotourism and agritourism using the natural assets will deliver economic and social benefits for the North Burnett Region.	<ul style="list-style-type: none"> (a) The North Burnett Region is a competitive domestic tourist destination where sustainable tourism opportunities improve economic diversity. (b) New eco-tourism ventures, especially those that have strong connections to the North Burnett's natural assets or to associated food, arts and culture, increase diversity and improve resilience. (c) Tourism-related agricultural experiences, services and products connect visitors with people, places and products in the farming sector. (d) Visitor accommodation establishes in a diverse range of styles, forms and locations. (e) Tourist attractions and accommodation, establish where they positively contribute or comfortably co-exist with areas rural production, scenic amenity or town character. (f) The location of low-impact, nature-based tourist attractions avoids adverse impacts on biodiversity or scenic amenity. (g) Eco-friendly infrastructure in protected areas integrates harmoniously with natural and cultural values.
(6) <i>Forestry</i> —and industries associated with it contribute to the region's economy.	<ul style="list-style-type: none"> (a) Forestry resources remain accessible and protected from incompatible development that may compromise productivity. (b) Forestry industries co-exist in areas of environmental significance and operate in a sustainable manner while preserving biodiversity. (c) Rural areas allow for the establishment of alternate industries such as agri-forestry.
(7) <i>Extractive and mineral resources</i> —are required for sustaining growth and development with minerals and	<ul style="list-style-type: none"> (a) Areas containing extractive and mineral resources remain available for extraction

Table 3-2—Strong rural economy and futures—elements and specific outcomes

3.4.2 ELEMENTS	3.4.3 SPECIFIC OUTCOMES
<p>construction materials, both in and outside the region, but need appropriate management to avoid detrimental impacts on the amenity and health of communities.</p>	<p>or mining consistent with demonstrated overriding need in the public interest.</p> <p>(b) Uses incompatible with mining or extractive industries locate on land separated from mineral or extractive resources or their associated haul routes.</p> <p>(c) Towns and villages have a buffer of at least 5 km separating them from potential or existing mines or major extraction areas.</p>

3.5 COMMUNITY STRENGTH AND WELLBEING

3.5.1 STRATEGIC OUTCOMES

- (1) Local communities in the region are strong and resilient with equitable access to a wide range of services and facilities.
- (2) The region has safe communities that protect life and property from natural hazards.
- (3) A wide range of health, education and leisure services establish in accessible locations throughout the North Burnett Region.
- (4) The region retains its character, identity, culture and diversity, including but not limited to its unique cultural heritage and places of significance.
- (5) The North Burnett hosts a variety of housing types and tenures, including social and affordable housing, that meet the communities' needs with respect to affordability, accessibility and functionality.

Table 3-3—Community strength and wellbeing—elements and specific outcomes

3.5.2 ELEMENTS	3.5.3 SPECIFIC OUTCOMES
<p>(1) <i>Strong and healthy communities</i>—an increase in the health and diversity of rural business and industry will strengthen and sustain North Burnett's economy and enhance economic ties to coastal regions.</p>	<p>(a) State agencies remain in the region to maintain strong employment presences and services in the principal centres.</p> <p>(b) The following economically-significant locations contribute to regional prosperity—</p> <ol style="list-style-type: none"> (i) the centres of principal towns; (ii) agricultural areas; (iii) tourist and regional recreation destinations such as Lake Paradise and Lake Cania; (iv) State-controlled roads, such as the Burnett and Isis Highways, and other major connecting roads; and, (v) aerodromes and adjacent aviation activities. <p>(c) Individuals and communities enjoy a pleasant and healthy environment, free of the adverse impacts of air, noise and odour emissions.</p>

Table 3-3—Community strength and wellbeing—elements and specific outcomes

3.5.2 ELEMENTS	3.5.3 SPECIFIC OUTCOMES
	<p>(d) Networks of roads, pathways, green spaces and open areas strengthen opportunities for employment, social interaction and enhance access to existing community facilities, improve amenity and augment recreational sporting facilities.</p> <p>(e) Walking, cycling and sporting facilities enable a healthy and sustainable lifestyle.</p> <p>(f) Public parkland and open spaces—</p> <ul style="list-style-type: none"> (i) are easily accessible, (ii) are well-designed and fit for meeting specific community needs; and, (iii) facilitate social interaction, physical activity and recreation.
<p>(2) <i>Social infrastructure</i>—the North Burnett’s health, education, cultural and recreational facilities should promote well-being, social interaction and a sense of community.</p>	<p>(a) The North Burnett has an equitable distribution of social infrastructure so that the majority of the population has reasonable access to health and education facilities and services.</p>
<p>(3) <i>Safe communities</i>—minimising or eliminating risks to people’s safety and property arising from crime and naturally occurring hazards is a priority for the North Burnett.</p>	<p>(a) Infrastructure for transport and delivering electricity, gas, or oil operates safely at minimal risk to people and the environment.</p> <p>(b) Prevent inappropriate forms of development in areas that are subject to flooding, bushfire, and landslip.</p> <p>(c) Intensive use of land occurs only in locations where there is limited exposure of people, property, community infrastructure and the natural environment to natural hazards such as flooding, bushfires and landslips.</p> <p>(d) The configuration and design of buildings and public spaces, including streets and parks, discourage crime and increases personal safety.</p>
<p>(4) <i>Cultural heritage</i>—conserving the heritage and character values of the Region strengthens the community’s connection with and understanding of the past.</p>	<p>(a) The North Burnett conserves and enhances architectural, cultural, biodiversity, spiritual, historic, scientific, natural and social heritage values of buildings and places that have national, state and local cultural heritage significance.</p> <p>(b) The cultural heritage values that are characteristic or unique to particular localities provide a strong foundation for tourism and other economic activity.</p> <p>(c) The physical environment conserves those elements that contribute to the</p>

Table 3-3—Community strength and wellbeing—elements and specific outcomes

3.5.2 ELEMENTS	3.5.3 SPECIFIC OUTCOMES
	identity of towns, streetscapes and landscapes.
<p>(5) <i>Housing diversity</i>—choice in housing type, tenure, location and cost—</p> <ul style="list-style-type: none"> (a) enables residents to remain in their communities as they move through their lifecycle; (b) facilitates aging in place; and, (c) supports the provision of social and affordable housing. 	<ul style="list-style-type: none"> (d) The region provides a diverse mixture of housing with a comprehensive choice in type, tenure, value and character. (e) A range of dwelling types, including smaller dwellings, are supported in appropriate locations in urban areas. (f) The adaptation of existing housing accommodates more households through the conversion of dwelling houses and the addition of secondary dwellings. (g) The provision of social housing (public housing and housing through community-based, not-for-profit entities and housing co-operatives) is supported.

3.6 SETTLEMENT PATTERN

3.6.1 STRATEGIC OUTCOMES

- (1) The North Burnett uses land efficiently, minimising adverse impacts on the environment, making better use of existing infrastructure that is close to town centres, and appropriately managing natural resources.
- (2) The six principal towns of Biggenden, Eidsvold, Gayndah, Mount Perry, Monto and Mundubbera enhance their individual strengths while maintaining their key role of providing services to respective rural hinterlands.
- (3) Each principal town maintains a vibrant and compact town centre at its core, surrounded by predominantly low-density housing.
- (4) The region maintains a variety of employment possibilities and accommodates diverse lifestyles.
- (5) Industry prospers in discrete locations where adverse impacts are minimal and appropriate access to the road network is available.
- (6) Sustainable urban design improves the region’s response to the prospect of climate change.
- (7) Urban growth respects the region’s cultural heritage.

Table 3-4—Settlement pattern—elements and specific outcomes

3.6.2 ELEMENTS	3.6.3 SPECIFIC OUTCOMES
<p>(1) <i>Settlement pattern</i>—the region’s towns, villages and associated rural lifestyle areas provide housing, services and venues for civic activities and recreation.</p>	<ul style="list-style-type: none"> (a) The region’s settlement pattern is generally consistent with Strategic Framework Map SF-001. (b) New urban housing and business activity occur on existing urban land in preference to the expansion of the existing urban area, especially in Eidsvold, Gayndah and Mt Perry. (c) Existing town areas attract increased densities to make better use of urban

Table 3-4—Settlement pattern—elements and specific outcomes

3.6.2 ELEMENTS	3.6.3 SPECIFIC OUTCOMES
	<p>land and its associated infrastructure and services.</p> <p>(d) Town centres thrive as the most accessible and convenient places for business, retail, government, and community transactions.</p> <p>(e) Industrial development locates with minimal impediment where—</p> <ul style="list-style-type: none"> (i) there are significant clusters of industrial and similar activities; (ii) good access for employees and freight transport is available; and, (iii) buffer areas or adequate separation between industry and nearby sensitive land uses avoid land use conflict. <p>(f) Extractive industry, High impact industry, and Special industry locate outside town areas while Low impact industry, Medium impact industry, and Service industry establish within the Industry Zone within towns.</p> <p>(g) Rural residential areas—</p> <ul style="list-style-type: none"> (i) provide lifestyle choice in close proximity to services and infrastructure provided by the principal towns—within 10km; (ii) co-exist without conflict with surrounding land uses; (iii) do not place unplanned demands on infrastructure networks; and, (iv) are consistent with the character of the area. <p>(h) Sensitive land uses only locate where they are compatible with existing or future industry activities.</p>
<p>(2) <i>A strong network of centres</i>—the location of services, employment, recreation and infrastructure can make a significant difference to the efficient functioning of the region for the long-term, especially in relation to making good use of existing infrastructure and services.</p>	<p>(a) The North Burnett’s principal towns are the hubs of economic activity for their surrounding rural communities.</p> <p>(b) Gayndah, as the North Burnett’s ‘District Centre’, is the region’s focus for attracting and accommodating growth.</p> <p>(c) Biggenden, Eidsvold, Monto, Mount Perry and Mundubbera, as local centres, continue to grow, attracting additional residential, business, industry, and community uses.</p> <p>(d) Urban growth occurs where it—</p> <ul style="list-style-type: none"> (i) provides the best overall level of accessibility and convenience for

Table 3-4—Settlement pattern—elements and specific outcomes

3.6.2 ELEMENTS	3.6.3 SPECIFIC OUTCOMES
	<p>residents, businesses and visitors; and,</p> <p>(ii) ensures a positive rate of return on the North Burnett’s investment in infrastructure.</p>
<p>(3) <i>Urban form</i>—the relationship between the different elements of a town and its place in the region, including its shape and intensity, can make a difference to the experience of residents and visitors.</p>	<p>(a) The region’s settlements are compact, efficient and provide a high overall level of accessibility and convenience.</p> <p>(b) Strong and vital employment areas, including commercial and industrial districts, locate conveniently in relation to their workforces and markets.</p> <p>(c) The centres of the principal towns attract and accommodate a diverse mix of uses.</p> <p>(d) Alternative housing options are located within the existing settled areas, for example, dual occupancy and secondary dwellings.</p>
<p>(4) <i>Broad hectare land supply</i>—an adequate supply of land suitable for urban development is necessary for the market to provide a developed land ‘product’.</p>	<p>(a) Adequate ‘broad hectare’ or ‘greenfield’ land is available, in appropriate locations within or adjacent to each of the North Burnett’s principal towns, accommodating the region’s growth for the next 20 years.</p> <p>(b) Urban expansion occurs in identified growth areas when there is a community need for a town to grow outside its current boundary.</p> <p>(c) Land uses locate where there is appropriate capacity in infrastructure networks.</p> <p>(d) Residential expansion occurs where there is cost-effective access to physical and community infrastructure.</p>

3.7 INFRASTRUCTURE, SERVICES AND FACILITIES

3.7.1 STRATEGIC OUTCOMES

- (1) The North Burnett region benefits from well-planned, readily accessible, reliable and sustainable physical infrastructure, services and facilities.
- (2) The region’s infrastructure and services are available in a timely, economical and efficient manner.

Table 3-5—Infrastructure, services and facilities—elements and specific outcomes

3.7.2 ELEMENTS	3.7.3 SPECIFIC OUTCOMES
<p>(1) <i>Key infrastructure sites and corridors</i>—such as Paradise Dam, gas pipelines, or power transmission lines are important economic assets for</p>	<p>(a) Land uses minimise or avoid conflicts with strategic economic infrastructure used to deliver electricity, gas, oil or telecommunication services.</p>

Table 3-5—Infrastructure, services and facilities—elements and specific outcomes

3.7.2 ELEMENTS	3.7.3 SPECIFIC OUTCOMES
maintaining a contemporary standard of living and community wellbeing.	(b) Corridors for accommodating infrastructure networks operate free of interference from potentially incompatible land uses.
(2) <i>Wastewater management and recycling</i> —appropriate wastewater management and sewerage services are important to meet State and community expectations and to protect the natural environment.	(a) The demands of land uses are within the capacity of sewerage networks and are not detrimental to the natural environment. (b) Wastewater treatment facilities operate without interference from inappropriate adjacent development.
(3) <i>Water sources and reticulation</i> —are strategically important to secure raw water supplies and for providing towns with an appropriate level of drinkable water.	(a) The demands of land uses are within the capacity of water supply networks. (b) Water sources remain in their natural state and provide a reliable quality supply.
(4) <i>Stormwater management</i> —aids water filtration, biological productivity, wildlife habitat, water storage and is therefore important to the future environmental health and human settlement in the North Burnett.	(a) Stormwater management systems minimise adverse impacts on water quality in receiving waters.
(5) <i>Information and telecommunications</i> —e-commerce, digital technologies, and telecommunications services are increasingly important for economic development.	(a) Businesses, residents and visitors have access to the digital network including telecommunications and high-speed internet.
(6) <i>Transport infrastructure</i> —including road, rail, aviation, cycleways, and pedestrian paths are important to the overall wellbeing and prosperity of communities in the North Burnett.	(a) A well-defined and suitable road network enables good connectivity. (b) The form and scale of each principal towns is walkable and encourages active transport. (c) Pedestrian and cycle connections provide links between schools, residential areas, places of employment, parks and recreation facilities. (d) Land uses close to strategic transport corridors and aerodromes avoid adverse impacts on the strategic infrastructure and mitigate adverse impacts from the environmental emissions generated. (e) Existing or future rail corridors retain their safety and operational integrity.
(7) <i>Energy</i> —connection to or provision of electricity contributes to well-serviced communities by access to contemporary services including those harnessing renewable energy sources.	(a) The North Burnett makes good use of potential renewable energy sources within its region, including solar, wind, geothermal and biomass generation. (b) North Burnett community minimises its consumption of energy from non-renewable sources and reduces its generation of greenhouse gases.

Table 3-5—Infrastructure, services and facilities—elements and specific outcomes

3.7.2 ELEMENTS	3.7.3 SPECIFIC OUTCOMES
	<p>(c) Strategic infrastructure for delivering electricity, gas or oil operates without interference from inappropriate development.</p> <p>(d) Self-sufficient, renewable utilities and infrastructure services are used where it is not feasible to connect to networked infrastructure—some non-urban areas for example.</p>

PART 4 PRIORITY INFRASTRUCTURE PLAN

There is no priority infrastructure plan in this planning scheme.



PART 5 TABLES OF ASSESSMENT

5.1 PRELIMINARY

The tables in this part identify—

- (1) the category of development,
- (2) the category of assessment and assessment benchmarks for assessable development, and
- (3) requirements for accepted development.

5.2 READING THE TABLES

The tables identify the following—

- (1) the category of development—
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable;
- (2) the category of assessment, either code or impact, for assessable development in—
 - (a) a zone and, where used, a precinct of a zone²⁶;
 - (b) an overlay where used;
- (3) the assessment benchmarks for assessable development—
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the ‘assessment benchmarks and requirements’ column);
 - (b) if there is an overlay—
 - (i) whether an overlay code applies (shown in Table 5.10.1); or
 - (ii) the assessment benchmarks as shown on the overlay map²⁷ (noted in the ‘assessment benchmarks and requirements’ column) applies;
 - (c) any other applicable code(s) (shown in the ‘assessment benchmarks and requirements’ column);
- (4) the requirements for accepted development as shown in the ‘assessment benchmarks and requirements’ column; and
- (5) any variation to the category of assessment (shown as an ‘if’ in the ‘categories 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 in schedule 10 of the Regulation.

Editor’s note—Examples of matters that can vary the category of assessment are gross floor area, 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 THE CATEGORY OF ASSESSMENT

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;

²⁶ In this scheme, only the Rural zone contains precincts.

²⁷ This planning scheme uses the SPP Interactive Mapping System to identify overlays with respect to Agricultural Land Classification (ALC) Class A and Class B, Bushfire prone areas, Matters of State Environmental Significance (MSES) and the Stock route network—and therefore does not include its own mapping in respect of these matters.

- (b) if an overlay applies to the premises, by reference to the overlay maps in Schedule 2;
- (3) determine if the development is—
 - (a) accepted development under schedule 6 or 7 of the Regulation;
 - (b) assessable development under schedule 9 of the Regulation; or
 - (c) assessable or prohibited development under Schedule 10 of the Regulation;

Editor's note—schedule 6 of the Regulation prescribes development that a planning scheme is prohibited from stating is assessable development. Schedule 9 of the Regulation categorises certain building work under the Building Act as assessable development. Schedule 10 of the Regulation categorises certain other development as assessable or prohibited.
- (4) if the development is not categorised in the Regulation, determine the initial level of assessment by reference to the tables in—
 - (a) section 5.5 Categories of development and assessment—Material change of use;
 - (b) section 5.6 Categories of development and assessment—Reconfiguring a lot;
 - (c) section 5.7 Categories of development and assessment—Building work;
 - (d) 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 5.10 Categories 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 CATEGORY 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; or
 - (c) unless otherwise prescribed within the Regulation.
- (2) Reconfiguring a lot under the Land Title Act is assessable development requiring code assessment unless the tables of assessment state otherwise, or unless otherwise prescribed within the Regulation²⁹.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise, or unless otherwise prescribed within the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development or assessment for that aspect 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)(c)(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 or category of 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) assessable development requiring code assessment prevails over accepted development subject to requirements and accepted development;
 - (c) assessable development requiring impact assessment prevails over assessable development requiring code assessment, accepted development subject to requirements and accepted development.

²⁹ Refer schedule 10, part 14, division 1 section 21—includes reconfiguration stated in schedule 6, part 4, section 21(2).

- (8) Despite sub-subsection 5.3.2 (4) and (7) above, a category of assessment in an overlay overrides a category of assessment in a zone.
- (9) The category of 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 the inconsistency.
- Editor's note—schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in schedule 7 may still be made assessable under the planning scheme.*
- (10) 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 taken to be prohibited development under the planning scheme only if it is identified in schedule 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.
- (2) Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes or requirements in the relevant parts of the applicable codes as identified in the relevant column.
- (3) Accepted development that does not comply with one or more of the nominated acceptable outcomes or requirements in the relevant parts of the applicable codes becomes assessable development requiring code assessment unless otherwise specified.
- (4) The following rules apply in determining assessment benchmarks for each category of assessment of assessable development—
- (a) assessable development requiring code assessment—
- (i) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks and requirements column;
 - (ii) that occurs as a result of development becoming assessable pursuant to sub-section 5.3.3(3) must—
 - (A) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(3);
 - (B) comply with all required acceptable outcomes identified in sub-section 5.3.3(2), other than those mentioned in sub-section 5.3.3(3);
 - (iii) that complies with—
 - (A) the purpose and overall outcomes of the code complies with the code;
 - (B) the performance and acceptable outcomes may comply with the purpose and overall outcomes of the code;
 - (iv) is to be assessed against any assessment benchmarks for the development in section 26 of the Regulation;
- Editor's note—section 27 of the Regulation also identifies the matters that code assessment must have regard to.*
- (b) assessable development requiring impact assessment—
- (i) is to be assessed against the identified assessment benchmarks in the assessment benchmarks and requirements column (where relevant);
 - (ii) assessment is to have regard to the whole of the planning scheme, to the extent relevant; and
 - (iii) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

5.4 PRESCRIBED CATEGORIES OF DEVELOPMENT AND ASSESSMENT

- (1) For the development specified in the 'use' or 'zone' columns, the categories of development and assessment, and the requirements and assessment benchmarks are prescribed.

Table 5-1—Development under schedule 6 of the Regulation: material change of use

Use	Category of development	Prescribed requirements
Community residence	Accepted subject to requirements if in a prescribed zone ³⁰ <i>Editor's note—refer to the material change of use tables for the category of development and assessment for community residence that does not comply with the requirements for accepted development.</i>	9.2.1 Community residence code <i>Editor's note—requirements for community residence development that may not be made assessable under a planning scheme are also set out in schedule 6, part 2 section 6 of the Regulation.</i>
Dwelling house	Accepted if in a residential zone and identified in schedule 6, part 2(2) of the Regulation	N/A <i>Editor's note—building work associated with a dwelling house is code assessable development and the Queensland Development Code and building assessment provisions in this scheme apply to the work.</i>

Table 5-2—Development under schedule 12 of the Regulation: reconfiguring a lot

Zone	Category of development and assessment	Prescribed assessment benchmarks
General residential zone or Industry zone	Assessable—code if subdividing 1 lot, other than a rear lot, into 2 lots and schedule 12 applies to the reconfiguration	Schedule 12 of the Regulation or 9.2.2 Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) code <i>Editor's note—refer to the tables of assessment for the applicable assessment benchmarks if schedule 12 does not apply.</i>

- (2) The *Planning Regulation 2017* Schedule 6 Development local categorising instrument is prohibited from stating is assessable development prescribes development not regulated under this planning scheme.

5.5 CATEGORIES OF DEVELOPMENT AND ASSESSMENT, BENCHMARKS AND REQUIREMENTS—MATERIAL CHANGE OF USE

The tables in section 5.5 identify the categories of development, categories of assessment and assessment benchmarks if assessable, and requirements if accepted, for development in a zone for making a material change of use.

5.5.1 CENTRE ZONE

- (1) For Table 5-3, **Requirements for accepted development in the Centre zone** means the following acceptable outcomes—
- Centre zone code acceptable outcomes—AO1.1 to AO8.1 inclusive in Table 6-1 (6.2.1 Centre zone code);

³⁰ The prescribed zones are listed in schedule 6, section 6(2) of the Regulation.

- (b) Infrastructure and operational work code acceptable outcomes—AO1.1 to AO3.5, AO5.1, AO7.1 to AO9.1, AO10.1, AO12.1, AO14.1, to AO16.1, AO23.1, AO24.1, and AO26.1 to AO31.1 in Table 9-23 (9.4.3 Infrastructure and operational work code).

Table 5-3—Centre zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>Note—Development (including accepted development) that requires access to a State-controlled road will require separate approval under Section 62 of the Transport Infrastructure Act 1994 from the Department of Transport and Main Roads. This should be sought prior to any development occurring (e.g., building work or operational work) to avoid delays and costs and also unanticipated changes to the development, due to any requirements of the Section 62 decision.</i></p> <p><i>Note—Development categorised as ‘accepted subject to requirements’ need only comply with the compliance requirements. If not complying with one or more compliance requirements, the development is categorised as code assessable and is assessable against the associated performance outcomes. Refer to s5.3.3(4)(a)</i></p>		
Agricultural supplies store	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Bar	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Caretaker’s accommodation	Accepted subject to requirements	Centre zone code acceptable outcomes – AO8.1, AO8.2, AO8.3, AO9.1, AO9.2
Car wash	Assessable—code	Centre zone code Infrastructure and operational work code
Childcare centre	Assessable—code	Centre zone code Infrastructure and operational work code
Club	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Community care centre	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Community residence	Accepted subject to requirements	Community residence code
	Assessable—code if not accepted	Centre zone code [under subsection 5.3.3(4)(a)(ii)(A) limited to the subject matter of the requirements not complied with]
Community use	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Dual occupancy	Accepted subject to requirements	Dual occupancy code acceptable outcomes
Dwelling house	Assessable—code	Dwelling house code
Dwelling unit	Accepted subject to requirements	Centre zone code acceptable outcomes Infrastructure and operational work code
Educational establishment	Accepted subject to requirements if for minor building reuse	Centre zone acceptable outcomes AO1.1 to AO4.1 only
	Accepted subject to requirements if not fronting or directly accessing a State-controlled road	Requirements for accepted development in the Centre zone only
	Code—if not accepted	Centre zone code Infrastructure and operational work code
Emergency services	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Environment facility	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Food and drink outlet	Accepted subject to requirements	Requirements for accepted development in the Centre zone only

Table 5-3—Centre zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>Note—Development (including accepted development) that requires access to a State-controlled road will require separate approval under Section 62 of the Transport Infrastructure Act 1994 from the Department of Transport and Main Roads. This should be sought prior to any development occurring (e.g., building work or operational work) to avoid delays and costs and also unanticipated changes to the development, due to any requirements of the Section 62 decision.</i></p> <p><i>Note—Development categorised as ‘accepted subject to requirements’ need only comply with the compliance requirements. If not complying with one or more compliance requirements, the development is categorised as code assessable and is assessable against the associated performance outcomes. Refer to s5.3.3(4)(a)</i></p>		
Function facility	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Garden centre	Assessable—code	Centre zone code Infrastructure and operational work code
Hardware and trade supplies	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Health care services	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Home-based business	Accepted subject to requirements	Home-based business code acceptable outcomes
Hospital	Accepted subject to requirements if for minor building reuse	Centre zone acceptable outcomes AO1.1 to AO4.1 only
	Accepted subject to requirements if not fronting or directly accessing a State-controlled road	Requirements for accepted development in the Centre zone only
	Code—if not accepted	Centre zone code Infrastructure and operational work code
Hotel	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Indoor sport and recreation	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Low impact industry	Assessable—code	Centre zone code Infrastructure and operational work code
Market	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Multiple dwelling	Assessable—code	Higher density residential code Infrastructure and operational work code
Nature-based tourism	Accepted subject to requirements if for minor building reuse	Centre zone acceptable outcomes AO1.1 to AO4.1 only
	Accepted subject to requirements if not fronting or directly accessing a State-controlled road	Requirements for accepted development in the Centre zone only
	Code—if not accepted	Centre zone code Infrastructure and operational work code
Nightclub entertainment facility	Assessable—code	Centre zone code Infrastructure and operational work code
Office	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Outdoor sales	Assessable—code	Centre zone code Infrastructure and operational work code
Outstation	Assessable—code	Higher density residential code Infrastructure and operational work code

Table 5-3—Centre zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>Note—Development (including accepted development) that requires access to a State-controlled road will require separate approval under Section 62 of the Transport Infrastructure Act 1994 from the Department of Transport and Main Roads. This should be sought prior to any development occurring (e.g., building work or operational work) to avoid delays and costs and also unanticipated changes to the development, due to any requirements of the Section 62 decision.</i></p> <p><i>Note—Development categorised as ‘accepted subject to requirements’ need only comply with the compliance requirements. If not complying with one or more compliance requirements, the development is categorised as code assessable and is assessable against the associated performance outcomes. Refer to s5.3.3(4)(a)</i></p>		
Park	Accepted	N/A
Parking station	Accepted subject to requirements if for minor building reuse	Centre zone code acceptable outcomes – AO1.1 to AO1.7, AO2.1, AO3.1 and AO4.1
	Assessable—code if not accepted	Centre zone code Infrastructure and operational work code
Permanent plantation	Accepted	N/A
Place of worship	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Relocatable home park	Assessable—code	Higher density residential code Infrastructure and operational work code
Research and technology industry	Assessable—code	Centre zone code Infrastructure and operational work code
Residential care facility	Assessable—code	Higher density residential code Infrastructure and operational work code
Resort complex	Assessable—code	Higher density residential code Infrastructure and operational work code
Retirement facility	Assessable—code	Higher density residential code Infrastructure and operational work code
Rooming Accommodation	Assessable—code	Higher density residential code Infrastructure and operational work code
Sales office	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Service industry	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Service station	Assessable—code if not fronting a designated commercial frontage	Centre zone code Infrastructure and operational work code
Shop	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Shopping centre	Accepted subject to requirements if for minor building reuse	Centre zone acceptable outcomes AO1.1 to AO4.1 only
	Accepted subject to requirements if not fronting or directly accessing a State-controlled road	Requirements for accepted development in the Centre zone only
	Code—if not accepted	Centre zone code Infrastructure and operational work code
Short-term accommodation	Assessable—code	Higher density residential code Infrastructure and operational work code
Showroom	Accepted subject to requirements	Requirements for accepted development in the Centre zone only

Table 5-3—Centre zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>Note—Development (including accepted development) that requires access to a State-controlled road will require separate approval under Section 62 of the Transport Infrastructure Act 1994 from the Department of Transport and Main Roads. This should be sought prior to any development occurring (e.g., building work or operational work) to avoid delays and costs and also unanticipated changes to the development, due to any requirements of the Section 62 decision.</i></p> <p><i>Note—Development categorised as ‘accepted subject to requirements’ need only comply with the compliance requirements. If not complying with one or more compliance requirements, the development is categorised as code assessable and is assessable against the associated performance outcomes. Refer to s5.3.3(4)(a)</i></p>		
Telecommunications facility	Assessable—code	Centre zone code Infrastructure and operational work code
Theatre	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Tourist attraction	Accepted subject to requirements if for minor building reuse	Centre zone acceptable outcomes AO1.1 to AO4.1 only
	Accepted subject to requirements if not fronting or directly accessing a State-controlled road	Requirements for accepted development in the Centre zone only
	Code—if not accepted	Centre zone code Infrastructure and operational work code
Tourist park	Assessable—code	Higher density residential code Infrastructure and operational work code
Utility installation	Accepted subject to requirements if by or on behalf of a public sector entity	Requirements for accepted development in the Centre zone only
	Assessable—code if not by or on behalf of a public sector entity	Centre zone code Infrastructure and operational work code
Veterinary service	Accepted subject to requirements	Requirements for accepted development in the Centre zone only
Wholesale nursery	Assessable—code	Centre zone code Infrastructure and operational work code
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the categories of development and assessment column Any undefined use	Assessable—impact	The planning scheme

Editor’s note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.5.2 COMMUNITY FACILITIES ZONE

Table 5-4—Community facilities zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Air service	Accepted—if by or on behalf of a public sector entity	N/A

Table 5-4—Community facilities zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Infrastructure and operational work code
Bar	Accepted subject to requirements if for minor building reuse	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
	Assessable—code if not accepted	Community facilities zone code Infrastructure and operational work code
Battery storage facility	Assessable—code	Community facilities zone code Infrastructure and operational work code Renewable energy code
Caretaker's accommodation	Accepted subject to requirements	Community facilities zone code acceptable outcomes – AO5.1, AO5.2, AO5.3, AO6.1, AO6.2
Car wash	Assessable—code	Community facilities zone code Infrastructure and operational work code
Cemetery	Accepted	N/A
Childcare centre	Accepted subject to requirements if for minor building reuse	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
	Assessable—code if not accepted	Community facilities zone code Infrastructure and operational work code
Club	Accepted subject to requirements if for minor building reuse	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
	Assessable—code if not accepted	Community facilities zone code Infrastructure and operational work code
Community care centre	Accepted if by or on behalf of a public sector entity	N/A
	Accepted subject to requirements if— (a) not by or on behalf of a public sector entity; and (b) for minor building reuse	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
	Assessable—code if not accepted	Community facilities zone code Infrastructure and operational work code
Community residence	Accepted if by or on behalf of a public sector entity	N/A
	Accepted subject to requirements if not by or on behalf of a public sector entity	Community residence code
Community use	Accepted if by or on behalf of a public sector entity	N/A
	Accepted subject to requirements if— (a) not by or on behalf of a public sector entity; and (b) for minor building reuse	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
	Assessable—code if not accepted	Community facilities zone code Infrastructure and operational work code
Crematorium	Assessable—code	Community facilities zone code Infrastructure and operational work code

Table 5-4—Community facilities zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Cropping	Assessable—code	Community facilities zone code Infrastructure and operational work code
Dual occupancy	Assessable—code	Community facilities zone code Dual occupancy code
Dwelling house	Accepted subject to requirements	Dwelling house code acceptable outcomes
Dwelling unit	Assessable—code	Community facilities zone code Infrastructure and operational work code
Educational establishment	Accepted if by or on behalf of a public sector entity	N/A
	Accepted subject to requirements if not by or on behalf of a public sector entity	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
Emergency services	Accepted if by or on behalf of a public sector entity	N/A
	Accepted subject to requirements if not by or on behalf of a public sector entity	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
Environment facility	Accepted	N/A
Food and drink outlet	Assessable—code	Community facilities zone code Infrastructure and operational work code
Function facility	Assessable—code	Community facilities zone code Infrastructure and operational work code
Funeral parlour	Assessable—code	Community facilities zone code Infrastructure and operational work code
Garden centre	Assessable—code	Community facilities zone code Infrastructure and operational work code
Hardware and trade supplies	Assessable—code	Community facilities zone code Infrastructure and operational work code
Health care services	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Infrastructure and operational work code
Home-based business	Accepted subject to requirements	Home-based business code acceptable outcomes
Hospital	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Infrastructure and operational work code
Hotel	Assessable—code	Community facilities zone code Infrastructure and operational work code
Indoor sport and recreation	Assessable—code	Community facilities zone code Infrastructure and operational work code
Major electricity infrastructure	Assessable—code	Community facilities zone code Infrastructure and operational work code

Table 5-4—Community facilities zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Major sport, recreation and entertainment facility	Assessable—code	Community facilities zone code Infrastructure and operational work code
Market	Assessable—code	Community facilities zone code Infrastructure and operational work code
Multiple dwelling	Assessable—code	Community facilities zone code Higher density residential code Infrastructure and operational work code
Nature-based tourism	Assessable—code	Community facilities zone code Infrastructure and operational work code
Nightclub entertainment facility	Assessable—code	Community facilities zone code Infrastructure and operational work code
Office	Assessable—code	Community facilities zone code Infrastructure and operational work code
Outdoor sport and recreation	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Infrastructure and operational work code
Outstation	Assessable—code	Community facilities zone code Higher density residential code Infrastructure and operational work code
Park	Accepted	N/A
Parking station	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Infrastructure and operational work code
Permanent plantation	Accepted	N/A
Place of worship	Accepted subject to requirements if for minor building reuse	Community facilities zone code acceptable outcomes – AO1.1 to AO4.1 inclusive
	Assessable—code if not accepted	Community facilities zone code Infrastructure and operational work code
Relocatable home park	Assessable—code	Community facilities zone code Higher density residential code Infrastructure and operational work code
Renewable energy facility	Assessable—code	Community facilities zone code Infrastructure and operational work code Renewable energy code
Residential care facility	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Higher density residential code Infrastructure and operational work code

Table 5-4—Community facilities zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Resort complex	Assessable—code	Community facilities zone code Higher density residential code Infrastructure and operational work code
Retirement facility	Assessable—code	Community facilities zone code Higher density residential code Infrastructure and operational work code
Roadside stall	Assessable—code	Community facilities zone code
Rooming accommodation	Assessable—code	Community facilities zone code Higher density residential code Infrastructure and operational work code
Sales office	Assessable—code	Community facilities zone code Infrastructure and operational work code
Service industry	Assessable—code	Community facilities zone code Infrastructure and operational work code
Service station	Assessable—code	Community facilities zone code Infrastructure and operational work code
Shop	Assessable—code	Community facilities zone code Infrastructure and operational work code
Substation	Assessable—code	Community facilities zone code Infrastructure and operational work code
Telecommunications facility	Accepted	N/A
Theatre	Assessable—code	Community facilities zone code Infrastructure and operational work code
Tourist attraction	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Infrastructure and operational work code
Tourist park	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Community facilities zone code Higher density residential code Infrastructure and operational work code
Utility installation	Assessable—code	Community facilities zone code Infrastructure and operational work code
Veterinary service	Assessable—code	Community facilities zone code Infrastructure and operational work code
Wholesale nursery	Assessable—code	Community facilities zone code Infrastructure and operational work code
Any other defined use not listed in this table	Accepted if by or on behalf of a public sector entity	N/A
Any defined use listed in this table and not meeting the description	Assessable—impact if not by or on behalf of a public sector entity	The planning scheme

Table 5-4—Community facilities zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
listed in the categories of development and assessment column Any undefined use		

Editor’s note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.5.3 GENERAL RESIDENTIAL ZONE

Table 5-5—General residential zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Caretaker’s accommodation	Accepted subject to requirements	General residential zone code acceptable outcomes – AO8.1, AO8.2, AO8.3, AO9.1, AO9.2
Childcare centre	Assessable—code	General residential zone code Infrastructure and operational work code
Community care centre	Assessable—code	General residential zone code Infrastructure and operational work code
Community residence	Accepted subject to requirements ³¹	Community residence code
Dual occupancy	Accepted subject to requirements	Dual occupancy code acceptable outcomes
Dwelling house	Accepted ³²	N/A
Dwelling unit	Assessable—code	General residential zone code Infrastructure and operational work code
Environment facility	Accepted	N/A
Food and drink outlet	Assessable—code if less than 50m ² total use area	General residential zone code Infrastructure and operational work code
Home-based business	Accepted subject to requirements	Home-based business code acceptable outcomes
Multiple dwelling	Assessable—code	Higher density residential code Infrastructure and operational work code
Office	Assessable—code if less than 150m ² total use area	General residential zone code Infrastructure and operational work code
Park	Accepted	N/A
Parking station	Assessable—code	General residential zone code Infrastructure and operational work code
Permanent plantation	Accepted	N/A

³¹ Prescribed category of development. For the categories of development and assessment for a Dwelling house see also Table 5-12—Particular building work.

³² Prescribed category of development if identified in Schedule 6 Part 2 of the Regulation and planning scheme category of development if not identified in Schedule 6 Part 2 of the Regulation.

Table 5-5—General residential zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Residential care facility	Assessable—code	Higher density residential code Infrastructure and operational work code
Retirement facility	Assessable—code	Higher density residential code Infrastructure and operational work code
Rooming accommodation	Assessable—code	Higher density residential code Infrastructure and operational work code
Sales office	Assessable—code	General residential zone code Infrastructure and operational work code
Service industry	Assessable—code if less than 150m ² total use area	General residential zone code Infrastructure and operational work code
Shop	Assessable—code if less than 50m ² total use area	General residential zone code Infrastructure and operational work code
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the categories of development and assessment column Any undefined use	Assessable—impact	The planning scheme

Editor's note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.5.4 INDUSTRY ZONE

- (1) For Table 5-6, **Requirements for accepted development in the Industry zone** means the following acceptable outcomes—
- (a) Industry zone code acceptable outcomes—AO1.1 to AO6.1 inclusive in Table 6-4 (6.2.4 Industry zone code);
 - (b) Infrastructure and operational work code acceptable outcomes—AO1.1 to AO2.1, AO5.1, AO7.1, AO8.1, AO9.1, AO10.1, AO14.1 to AO15.1, AO16.1, AO23.1, AO24.1, AO26.1 to AO31.1 in Table 9-23 (9.4.3 Infrastructure and operational work code).

Table 5-6—Industry zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>Note—Development (including accepted development) that requires access to a State-controlled road will require separate approval under Section 62 of the Transport Infrastructure Act 1994 from the Department of Transport and Main Roads. This should be sought prior to any development occurring (e.g., building work or operational work) to avoid delays and costs and also unanticipated changes to the development, due to any requirements of the Section 62 decision.</i></p> <p><i>Note—Development categorised as 'accepted subject to requirements' need only comply with the compliance requirements. If not complying with one or more compliance requirements, the development is categorised as code assessable and is assessable against the associated performance outcomes.</i></p>		
Agricultural supplies store	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Air service	Accepted if by or on behalf of a public sector entity	Requirements for accepted development in the Industry zone only

Table 5-6—Industry zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
	Assessable—code if not by or on behalf of a public sector entity	Industry zone code Infrastructure and operational work code
Animal husbandry	Assessable—code	Industry zone code Infrastructure and operational work code
Animal keeping	Assessable—code	Industry zone code Infrastructure and operational work code
Aquaculture	Assessable—code	Industry zone code Infrastructure and operational work code
Bar	Assessable—code	Industry zone code Infrastructure and operational work code
Battery storage facility	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Bulk landscape supplies	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Caretaker’s accommodation	Accepted subject to requirements	Industry zone code acceptable outcomes – AO7.1, AO7.2, AO7.3, AO8.1, AO8.2
Car wash	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Cemetery	Assessable—code	Industry zone code Infrastructure and operational work code
Club	Assessable—code	Industry zone code Infrastructure and operational work code
Community use	Accepted if by or on behalf of a public sector entity	Requirements for accepted development in the Industry zone only
	Assessable—code if not by or on behalf of a public sector entity	Industry zone code Infrastructure and operational work code
Crematorium	Assessable—code	Industry zone code Infrastructure and operational work code
Cropping	Assessable—code	Industry zone code Infrastructure and operational work code
Dual occupancy	Assessable—code	Industry zone code Dual occupancy code
Dwelling house	Assessable—code	Industry zone code Dwelling house code
Dwelling unit	Assessable—code	Industry zone code Infrastructure and operational work code
Emergency services	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Environment facility	Accepted	N/A
Food and drink outlet	Assessable—code	Industry zone code Infrastructure and operational work code
Function facility	Assessable—code	Industry zone code Infrastructure and operational work code
Funeral parlour	Assessable—code	Industry zone code Infrastructure and operational work code

Table 5-6—Industry zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Garden centre	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Hardware and trade supplies	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Home-based business	Assessable—code	Industry zone code Home-based business code Infrastructure and operational work code
Hotel	Assessable—code	Industry zone code Infrastructure and operational work code
Indoor sport and recreation	Accepted subject to requirements if by or on behalf of a public sector entity	Requirements for accepted development in the Industry zone only
	Assessable—code if not by or on behalf of a public sector entity	Industry zone code Infrastructure and operational work code
Intensive horticulture	Assessable—code	Industry zone code Infrastructure and operational work code
Low impact industry	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Major electricity infrastructure	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Market	Assessable—code	Industry zone code Infrastructure and operational work code
Medium impact industry	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Nightclub entertainment facility	Assessable—code	Industry zone code Infrastructure and operational work code
Office	Accepted if by or on behalf of a public sector entity	Requirements for accepted development in the Industry zone only
	Assessable—code if not by or on behalf of a public sector entity	Industry zone code Infrastructure and operational work code
Outdoor sales	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Outstation	Assessable—code	Industry zone code Infrastructure and operational work code
Park	Accepted	N/A
Parking station	Accepted subject to requirements	Industry zone code acceptable outcomes – AO1.1 to AO6.1 inclusive
Permanent plantation	Accepted	N/A
Place of worship	Assessable—code	Industry zone code Infrastructure and operational work code
Renewable energy facility	Assessable—code if— (a) from a bioenergy source; or, (b) from a solar energy source; or, (c) provided by a public sector entity.	Renewable energy code Industry zone code Infrastructure and operational work code

Table 5-6—Industry zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Research and technology industry	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Roadside stall	Accepted	N/A
Rooming accommodation	Assessable—code	Industry zone code Higher density residential code
Rural industry	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Sales office	Assessable—code	Industry zone code Infrastructure and operational work code
Service industry	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Service station	Assessable—code	Industry zone code Infrastructure and operational work code
Shop	Accepted—if the gross floor area is not more than 60m ²	Requirements for accepted development in the Industry zone only
	Assessable—code—if the gross floor area is more than 60m ²	Industry zone code Infrastructure and operational work code
Showroom	Assessable—code	Industry zone code Infrastructure and operational work code
Substation	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Telecommunications facility	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Theatre	Assessable—code	Industry zone code Infrastructure and operational work code
Tourist attraction	Assessable—code	Industry zone code Infrastructure and operational work code
Transport depot	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Utility installation	Accepted if by or on behalf of a public sector entity	Requirements for accepted development in the Industry zone only
	Assessable—code if not by or on behalf of a public sector entity	Industry zone code Infrastructure and operational work code
Veterinary service	Assessable—code	Industry zone code Infrastructure and operational work code
Warehouse	Accepted subject to requirements	Requirements for accepted development in the Industry zone only
Wholesale nursery	Assessable—code	Industry zone code Infrastructure and operational work code
Winery	Accepted subject to requirements	Industry zone code acceptable outcomes – AO1.1 to AO6.1 inclusive
	Assessable—code if not accepted	Industry zone code Infrastructure and operational work code
Workforce accommodation	Assessable—code	Industry zone code Higher density residential code Infrastructure and operational work code

Table 5-6—Industry zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the categories of development and assessment column Any undefined use	Assessable—impact	The planning scheme

Editor's note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.5.5 RECREATION AND OPEN SPACE ZONE

Table 5-7—Recreation and open space zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Animal husbandry	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Animal keeping	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Bar	Accepted subject to requirements if for minor building reuse	Recreation and open space zone code acceptable outcomes – AO1.1 to AO 3.2 inclusive
	Assessable—code if not accepted	Recreation and open space zone code Infrastructure and operational work code
Caretaker's accommodation	Accepted development subject to requirements	Recreation and open space zone code acceptable outcomes – AO4.1, AO4.2, AO4.3, AO5.1, AO5.2
Cemetery	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Childcare centre	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Club	Accepted subject to requirements if for minor building reuse	Recreation and open space zone code acceptable outcomes – AO1.1 to AO 3.2 inclusive
	Assessable—code if not accepted	Recreation and open space zone code Infrastructure and operational work code
Community care centre	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Community use	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Recreation and open space zone code Infrastructure and operational work code
Cropping	Assessable—code	Recreation and open space zone code Infrastructure and operational work code

Table 5-7—Recreation and open space zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Dual occupancy	Assessable—code	Recreation and open space zone code Dual occupancy code
Dwelling house	Assessable—code	Recreation and open space zone code Dwelling house code
Dwelling unit	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Educational establishment	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Environment facility	Accepted	N/A
Food and drink outlet	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Function facility	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Home-based business	Assessable—code	Recreation and open space zone code Home-based business code
Hotel	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Indoor sport and recreation	Accepted if by or on behalf of a public sector entity	N/A
	Accepted subject to requirements if not by or on behalf of a public sector entity, and— (a) for minor building reuse; or (b) involving a new building or structure with a combined use area of not more than 150m ²	Recreation and open space zone code acceptable outcomes – AO1.1 to AO3.2 inclusive
	Assessable—code if not accepted	Recreation and open space zone code Infrastructure and operational work code
Major sport, recreation and entertainment facility	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Market	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Motor sport facility	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Multiple dwelling	Assessable—code	Recreation and open space zone code Higher density residential code Infrastructure and operational work code
Outdoor sport and recreation	Accepted if by or on behalf of a public sector entity	N/A
	Accepted subject to requirements if not by or on behalf of a public sector entity	Recreation and open space zone code acceptable outcomes – AO1.1 to AO3.2 inclusive

Table 5-7—Recreation and open space zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Outstation	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Park	Accepted	N/A
Parking station	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Permanent plantation	Accepted	N/A
Place of worship	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Roadside stall	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Rooming accommodation	Assessable—code	Recreation and open space zone code Higher density residential code Infrastructure and operational work code
Sales office	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Service industry	Assessable—code if less than 150m ² total use area	Recreation and open space zone code Infrastructure and operational work code
Short-term accommodation	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Telecommunications facility	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Tourist attraction	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Tourist park	Assessable—code	Recreation and open space zone code Infrastructure and operational work code
Utility installation	Accepted if by or on behalf of a public sector entity	N/A
	Assessable—code if not by or on behalf of a public sector entity	Recreation and open space zone code Infrastructure and operational work code
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the categories of development and assessment column Any undefined use	Assessable—impact	The planning scheme

Editor's note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.5.6 RURAL RESIDENTIAL ZONE

Table 5-8—Rural residential zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Bar	Assessable—code	Rural residential zone code Infrastructure and operational work code
Caretaker's accommodation	Accepted subject to requirements	Rural residential zone code acceptable outcomes – AO7.1, AO7.2, AO7.3, AO8.1, AO8.2
Club	Assessable—code	Rural residential zone code Infrastructure and operational work code
Community residence	Accepted subject to requirements ³³	Community residence code
Community use	Assessable—code	Rural residential zone code Infrastructure and operational work code
Cropping	Accepted subject to requirements if on premises greater than 5 ha	Rural residential zone code acceptable outcomes – AO1.1 to AO6.1 inclusive
	Assessable—code if not accepted	Rural residential zone code
Dual occupancy	Assessable—code	Dual occupancy code Infrastructure and operational work code
Dwelling house	Accepted ³⁴	N/A
Dwelling unit	Assessable—code	Rural residential zone code Infrastructure and operational work code
Environment facility	Accepted	N/A
Garden centre	Assessable—code	Rural residential zone code Infrastructure and operational work code
Hardware and trade supplies	Assessable—code if less than 150m ² total use area	Rural residential zone code Infrastructure and operational work code
Home-based business	Accepted subject to requirements	Home-based business code acceptable outcomes
Hotel	Assessable—code	Rural residential zone code Infrastructure and operational work code
Indoor sport and recreation	Assessable—code	Rural residential zone code Infrastructure and operational work code
Landing	Assessable—code	Rural residential zone code Infrastructure and operational work code
Low impact industry	Assessable—code if less than 150m ² total use area	Rural residential zone code Infrastructure and operational work code
Market	Assessable—code	Rural residential zone code Infrastructure and operational work code
Office	Assessable—code if less than 150m ² total use area	Rural residential zone code Infrastructure and operational work code
Outdoor sales	Assessable—code if less than 150m ² total use area	Rural residential zone code Infrastructure and operational work code

³³ Prescribed category of assessment.

³⁴ Prescribed category of assessment if identified in Schedule 6 Part 2 of the Regulation and planning scheme category of assessment if not identified in Schedule 6 Part 2 of the Regulation.

Table 5-8—Rural residential zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Outstation	Assessable—code	Rural residential zone code Infrastructure and operational work code
Park	Accepted	N/A
Permanent plantation	Accepted	N/A
Roadside stall	Accepted subject to requirements	Rural residential zone code acceptable outcomes – AO9.1, AO9.2, AO9.3
Rooming accommodation	Assessable—code	Rural residential zone code Infrastructure and operational work code
Sales office	Assessable—code	Rural residential zone code Infrastructure and operational work code
Service industry	Assessable—code if less than 150m ² total use area	Rural residential zone code Infrastructure and operational work code
Service station	Assessable—code	Rural residential zone code Infrastructure and operational work code
Shop	Assessable—code if less than 150m ² total use area	Rural residential zone code Infrastructure and operational work code
Theatre	Assessable—code	Rural residential zone code Infrastructure and operational work code
Tourist attraction	Assessable—code	Rural residential zone code Infrastructure and operational work code
Tourist park	Assessable—code	Rural residential zone code Higher density residential code Infrastructure and operational work code
Utility installation	Assessable—code	Rural residential zone code Infrastructure and operational work code
Veterinary surgery	Assessable—code if less than 150m ² total use area	Rural residential zone code Infrastructure and operational work code
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the categories of development and assessment column Any undefined use	Assessable—impact	The planning scheme

Editor's note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.5.7 RURAL ZONE

Table 5-9—Rural zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>Note—Development (including accepted development) that requires access to a State-controlled road will require separate approval under Section 62 of the Transport Infrastructure Act 1994 from the Department of Transport and Main Roads. This should be sought prior to any development occurring (e.g., building work or operational work) to avoid delays and costs and also unanticipated changes to the development, due to any requirements of the Section 62 decision.</i></p> <p><i>Note—Development categorised as ‘accepted subject to requirements’ need only comply with the compliance requirements. If not complying with one or more compliance requirements, the development is categorised as code assessable and is assessable against the associated performance outcomes.</i></p>		
Agricultural supplies store	Accepted subject to requirements	Rural zone code acceptable outcomes – AO1.1, AO3.1, AO3.2, AO4.1 inclusive
Air service	Assessable—code	Rural zone code Infrastructure and operational work code
Animal husbandry	Accepted	N/A
Animal keeping	Assessable—code	Intensive animal uses code Infrastructure and operational work code
Aquaculture	Accepted subject to requirements if— (a) not involving building work greater than 150m ² ; and (b) not in the Conservation precinct	Rural zone code acceptable outcomes – AO1.1, AO3.1, AO3.2, AO4.1 inclusive
	Assessable—code if not accepted	Rural zone code Infrastructure and operational work code
Bar	Assessable—code	Rural zone code Infrastructure and operational work code
Battery storage facility	Assessable—code	Renewable energy code Rural zone code Infrastructure and operational work code
Bulk landscape supplies	Assessable—code	Rural zone code Infrastructure and operational work code
Caretaker’s accommodation	Accepted subject to requirements	Rural zone code acceptable outcomes – AO5.1, AO5.2, AO6.1
Cemetery	Assessable—code	Rural zone code Infrastructure and operational work code
Club	Assessable—code	Rural zone code Infrastructure and operational work code
Community residence	Assessable—code	Rural zone code Infrastructure and operational work code
Community use	Assessable—code	Rural zone code Infrastructure and operational work code
Crematorium	Assessable—code	Rural zone code Infrastructure and operational work code
Cropping	Accepted	N/A
Dual occupancy	Assessable—code	Rural zone code Dual occupancy code
Dwelling house	Accepted	N/A
Dwelling unit	Assessable—code	Rural zone code Infrastructure and operational work code

Table 5-9—Rural zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Educational establishment	Assessable—code	Rural zone code Infrastructure and operational work code
Emergency services	Assessable—code	Rural zone code Infrastructure and operational work code
Environment facility	Accepted	N/A
Extractive industry	Accepted if for a borrow pit ³⁵	N/A
	Assessable—code if— (a) not for a borrow pit; and (b) either— (i) for a gravel pit ³⁶ outside a KRA or LRA shown on an Extractive resources and mining Overlay map (OM-ER-01 to OM-ER-08); or (ii) removing extractive resources within a KRA or LRA shown on an Extractive resources and mining Overlay map (OM-ER-01 to OM-ER-08)	If for a gravel pit— PO1, PO2, PO3 and PO4 of the Extractive industry code and their corresponding acceptable outcomes Infrastructure and operational work code Otherwise— Extractive industry code Infrastructure and operational work code
Function facility	Assessable—code if within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Garden centre	Assessable—code	Rural zone code Infrastructure and operational work code
Hardware and trade supplies	Assessable—code	Rural zone code Infrastructure and operational work code
Home-based business	Accepted if— (a) bed and breakfast or farm stay; and (b) accommodating no more than 10 guests at one time; and (c) not within the Conservation precinct; and (d) not within a KRA or LRA as shown on an Extractive resources and mining Overlay map (OM-ER-01 to OM-ER-08)	N/A <i>Editor's note: Council approvals under other legislation are still required.</i>
	Accepted subject to requirements if not accepted and not within a KRA or LRA area as shown on an Extractive resources and mining Overlay map (OM-ER-01 to OM-ER-08)	Home-based business code acceptable outcomes
	Assessable—code if not accepted	Home-based business code
Hotel	Assessable—code if not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Intensive animal industry	Accepted subject to requirements if a cattle feedlot less than 150 SCU and not fronting or directly accessing a State-controlled road	Intensive animal uses code acceptable outcomes for accepted development

³⁵ Refer to Schedule 1 Table SC1.2.2 Administrative definitions for 'borrow pit' definition.

³⁶ Refer to Schedule 1 Table SC1.2.2 Administrative definitions for 'gravel pit' definition.

Table 5-9—Rural zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
	Assessable—code if— (a) not accepted; and (b) within the Hinterland precinct	Intensive animal uses code Infrastructure and operational work code
Intensive horticulture	Accepted if not within the Conservation precinct	N/A
Landing	Accepted	N/A
Low impact industry	Accepted subject to requirements if— (a) for storing, packing or processing products from a rural use within 25 km; or, (b) storing, washing or packing plant products grown on the premises; or, (c) storing, washing or packing products from a rural use carried out on the premises or adjoining premises; and (d) for any of the above—not within— (i) a KRA or LRA as shown on an Extractive resources and mining overlay map (OM-ER-01 to OM-ER-08); or (ii) the Conservation precinct.	Rural zone code acceptable outcomes for accepted development Infrastructure and operational work code acceptable outcomes for accepted development
	Assessable—code if— (a) not accepted; and, (b) less than 150m ² total use area; and (c) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Major electricity infrastructure	Assessable—code if not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Market	Assessable—code	Rural zone code Infrastructure and operational work code
Motor sport facility	Assessable—code if within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Nature-based tourism	Accepted subject to requirements if— (a) within the Hinterland precinct or the Conservation precinct; and (b) not within a KRA or LRA as shown on an Extractive resources and mining overlay map (OM-ER-01 to OM-ER-08); and (c) not fronting or directly accessing a State-controlled road	Rural zone code acceptable outcomes for nature-based tourism Infrastructure and operational work code acceptable outcomes for accepted development
	Assessable—code if not accepted	Rural zone code Infrastructure and operational work code
Outdoor sales	Assessable—code if not within the Conservation precinct	Rural zone code Infrastructure and operational work code

Table 5-9—Rural zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Outdoor sport and recreation	Assessable—code	Rural zone code Infrastructure and operational work code
Outstation	Accepted subject to requirements	Rural zone code acceptable outcomes for accepted development
Park	Accepted	N/A
Parking station	Assessable—code	Rural zone code Infrastructure and operational work code
Permanent plantation	Accepted	N/A
Place of worship	Assessable—code	Rural zone code Infrastructure and operational work code
Renewable energy facility	Assessable—code	Renewable energy code Rural zone code Infrastructure and operational work code
Residential care facility	Assessable—code if within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Resort complex	Assessable—code if within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Roadside stall	Accepted subject to requirements	Rural zone code acceptable outcomes – AO7.1, AO7.2, AO7.3
Rooming accommodation	Accepted subject to requirements	Rural zone code acceptable outcomes
Rural industry	Accepted subject to requirements	Rural zone code acceptable outcomes
Rural workers' accommodation	Accepted subject to requirements	Rural zone code acceptable outcomes
Sales office	Assessable—code	Rural zone code Infrastructure and operational work code
Service industry	Assessable—code if — (a) less than 150m ² total use area; and (b) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Shop	Assessable—code	Rural zone code Infrastructure and operational work code
Short-term accommodation	Accepted if— (a) not within the Conservation precinct; and (b) accommodating no more than ten paying guests at one time; and (c) not fronting or directly accessing a State-controlled road	N/A
	Assessable—code if not accepted	Rural zone code Infrastructure and operational work code
Substation	Assessable—code if not within the Conservation precinct	Rural zone code Infrastructure and operational work code

Table 5-9—Rural zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Telecommunications facility	Assessable—code	Rural zone code Infrastructure and operational work code
Tourist attraction	Accepted subject to requirements if not fronting or directly accessing a State-controlled road	Rural zone code acceptable outcomes
	Assessable—code if not accepted	Rural zone code Infrastructure and operational work code
Tourist park	Accepted subject to requirements if within the Hinterland precinct and not fronting or directly accessing a State-controlled road	Rural zone code acceptable outcomes
	Assessable—code if not accepted	Rural zone code Infrastructure and operational work code
Transport depot	Assessable—code if— (a) less than 150m ² total use area; and (b) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Utility installation	Assessable—code if not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Veterinary service	Assessable—code	Rural zone code Infrastructure and operational work code
Warehouse	Assessable—code if— (a) less than 150m ² total use area; and (b) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Wholesale nursery	Assessable—code	Rural zone code Infrastructure and operational work code
Winery	Accepted subject to requirements if less than 300m ² total use area	Rural zone code acceptable outcomes for accepted development
	Assessable—code if not accepted	Rural zone code Infrastructure and operational work code
Workforce accommodation	Accepted subject to requirements if within the Hinterland precinct	Rural zone code acceptable outcomes for Workforce accommodation Infrastructure and operational work code acceptable outcomes for accepted development
	Assessable—code if not within the Hinterland precinct or the Conservation precinct	Rural zone code Infrastructure and operational work code
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the categories of development and assessment column Any undefined use	Assessable—impact	The planning scheme

Editor's note—the above categories of development and assessment, assessment benchmarks and requirements

apply unless otherwise prescribed within the Regulation.

5.5.8 TOWNSHIP ZONE

Table 5-10—Township zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Aquaculture	Assessable—code if less than 200m ² total use area	Township zone code Infrastructure and operational work code
Bar	Assessable—code	Township zone code Infrastructure and operational work code
Caretaker's accommodation	Accepted subject to requirements	Township zone code acceptable outcomes – AO4.1, AO4.2, AO4.3, AO5.1, AO5.2
Childcare centre	Assessable—code	Township zone code Infrastructure and operational work code
Club	Assessable—code	Township zone code Infrastructure and operational work code
Community care centre	Assessable—code	Township zone code Infrastructure and operational work code
Community residence	Assessable—code	Township zone code
Community use	Assessable—code	Township zone code Infrastructure and operational work code
Dual occupancy	Assessable—code	Dual occupancy code
Dwelling house	Accepted	N/A
Dwelling unit	Assessable—code	Township zone code Infrastructure and operational work code
Educational establishment	Assessable—code	Township zone code Infrastructure and operational work code
Emergency services	Assessable—code	Township zone code Infrastructure and operational work code
Environmental facility	Accepted	N/A
Food and drink outlet	Accepted subject to requirements if for minor building reuse	Township zone code acceptable outcomes – AO1.1 to AO3.2 inclusive
	Assessable—code if not accepted	Township zone code Infrastructure and operational work code
Garden centre	Assessable—code	Township zone code Infrastructure and operational work code
Hardware and trade supplies	Assessable—code	Township zone code Infrastructure and operational work code
Health care services	Assessable—code	Township zone code Infrastructure and operational work code
Home-based business	Accepted subject to requirements	Home-based business code acceptable outcomes
Indoor sport and recreation	Assessable—code	Township zone code Infrastructure and operational work code
Low impact industry	Assessable—code	Township zone code Infrastructure and operational work code

Table 5-10—Township zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
Market	Assessable—code	Township zone code Infrastructure and operational work code
Office	Assessable—code	Township zone code Infrastructure and operational work code
Outdoor sales	Assessable—code	Township zone code Infrastructure and operational work code
Outdoor sport and recreation	Assessable—code	Township zone code Infrastructure and operational work code
Park	Accepted	N/A
Parking station	Assessable—code	Township zone code Infrastructure and operational work code
Permanent plantation	Accepted	N/A
Place of worship	Accepted subject to requirements if for minor building reuse	Township zone code acceptable outcomes – AO1.1 to AO3.2 inclusive
	Assessable—code if not accepted	Township zone code Infrastructure and operational work code
Residential care facility	Assessable—code	Higher density residential code Infrastructure and operational work code
Roadside stall	Accepted subject to requirements	Township zone code acceptable outcomes – AO6.1, AO6.2, AO6.3
Rooming accommodation	Assessable—code	Township zone code Higher density residential code Infrastructure and operational work code
Sales office	Assessable—code	Township zone code Infrastructure and operational work code
Service industry	Assessable—code	Township zone code Infrastructure and operational work code
Service station	Assessable—code	Township zone code Infrastructure and operational work code
Shop	Assessable—code	Township zone code Infrastructure and operational work code
Theatre	Assessable—code	Township zone code Infrastructure and operational work code
Tourist attraction	Assessable—code	Township zone code Infrastructure and operational work code
Utility installation	Assessable—code	Township zone code Infrastructure and operational work code
Veterinary service	Assessable—code	Township zone code Infrastructure and operational work code
Warehouse	Assessable—code	Township zone code Infrastructure and operational work code
Any other defined use not listed in this table Any defined use listed in this table and not	Assessable—impact	The planning scheme

Table 5-10—Township zone: Development and assessment categories, assessment benchmarks and requirements

Use	Categories of development and assessment	Assessment benchmarks and requirements
meeting the description listed in the categories of development and assessment column Any undefined use		

Editor's note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.6 CATEGORY OF ASSESSMENT AND ASSESSMENT BENCHMARKS—RECONFIGURING A LOT

- (1) Schedule 10, part 14, division 1, section 21 of the Regulation categorises reconfiguring a lot under the *Land Title Act 1994* as assessable development unless the reconfiguration is stated in schedule 6, part 4, section 21(2) of the Regulation.

Editor's note—schedule 6 of the Regulation states the development a planning scheme is prohibited from stating is assessable development.

- (2) The following table identifies the category of assessment and assessment benchmarks for reconfiguring a lot under the *Land Title Act 1994*.

Table 5-11—Reconfiguring a lot: Category of assessment and assessment benchmarks

Zone	Category of assessment	Assessment benchmarks
General residential zone or Industry zone	Code if— (a) increasing the number of lots by subdividing 1 lot, other than a rear lot, into 2 lots and schedule 12 of the Regulation applies; or (b) a boundary realignment; or (c) increasing the number of lots, including subdividing 1 lot, other than a rear lot, into 2 lots, if schedule 12 of the Regulation does not apply; or (d) creating an access easement	If— (a) schedule 12 of the Regulation applies—schedule 12 of the Regulation, and 9.2.2 Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) code; or (b) a boundary realignment—Reconfiguring a lot (boundary realignment) and associated operational work code; or (c) other than a boundary realignment— (i) Reconfiguring a lot (except excluded reconfiguration) code; (ii) Infrastructure and operational work code; and (iii) the purpose of the zone code for the zone in which the land is situated

Table 5-11—Reconfiguring a lot: Category of assessment and assessment benchmarks

Zone	Category of assessment	Assessment benchmarks
Rural zone	Code if— (a) a boundary realignment; or (b) creating an easement giving access to a constructed road; or (c) increasing the number of lots where— (i) each lot complies with the acceptable solutions for minimum dimensions of lots in the Rural zone; or (ii) one or more of the lots does not comply with the acceptable solutions for minimum dimensions of lots in the Rural zone, but either— 1. a common boundary of the lots is also the boundary between the Rural zone and another zone; or 2. one of the lots is being used or lawfully able to be used for an urban purpose ³⁷ ; or 3. one of the lots is only practically capable of being used for environmental, conservation, natural or wilderness area purposes;	If— (a) a boundary realignment— Reconfiguring a lot (boundary realignment) and associated operational work code; or (b) other than a boundary realignment— (i) Reconfiguring a lot (except excluded reconfiguration) code; (ii) Infrastructure and operational work code; and (iii) the purpose of the zone code for the zone in which the land is situated
	Impact if not meeting the description for code in (c) above	The planning scheme
Centre zone Community facilities zone Recreation and open space zone Rural residential zone Township zone	Code if— (a) a boundary realignment; or (b) increasing the number of lots; or (c) creating an access easement;	If— (a) a boundary realignment— Reconfiguring a lot (boundary realignment) and associated operational work code; or (b) other than a boundary realignment— (i) Reconfiguring a lot (except excluded reconfiguration) code; (ii) Infrastructure and operational work code; and (iii) the purpose of the zone code for the zone in which the land is situated
All zones	Code if— (a) any other reconfiguring a lot under the <i>Land Title Act 1994</i> not stated in schedule 6, part 4, section 21(2) of the Regulation and not listed in this table; or (b) any reconfiguring a lot listed in this table and not meeting the description listed in the category of assessment	(a) Reconfiguring a lot (except excluded reconfiguration) code; (b) Infrastructure and operational work code; and (c) the purpose of the zone code for the zone in which the land is situated

³⁷ Urban purpose may include storage, processing, refrigeration, or agritourism.

Table 5-11—Reconfiguring a lot: Category of assessment and assessment benchmarks

Zone	Category of assessment	Assessment benchmarks
	column and not otherwise impact assessment	

Editor's note—the above categories of assessment and assessment benchmarks apply unless otherwise prescribed with the Regulation.

5.7 CATEGORIES OF DEVELOPMENT AND ASSESSMENT AND ASSESSMENT BENCHMARKS—PARTICULAR BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME

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

Editor's note—the Building Act 1975 categorises building work that is assessable development for the Planning Act 2016 for the purposes of making a development application for building work (all building work is assessable development unless made accepted under section 21(2) or Schedule 7 of the Planning Regulation 2017.)³⁸

The planning scheme categorises building work that is not—

- *accepted development pursuant to section 21(2) of the Building Act 1975 or Schedule 7 of the Regulation; or*
- *regulated by the BCA building assessment provisions; or*
- *a matter mentioned in schedule 9, part 3 division 2 of the Regulation (amenity and aesthetics).*

Table 5-12—Particular building work assessable against the planning scheme: Categories of development and assessment and assessment benchmarks

Zone	Categories of development and assessment	Assessment benchmarks
Centre zone	Assessable code if— (a) Dual occupancy; and (b) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	Dual occupancy code
	Assessable—code if— (a) Dwelling house; and (b) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	Dwelling house code

³⁸ Section 20 of the *Building Act 1975*.

Table 5-12—Particular building work assessable against the planning scheme: Categories of development and assessment and assessment benchmarks

Zone	Categories of development and assessment	Assessment benchmarks
	Assessable—code if— (a) other than a Dwelling house or Dual Occupancy; and (b) involving external building work; and (c) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit; <i>Editor's note—building work may be assessable development even though the associated material change of use is accepted development.</i>	Centre zone code other than performance outcomes PO1, PO10 to PO14 and their associated acceptable outcomes Infrastructure and operational work code
	Assessable—code if involving demolition or external alterations to premises on a designated commercial frontage	Centre zone code purpose and overall outcomes and performance outcomes PO2 to PO7 and their associated acceptable outcomes
General residential zone	Assessable—code if— (a) Dual occupancy; and (b) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	Dual occupancy code
	Assessable—code if Dwelling house <i>Editor's note—An MCU for a dwelling house is accepted (refer schedule 6 part 2 of the Regulation and Table 5.5.3—General residential zone: Development and assessment categories, assessment benchmarks and requirements.)</i>	Dwelling house code
	Assessable—code if— (a) other than a Dwelling house or Dual Occupancy; and (b) involving external building work; and (c) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	General residential zone code outcomes – PO5 and AO5.1, PO6 and AO6.1, PO7 and AO7.1
Rural residential zone Rural zone Township zone	Assessable—code if— (a) Dual occupancy; and (b) either— (i) not associated with making a material change of use of premises; or	Dual occupancy code

Table 5-12—Particular building work assessable against the planning scheme: Categories of development and assessment and assessment benchmarks

Zone	Categories of development and assessment	Assessment benchmarks
	(ii) the building work is not subject to a current material change of use development permit	
	Assessable—code if—Dwelling house <i>Editor's note—a Material Change of Use for a dwelling house is accepted (refer schedule 6 part 2 of the Regulation, Table 5-8 for the Rural residential zone, Table 5-9 for the Rural zone and Table 5-10 for the Township zone).</i> <i>Editor's note—the above categories of development and assessment apply unless otherwise prescribed within the Regulation.</i>	Dwelling house code
	Assessable—code if— (a) other than a Dwelling house or Dual occupancy; and (b) involving external building work; and (c) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	If in the— (a) Rural residential zone – Rural residential zone code outcomes – PO3 and AO3.1, PO4 and AO4.1, AO4.2, PO5 and AO5.1, PO6 and AO6.1; or (b) Rural zone – Rural zone code outcomes – PO3 and AO3.1, AO3.2, PO13 and AO13.1, AO13.2; or (c) Township zone – Township zone code outcomes – PO2 and AO2.1, PO4 and AO4.2, PO5 and AO5.1, PO8 and AO8.1
Community facilities zone Industry zone Recreation and open space zone	Assessable—code if— (a) Dual occupancy; and (b) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	Dual occupancy code
	Assessable—code if— (a) Dwelling house; and (b) either— (i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	Dwelling house code
	Assessable—code if— (a) other than a Dwelling house or Dual Occupancy; and (b) involving external building work; and (c) either—	If in the— (a) Community facilities zone – Community facilities zone code outcomes – PO4 and AO4.1, PO5 and AO5.2, PO6 and AO6.1; or (b) Industry zone—

Table 5-12—Particular building work assessable against the planning scheme: Categories of development and assessment and assessment benchmarks

Zone	Categories of development and assessment	Assessment benchmarks
	(i) not associated with making a material change of use of premises; or (ii) the building work is not subject to a current material change of use development permit	(i) Industry zone code other than Table 6.5; and, (ii) Infrastructure and operational work code; (c) Recreation and open space zone – Recreation and open space zone code outcomes – PO2 and AO2.1, PO3 and AO3.1, AO3.2,
All zones	No planning scheme categorisation if not listed in this table	N/A

Editor's note—the above categories of development and assessment and assessment benchmarks apply unless otherwise prescribed within the Regulation.

5.8 CATEGORIES OF DEVELOPMENT AND ASSESSMENT, ASSESSMENT BENCHMARKS AND REQUIREMENTS—OPERATIONAL WORK

- (1) The following table identifies the categories of development and assessment, assessment benchmarks and requirements for operational work regulated by the planning scheme.
- (2) Schedule 10, part 12 section 18 of the Regulation prescribes that operational work for reconfiguring a lot is assessable development, if the reconfiguration is also assessable, and that the category of assessment is code assessment.

Table 5-13—Operational work: Categories of development and assessment, assessment benchmarks and requirements

Zone	Categories of development and assessment	Assessment benchmarks and requirements
All Zones	Accepted if placing an advertising device that is a minor sign	N/A
	Accepted subject to requirements if placing an advertising device, and— (a) not a minor sign; and (b) not in the Rural zone (Conservation precinct); and (c) not a moving sign or three-dimensional sign	Advertising devices code acceptable outcomes for accepted development
	Assessable—code if placing an advertising device, and— (a) within the Rural zone (Conservation precinct); or (b) a moving sign or three-dimensional sign	The relevant zone code Advertising devices code
	Accepted subject to requirements if a driveway crossover	Infrastructure and operational work code acceptable outcome AO23.1
	Accepted subject to requirements if carrying out landscaping associated with a material change of use that is assessable development	Infrastructure and operational work code—Section 1
	Accepted subject to requirements if filling and excavation for other than a dam—	Filling and excavation code acceptable outcomes—AO1.1 to AO7.3 inclusive.

Table 5-13—Operational work: Categories of development and assessment, assessment benchmarks and requirements

Zone	Categories of development and assessment	Assessment benchmarks and requirements
	(a) involving a change in ground level of less than 1 metre; and (b) involving less than 100 cubic metres of fill or extraction material; and (c) not involving excavation on a local heritage place	
	Assessable—code if filling and excavation for other than a dam— (a) involving a change in ground level of 1 metre or more; or (b) involving more than 100 cubic metres of fill or extraction material	Filling and excavation code
	Accepted subject to requirements if works for a dam in the Rural zone or Rural residential zone, and— (a) on lots less than 5ha; and (b) involving more than 500 cubic metres of ground material	Filling and excavation code acceptable outcomes – AO8.1, AO8.2, AO8.3 and AO8.4
	Assessable—code if works for a dam— (a) in the Rural zone or Rural residential zone and— (i) on lots less than 5ha; and (ii) involving more than 500 cubic metres of ground material; or (b) not in the Rural zone or Rural residential zone	Filling and excavation code
	Assessable—code if— (a) associated with reconfiguring a lot that is also assessable; and (b) not identified elsewhere in this table	Infrastructure and operational work code
All zones	Accepted if not listed in this table	N/A

Editor's note—the above categories of development and assessment, assessment benchmarks and requirements apply unless otherwise prescribed within the Regulation.

5.9 CATEGORIES OF DEVELOPMENT AND ASSESSMENT—LOCAL PLANS

There are no local plans in the planning scheme.

5.10 CATEGORIES OF DEVELOPMENT AND ASSESSMENT, ASSESSMENT BENCHMARKS AND REQUIREMENTS—OVERLAYS

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

Table 5-14—Overlays: Categories of development and assessment, assessment benchmarks and requirements

Development	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>* Editor's note—Mapping for Bushfire prone area, Stock route network, Agricultural Land Classification (ALC) Class A and Class B, and Matters of State Environmental Significance (MSES) overlays available from the SPP interactive mapping system (Plan Making) at https://spp.dsdjp.esriaustraliaonline.com.au/geoviewer/map/planmaking.</i></p>		
Bushfire prone area overlay		
<p>Making a material change of use of premises in a Bushfire prone area (includes areas of medium, high and very high potential bushfire intensity and potential impact buffer areas)*</p>	<p>Accepted subject to requirements if another table of assessment identifies the MCU as accepted subject to requirements</p>	<p>Bushfire prone area overlay code acceptable outcomes for accepted development</p>
	<p>No change to category of assessment if not accepted</p>	<p>Bushfire prone area overlay code</p>
<p>Reconfiguring a lot in a Bushfire prone area (includes areas of medium, high and very high potential bushfire intensity and potential impact buffer areas)*</p>	<p>No change to category of development or assessment</p>	<p>Bushfire prone area overlay code</p>
Flood hazard overlay		
<p>Accepted development</p>	<p>No change to category of development or assessment</p>	<p>N/A</p>
<p>If not accepted development</p>	<p>Accepted subject to requirements if any other table of assessment identifies the development as accepted subject to requirements</p>	<p>Flood hazard overlay code acceptable outcomes</p>
	<p>No change to categories of development or assessment if not accepted</p>	<p>Flood hazard overlay code</p>
Historic lots overlay		
<p>Making a material change of use for Dwelling house</p>	<p>Accepted subject to requirements if complying with acceptable outcomes AO1.1 to AO1.4 of the Dwelling house code</p>	<p>Acceptable outcomes AO8.1 to AO8.4 of the Dwelling house code</p>
Infrastructure overlay		
<p>All development—</p> <ul style="list-style-type: none"> (a) within 25 metres of an identified road corridor, or (b) within 100 metres of an aerodrome, or (c) on or abutting a petroleum or natural gas pipeline, or (d) on or abutting a high voltage transmission line or zone substation, or (e) within 25 metres of a railway, or (f) within 500 metres of the Gayndah non-directional beacon, or (g) on or adjacent to the stock route network* 	<p>No change to categories of development or assessment</p>	<p>Infrastructure overlays code</p>

Table 5-14—Overlays: Categories of development and assessment, assessment benchmarks and requirements

Development	Categories of development and assessment	Assessment benchmarks and requirements
<p><i>* Editor's note—Mapping for Bushfire prone area, Stock route network, Agricultural Land Classification (ALC) Class A and Class B, and Matters of State Environmental Significance (MSES) overlays available from the SPP interactive mapping system (Plan Making) at https://spp.dsdjp.esriaustraliaonline.com.au/geoviewer/map/planmaking.</i></p>		
<p>Natural features or resource overlays</p>		
<p>All development— (a) within a KRA or LRA; or (b) abutting an identified mine; or (c) in the Rural Zone and identified as Agricultural Land Classification (ALC) Class A and Class B</p>	<p>No change to categories of development or assessment</p>	<p>Natural features or resource overlays code</p>
<p>All development— in an area mapped as a Matter of State Environmental Significance (MSES)*</p>	<p>Code—if involving work within or partially within an area mapped as MSES</p>	<p>Natural features or resource overlays code</p>
	<p>Otherwise—no change to categories of development or assessment</p>	<p>Natural features or resource overlays code</p>

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 Mapping.
- (3) The categories of development and assessment for development in a zone are in Part 5 Tables of assessment.
- (4) Assessment benchmarks³⁹ and requirements⁴⁰ for development in a zone 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 code;
 - (b) Community facilities zone code;
 - (c) General residential zone code
 - (d) Industry zone code;
 - (e) Recreation and open space zone code;
 - (f) Rural residential zone code;
 - (g) Rural zone code;
 - (h) Township zone code.

Editor's note—The zone purpose statements include mandatory state-wide prescribed requirements (the regulated requirements)—see sections 5 to 8 of the Planning Regulation 2017.

6.2 ZONE CODES

6.2.1 CENTRE ZONE CODE

6.2.1.1 Application

- (1) This code applies to development in the Centre zone that is accepted subject to requirements or assessable against the Centre zone code to the extent identified in Part 5 Tables of assessment.

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Centre zone code 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.

³⁹ Assessment benchmarks for assessable development include the purpose, overall outcomes, performance outcomes and acceptable outcomes of the code.

⁴⁰ The requirements for accepted development are the acceptable outcomes relevant to that category of development and as relevant to the particular use.

- (2) The purpose of the code will be achieved through the following overall outcomes—
- (a) for land in North Gayndah, the Centre zone—
 - (i) provides a secondary role to the core retail, commercial, government, entertainment, and community activities in the town centre focused on Capper Street premises;
 - (ii) accommodates a mix of activities that do not readily suit a town centre location, including residential, retailing, business, government or community activities;
 - (iii) accommodates businesses that rely on the convenience of a highway location or passing trade; and
 - (iv) presents a standard of amenity appropriate to highway exposure; and,
 - (b) for other than land in North Gayndah the Centre zone—
 - (i) enables each town centre to play a dominant 'main street role' as its commercial, social, and cultural 'heart' providing opportunities for vigorous commercial activity and social interaction; and,
 - (ii) accommodates a diverse mix of Business activities, Community activities, Entertainment activities and other uses; and,
 - (iii) has a high level of amenity, providing the community and visitors with an appealing, convenient and safe pedestrian-friendly environment; and,
 - (iv) has access to a high standard of development infrastructure and essential services.

6.2.1.3 Performance and acceptable outcomes—material change of use

Table 6-1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Effects of use	
<p>PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.</p>	<p>AO1.1 Along the full length of any common boundary with a sensitive land use, the development incorporates a 1.8 metres high solid, acoustic fence that is—</p> <ul style="list-style-type: none"> (a) free of any gaps on the surface and at its base, except where required for drainage; (b) constructed using materials with a surface density of not less than 12.5 kg/m²; and, (c) of durable construction. <p>AO1.2 Any new air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use.</p> <p>AO1.3 Any new air conditioning and refrigeration units—</p> <ul style="list-style-type: none"> (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) are housed within acoustic barriers and visual screening. <p>AO1.4 Any new refuse storage areas locate—</p>

Table 6-1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(a) behind the front building line and are not visible from the street; or</p> <p>(b) within screened enclosures—</p> <p>(i) comprising solid, opaque materials; and</p> <p>(ii) not less than 1.8 metres high; or</p> <p>(c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level.</p> <p>AO1.5 The vertical illumination resulting from any new, direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p> <p>AO1.6 Any new outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of Australian Standard AS 4282-1997 <i>Control of the obtrusive effects of outdoor lighting</i>.</p> <p>AO1.7 Any vibrations created by the use do not exceed the maximum acceptable levels identified in Australia Standard AS2670.1 (R2016) <i>Evaluation of human exposure to whole-body vibration, Part 2: Continuous and shock induced vibration in buildings (1 to 80HZ)</i>.</p> <p><i>Editor's note—This code does not include any acceptable outcomes relating to odours, noise or dust. Proponents should consider whether a proposed activity may cause an environmental nuisance under the Environmental Protection Act 1994 and Environmental Protection Regulation 2008. In general terms, 'environmental nuisance' is the unreasonable interference with an environmental value through the emission of aerosols, fumes, light, noise, odour, particles (including dust) or smoke.</i></p>
Intensity and scale	
<p>PO2 The height, scale and bulk of buildings and structures are appropriate to their context and do not adversely affecting the amenity and character of the Centre zone and surrounding areas.</p>	<p>AO2.1 New building work does not result in the premises exceeding the maximum site cover, plot ratio, building and structure heights stated in Column 2 of Table 6-9.</p>
Setbacks and boundary clearances	
<p>PO3 Frontage setbacks of buildings are consistent with those in the vicinity.</p>	<p>AO3.1 New building work does not result in building facades set back from designated commercial frontages more than 1.0 metre.</p>
<p>PO4 Side and rear boundary clearances maintain—</p> <p>(a) privacy, breezes and solar access to adjoining premises in the General residential zone or Township zone; and</p>	<p>AO4.1 New building work does not result in the premises having less than the minimum boundary clearances stated in Column 2 of Table 6-9.</p>

Table 6-1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
(b) provide areas for landscaping.	
Building form and design—for new building work	
<p>PO5 Buildings and structures—</p> <p>(a) present appealing facades to the street and other public spaces having regard to proportion, scale, building entry, fenestration, contrasts of light and shade, choice of building materials, and walking surfaces;</p> <p>(b) protect and maintain the amenity of the Centre zone;</p> <p>(c) enhance the character and streetscape of the Centre zone;</p> <p>(d) address the street frontage; and,</p> <p>(e) complement the local traditional streetscape character.</p>	<p>AO5.1 One or more of the following architectural treatments punctuate building elevations longer than 30 metres—</p> <p>(a) variation in materials, colours or textures;</p> <p>(b) inclusion of windows or other openings;</p> <p>(c) steps, recesses or projections;</p> <p>(d) variation in roof form.</p> <p>AO5.2 Facades facing a road frontage contain no more than 60 per cent of any single colour, texture or material.</p> <p>AO5.3 The ground storey of buildings incorporates retail activity, office space, display windows, entrance foyers or building forecourts presenting to the road frontage.</p> <p>AO5.4 Corner sites incorporate a building design that incorporates a dominant pedestrian entry from the corner.</p>
<p>PO6 The tops of buildings—</p> <p>(a) incorporate variations in roof form; and</p> <p>(b) screen plant and equipment.</p>	<p>AO6.1 New building work on a lot with a designated commercial frontage incorporates a traditional parapet as illustrated in planning scheme policy SC6.7.2 as an acceptable building form.</p> <p>AO6.2 Buildings and ancillary structures include roof form and treatments as illustrated in planning scheme policy SC6.7.2 as an acceptable building form.</p>
<p>PO7 Buildings provide a continuous pedestrian shelter along the length of the frontage footpath.</p>	<p>AO7.1 The building incorporates a pedestrian awning⁴¹—</p> <p>(a) in a traditional style as illustrated in planning scheme policy SC6.7.2 as an acceptable building form;</p> <p>(b) for the full length of the footpath;</p> <p>(c) not less than three metres above footpath level;</p> <p>(d) not less than 3.5 metres wide.</p>
Development involving caretaker's accommodation	
<p>PO8 Caretaker's accommodation—</p> <p>(a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises;</p>	<p>AO8.1 A maximum of one dwelling for caretaker's accommodation locates on a lot.</p> <p>AO8.2 The GFA of the caretaker's accommodation is 150m² or less.</p> <p>AO8.3 One car parking space is available on-site for the exclusive use of residents.</p>

⁴¹ Editor's note—for sites with frontage to a State-controlled road, a separate approval for a Road Corridor Permit (RCP) under Section 50 of the Transport Infrastructure Act 1994 is required for any part of the awnings that are proposed to project into the State-controlled road.

Table 6-1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>(b) is subsidiary to the non-residential use of the site; and</p> <p>(c) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.</p>	
<p>PO9 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO9.1 Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building.</p> <p>AO9.2 Residents have exclusive use of private open space either—</p> <p>(a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or</p> <p>(b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.</p>
For assessable development only	
Appropriate use	
<p>PO10 Non-centre activities locate in the Centre zone only where—</p> <p>(a) there is a clear need for such activities;</p> <p>(b) establishing the use would not prejudice consolidation of such activities in other more appropriate zones; and</p> <p>(c) the use would not compromise the core function, amenity, character and streetscape of the Centre zone.</p>	no acceptable outcome identified
<p>PO11 Residential development—</p> <p>(a) occurs in a form and location that is consistent with the scale and efficient functioning of the centre;</p> <p>(b) does not interrupt ground level activity and circulation;</p> <p>(c) is located above ground-floor retail or commercial uses.</p>	AO11.1 The ground floor level contains retailing, professional office or activities attracting significant pedestrian patronage.
<p>PO12 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.</p>	no acceptable outcome identified
Site suitability	
<p>PO13 Sites are suitably sized and configured for the intended use and any associated works, including—</p> <p>(a) building work;</p>	<p>AO13.1 For building work resulting in an increase in GFA of more than 100m²—</p> <p>(a) the site area is not less than 600 square metres; and</p>

Table 6-1—Centre zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
(b) vehicle parking, manoeuvring and access; (c) landscaping, screening, or buffering; (d) waste management facilities; and (e) water cycle management.	(b) the road frontage is not less than 16 metres.
PO14 The design and siting of building work, car parking, and landscaping is compatible with the streetscape character of the centre and respects any nearby local heritage place.	no acceptable outcome identified

6.2.2 COMMUNITY FACILITIES ZONE CODE

6.2.2.1 Application

- (1) This code applies to development in the Community facilities zone that is accepted subject to requirements or assessable against the Community facilities zone code to the extent identified in Part 5 Tables of assessment.

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone code 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 purpose of the code will be achieved through the following overall outcomes—
- (a) safe, efficient and sustainable infrastructure that services the community;
 - (b) safe and efficient transport networks;
 - (c) provision of publicly accessible spaces and facilities;
 - (d) protection of people and premises from natural hazard and from crime;
 - (e) protection or enhancement of significant natural features and landscapes; and
 - (f) community uses, facilities and infrastructure—
 - (i) establish in locations that respect nearby uses and works; and
 - (ii) an intensity, scale, form and character comparable and sympathetic to nearby development.

6.2.2.3 Performance and acceptable outcomes

Table 6-2—Community facilities zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Effects of use	
PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.	<p>AO1.1 A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use.</p> <p>AO1.2 Air conditioning and refrigeration units and refuse storage areas locate at least 5</p>

Table 6-2—Community facilities zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>metres from any adjoining premises that includes a sensitive land use.</p> <p>AO1.3 Air conditioning and refrigeration units—</p> <ul style="list-style-type: none"> (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. <p>AO1.4 Refuse storage areas locate—</p> <ul style="list-style-type: none"> (a) behind the front building line and are not visible from the street; or (b) within screened enclosures— <ul style="list-style-type: none"> (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. <p>AO1.5 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p>
Intensity and scale	
<p>PO2 The height, scale and bulk of buildings and structures do not adversely affect the amenity and character of the surrounding area.</p>	<p>AO2.1 New building work does not result in the premises exceeding the maximum site cover, plot ratio, building and structure heights stated in Column 3 of Table 6-9.</p>
Setbacks and boundary clearances	
<p>PO3 Frontage setbacks are consistent with those in the vicinity.</p>	<p>AO3.1 New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 3 of Table 6-9.</p>
<p>PO4 Side and rear setbacks maintain—</p> <ul style="list-style-type: none"> (a) privacy, breezes and solar access to adjoining premises in the General residential zone or Township zone; and (b) provide areas for landscaping. 	<p>AO4.1 New building work is no closer to a boundary than the minimum stated in Column 3 of Table 6-9.</p>
Development involving caretaker's accommodation	
<p>PO5 Caretaker's accommodation—</p> <ul style="list-style-type: none"> (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; 	<p>AO5.1 A maximum of one dwelling for caretaker's accommodation locates on a lot.</p> <p>AO5.2 The GFA of the caretaker's accommodation is 150m² or less.</p> <p>AO5.3 One car parking space is available on-site for the exclusive use of residents.</p>

Table 6-2—Community facilities zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>(c) caters only for the caretaker(s) of the premises and their reasonably associated household members;</p> <p>(d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.</p>	
<p>PO6 Caretaker’s accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO6.1 Residents of the caretaker’s accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building.</p> <p>AO6.2 Residents have exclusive use of private open space either—</p> <p>(a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or</p> <p>(b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.</p>
For assessable development only	
Appropriate use	
<p>PO7 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.</p>	no acceptable outcome identified
<p>PO8 Uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants do not locate close to uses likely to create a land use conflict, a State-controlled road or a significant local government road, or community infrastructure.</p>	<p>AO8.1 If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.</p>

6.2.3 GENERAL RESIDENTIAL ZONE CODE

6.2.3.1 Application

- (1) This code applies to development in the General residential zone that is accepted subject to requirements or assessable against the General residential zone code to the extent identified in Part 5 Tables of assessment.

6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the General residential zone code is to provide for—
- (a) residential uses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the code will be achieved through the following overall outcomes—

- (a) the provision of a range of housing forms and tenures, including a diversity of housing types as well as social and affordable housing;
- (b) maximising the number of households accommodated within existing dwellings through conversion to dual occupancies and addition of secondary dwellings;
- (c) the protection of people and premises from natural hazard and crime;
- (d) the protection and enhancement of significant natural features;
- (e) safe, efficient and sustainable infrastructure;
- (f) safe and efficient transport networks;
- (g) non-residential uses are small-scale and provide services that are predominantly oriented to local custom;
- (h) development occurs in an orderly and sequential manner, generally as a logical extension of existing urban areas;
- (i) connection to or the efficient and timely provision of infrastructure, including any social infrastructure, appropriate to the use;
- (j) a predominantly low-intensity residential scale, form and character; and
- (k) a high standard of residential amenity.

6.2.3.3 Performance and acceptable outcomes

Table 6-3—General residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Effects of use	
<p>PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.</p>	<p>AO1.1 A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use.</p> <p>AO1.2 Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use.</p> <p>AO1.3 Air conditioning and refrigeration units—</p> <ul style="list-style-type: none"> (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. <p>AO1.4 Refuse storage areas locate—</p> <ul style="list-style-type: none"> (a) behind the front building line and are not visible from the street; or (b) within screened enclosures— <ul style="list-style-type: none"> (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. <p>AO1.5 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p>

Table 6-3—General residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Operating hours for non-residential uses	
PO2 Non-residential uses only operate during hours that are appropriate for a residential locality.	<p>AO2.1 Activities only occur between the hours of 8:00am and 6:00pm other than—</p> <ul style="list-style-type: none"> (a) activities that are not audible or visible from outside the premises; and (b) do not involve visitors to the premises. <p>AO2.2 Loading and unloading—</p> <ul style="list-style-type: none"> (a) occurs only between the hours of— <ul style="list-style-type: none"> (i) 8:00am and 5:00pm Monday to Friday; (ii) 8:00am and 12:00pm (noon) on Saturdays; and (b) does not occur on Sundays and public holidays. <p>AO2.3 No outdoor activities occur on Sundays or public holidays.</p>
Intensity and scale	
PO3 The intensity of residential uses is appropriate to the locality.	AO3.1 No more than one Dwelling house or Caretaker's accommodation locates on each lot.
PO4 Works have a domestic scale and character sympathetic to the surrounding area.	<p>AO4.1 New building work does not result in premises exceeding the acceptable outcomes stated in in Column 4 of Table 6-9.</p> <p>AO4.2 The total use area of non-residential uses is less than 60 square metres or 6 per cent of the area of the lot, whichever is the lesser.</p>
Building height	
PO5 The height of a building is not to unduly overshadow or obstruct the outlook from adjoining residential premises.	AO5.1 New building work does not result in the premises exceeding the maximum building and structure heights stated in Column 4 of Table 6-9.
Setbacks and boundary clearances	
PO6 Frontage setbacks of buildings are consistent with those in the vicinity.	AO6.1 New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 4 of Table 6-9.
PO7 Side and rear setbacks maintain privacy, breezes and solar access to adjoining premises.	AO7.1 New building work is no closer to a boundary than the minimum stated in Column 4 of Table 6-9.
Site suitability	
PO8 Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping or buffering, waste management, and water cycle management.	AO8.1 The site has an area of at least 800 m ² and a frontage of at least 20 metres.

Table 6-3—General residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Development involving Caretaker's accommodation	
<p>PO9 Caretaker's accommodation—</p> <ul style="list-style-type: none"> (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meets the essential accommodation needs of the caretaker and their reasonably associated household members. 	<p>AO9.1 A maximum of one dwelling for caretaker's accommodation locates on a lot.</p> <p>AO9.2 The GFA of the caretaker's accommodation is 150m² or less.</p> <p>AO9.3 One car parking space is available on-site for the exclusive use of residents.</p>
<p>PO10 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO10.1 Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the premises.</p> <p>AO10.2 Residents have exclusive use of private open space either—</p> <ul style="list-style-type: none"> (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.
For assessable development only	
Appropriate use	
<p>PO11 Non-residential uses locate in the General residential zone only if they primarily provide a local service.</p>	no acceptable outcome identified
<p>PO12 The use does not create or worsen a conflict between land uses and incorporates buffering, screening, noise barriers or other effective methods to mitigate potential adverse effects.</p>	no acceptable outcome identified
<p>PO13 Residential and other uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants do not locate close to—</p> <ul style="list-style-type: none"> (a) industrial, rural or other uses likely to create a conflict between land uses; or (b) State-controlled road, or significant local government road. 	<p>AO13.1 If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.</p>

Table 6-3—General residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
PO14 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
Privacy, visual amenity and character	
PO15 The appropriate location and orientation of windows, use of privacy screens or hoods, and use of landscape planting and features protect the privacy of residents in adjoining dwellings.	no acceptable outcome identified
PO16 Buildings provide an attractive presentation to the street that— (a) is compatible in scale with adjoining premises; (b) is orientated towards the street with verandahs, decks and windows and other openings; and (c) avoids or minimises hardstand or car parking between the building and the street.	no acceptable outcome identified
PO17 The use of complementary roof form, street elevations, construction materials, fences or retaining walls, and landscaping reflects and enhances the existing character of the locality.	no acceptable outcome identified

6.2.4 INDUSTRY ZONE CODE

6.2.4.1 Application

- (1) This code applies to development in the Industry zone that is accepted subject to requirements or assessable against the Industry zone code to the extent identified in Part 5 Tables of assessment.

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Industry zone code is to provide for—
- (a) a variety of industry activities; 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 purpose of the code will be achieved through the following overall outcomes—
- (a) the location and design of uses and works for industrial purposes maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land, particularly sensitive land uses;
 - (b) development locates having regard to its servicing capabilities in terms of transport, water, sewage, electricity, gas, telecommunications infrastructure, other associated industries and workforce;
 - (c) maximisation of the use of existing transport infrastructure and access to an appropriate level of transport infrastructure;
 - (d) industry activities generate traffic movements appropriate to the capacity of the local road network they access and do not unduly increase traffic movements through land included in the General residential zone or Rural residential zone;

- (e) incorporation of sustainable practices, including maximising energy efficiency and water conservation;
- (f) development is reflective of and responsive to the environmental constraints of the land;
- (g) the scale, character and built form of development contributes to a high standard of visual amenity;
- (h) non-industrial uses, such as offices, shops, and trade-related business activities that directly support the broader industrial purpose of the zone occurs in locations and at a scale that facilitate further industrial development; and
- (i) protection of the viability of both existing and future industry activities from the intrusion of incompatible uses.

6.2.4.3 Performance and acceptable outcomes—material change of use

Table 6-4—Industry zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Effects of use	
<p>PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.</p>	<p>AO1.1 Where adjoining premises contains a sensitive land use—</p> <ul style="list-style-type: none"> (a) a 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary; and (b) a dense landscaping screen a minimum width of 2 metres comprising shrubs or trees that reach a minimum height of 4 metres above ground level at maturity grows along the length of the common boundary that is adjacent to any outdoor activity areas; and (c) outdoor storage, vehicle parking, vehicle manoeuvring, work areas, air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any common boundary. <p>AO1.2 Refuse storage areas locate—</p> <ul style="list-style-type: none"> (a) behind the front building line and are not visible from the street; or (b) within screened enclosures— <ul style="list-style-type: none"> (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. <p>AO1.3 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p>
<p>PO2 Emissions of contaminants including air pollutants, noise, vibration, heat, light,</p>	<p>AO2.1 Where adjoining a sensitive land use or land in the General residential zone, any new outdoor lighting is designed, installed, operated</p>

Table 6-4—Industry zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
radioactivity and electromagnetic radiation do not cause environmental harm or nuisance.	<p>and maintained in accordance with the parameters and requirements of Australian Standard <i>AS 4282-1997 Control of the obtrusive effects of outdoor lighting</i>.</p> <p>AO2.2 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2019</i>.</p> <p>AO2.3 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2019</i>.</p> <p>AO2.4 Any odour emissions created by the use cannot be detected beyond the boundaries of the site.</p> <p>AO2.5 Any dust created by the use does not extend beyond the boundaries of the site.</p>
<p>PO3 The hours of operation of the use protect the amenity of any nearby sensitive land uses.</p>	<p>AO3.1 Where within 150 metres of a sensitive land use—</p> <p>(a) outdoor activities including the loading or unloading of goods and materials occur between the hours of—</p> <p>(i) 7:00 am and 6:00 pm, Monday to Friday; and</p> <p>(ii) 7:00am and 12:00pm (noon) on Saturdays;</p> <p>(b) indoor activities occurring on Sundays or public holidays—</p> <p>(i) are limited to office and administrative tasks; or</p> <p>(ii) are not audible or visible from outside the building; and</p> <p>(c) no outdoor activities or loading or unloading of goods or materials occurs on Sundays or public holidays; and</p> <p>(d) any vibrations produced on-site do not exceed the maximum acceptable levels identified in Australia Standard <i>AS2670.1 (R2016) Evaluation of human exposure to whole-body vibration, Part 2: Continuous and shock induced vibration in buildings (1 to 80HZ)</i>.</p>
<p>Intensity and scale</p>	
<p>PO4 The height, scale and bulk of buildings and structures reflect the operational needs of industry while not adversely affecting the amenity of the industry zone and surrounding areas.</p>	<p>AO4.1 New external building work does not result in the premises exceeding the maximum site cover, plot ratio, building and structure heights stated in Column 5 of Table 6-9.</p>
<p>Setbacks and boundary clearances</p>	
<p>PO5 Buildings are setback a sufficient distance from the road frontage of the site to accommodate visitor car parking, landscaping,</p>	<p>AO5.1 New external building work is no closer to a frontage than the minimum frontage setbacks stated in Column 5 of Table 6-9.</p>

Table 6-4—Industry zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
signage, and pedestrian and vehicular entries to create an attractive presentation to the street.	
<p>PO6 Side and rear setbacks maintain—</p> <p>(a) privacy, breezes and solar access to adjoining premises located in the General residential zone or Township zone; and,</p> <p>(b) provide areas for landscaping.</p>	<p>AO6.1 New external building work is no closer to a boundary than the minimum stated in Column 5 of Table 6-9.</p>
Development involving Caretaker's accommodation	
<p>PO7 Caretaker's accommodation—</p> <p>(a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises;</p> <p>(b) is subsidiary to the non-residential use;</p> <p>(c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and</p> <p>(d) is of a size that meets the essential accommodation needs of the caretaker and their reasonably associated household members.</p>	<p>AO7.1 A maximum of one dwelling for caretaker's accommodation locates on a lot.</p> <p>AO7.2 The GFA of the caretaker's accommodation is 150m² or less.</p> <p>AO7.3 One car parking space is available on-site for the exclusive use of residents.</p>
<p>PO8 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO8.1 Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building.</p> <p>AO8.2 Residents have exclusive use of private open space either—</p> <p>(a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or</p> <p>(b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.</p>
For assessable development only	
Appropriate use	
<p>PO9 Uses are not likely to create or exacerbate a conflict with industry activities.</p>	<p>AO9.1 Sensitive land uses do not establish in the Industry zone except if associated with and essential to the operation of industry activities; and cannot reasonably be established in another zone.</p>
<p>PO10 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.</p>	no acceptable outcome identified
Building design	
<p>PO11 The design and character of buildings and ancillary structures reflect the industry</p>	no acceptable outcome identified

Table 6-4—Industry zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
function of the use while providing a high standard of building design, including making a positive contribution to the streetscape.	
Site layout and design	
PO12 The site layout and design contribute to efficient and safe access to the site by employees and visitors and avoids on-street parking.	AO12.1 The main entrance to the building is easily identifiable and directly accessible from the street.
PO13 Development creates a socially, visually and physically pleasant work environment for employees.	no acceptable outcome identified
Site suitability	
PO14 Development has appropriate all-weather road access between the premises and the local road network and avoids direct access to a State-controlled road or significant local government road.	no acceptable outcome identified
PO15 Development generates traffic movements appropriate to the capacity of the local road network it accesses and does not unduly increase traffic movements through land included the General residential zone or Rural residential zone.	no acceptable outcome identified
Landscaping dimensions	
PO16 Landscaping and screen fencing avoid adverse visual impacts on street frontage presentation and to adjoining premises.	<p>AO16.1 Landscaping not less than two metres wide extends along the full length of each road frontage (excluding vehicle crossovers and pedestrian access).</p> <p>AO16.2 Landscaping comprises a minimum of 5 per cent of the site area.</p>

6.2.5 RECREATION AND OPEN SPACE ZONE CODE

6.2.5.1 Application

- (1) This code applies to development in the Recreation and open space zone that is accepted subject to requirements or assessable against the Recreation and open space zone code to the extent identified in Part 5 Tables of assessment.

6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Recreation and open space zone code is to provide for—
- (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the code will be achieved through the following overall outcomes—
- (a) the protection of places that have conservation significance, including cultural and landscape values;

- (b) the protection and enhancement of significant natural features;
- (c) safe, efficient and active transport networks;
- (d) minimal adverse impact on nearby development;
- (e) connection to or the provision of only very limited services and infrastructure appropriate to the use and commensurate with proximity to existing networks;
- (f) an open space or natural area amenity and character;
- (g) accessibility to the general public for a wide range of outdoor recreational activities; and
- (h) established parks or conservation areas mostly remaining in a natural state with little or no infrastructure, works or human activity.
- (i) the protection of people and premises from natural hazard;
- (j) safe, efficient and sustainable infrastructure; and
- (k) town sporting facilities reflect character and amenity that is compatible with the locality.

6.2.5.3 Performance and acceptable outcomes

Table 6-5—Recreation and open space zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Amenity	
PO1 Lighting does not adversely affect the amenity of the locality having regard to its intensity, direction, overspill or glare.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with requirements of AS4282—Control of the Obtrusive Effects of Outdoor Lighting.
Intensity and scale	
PO2 Building works have no adverse impacts on the character or amenity of the locality. Works contribute positively to the amenity of the Recreation and open space zone.	AO2.1 New building work does not result in the premises exceeding the maximum building and structure heights stated in Column 6 of Table 6-9.
Setbacks and boundary clearances	
PO3 Side and rear setbacks maintain— (a) privacy, breezes and solar access to adjoining premises located in the General residential zone or Township zone; and (b) provide areas for landscaping.	AO3.1 New building work is no closer to a boundary than the minimum stated in Column 6 of Table 6-9. AO3.2 New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 6 of Table 6-9.
Development involving Caretaker's accommodation	
PO4 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meet the essential accommodation needs of the caretaker	AO4.1 A maximum of one dwelling for caretaker's accommodation locates on a lot. AO4.2 The GFA of the caretaker's accommodation is 150m ² or less. AO4.3 One car parking space is available on-site for the exclusive use of residents.

Table 6-5—Recreation and open space zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
and their reasonably associated household members.	
<p>PO5 Caretaker’s accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO5.1 Residents of the caretaker’s accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building.</p> <p>AO5.2 Residents have exclusive use of private open space either—</p> <ul style="list-style-type: none"> (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker’s accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.
Development involving a Roadside stall	
<p>PO6 The display and sale of agricultural produce does not adversely affect—</p> <ul style="list-style-type: none"> (a) the amenity, character and safety of open space areas; or (b) the safety and efficiency of roads. 	<p>AO6.1 Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area.</p> <p>AO6.2 Access to the stall—</p> <ul style="list-style-type: none"> (a) is not from a state-controlled road; and (b) is via the primary property access point. <p>AO6.3 One parking space is available adjacent to the stall within the boundaries of the lot.</p>
For assessable development only	
Appropriate use	
<p>PO7 Public parks continue to facilitate informal recreational open space activities.</p>	<p>AO7.1 Privatised or intensive development does not encroach upon existing public parks.</p>
<p>PO8 Only appropriate uses establish in the Recreation and open space zone, having regard to current and future community need for accessible formal and informal recreation areas.</p>	no acceptable outcome identified
<p>PO9 Land in the Recreation and open space zone is publicly accessible.</p>	no acceptable outcome identified
<p>PO10 The use does not create or worsen a conflict between land uses having regard to the distance between them and the ability to buffer or separate otherwise incompatible land uses.</p>	no acceptable outcome identified
<p>PO11 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.</p>	no acceptable outcome identified
Amenity and character	
<p>PO12 Development avoids or minimises adverse impacts on the character, or appearance of the locality or on features of architectural, historic or scientific significance.</p>	no acceptable outcome identified

Table 6-5—Recreation and open space zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Site layout and design	
PO13 Buildings and structures complement the setting of the site.	no acceptable outcome identified
Natural environment	
PO14 Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	AO14.1 A vegetated buffer not less than 50 metres wide extends from the high bank of any watercourse or lake.
Natural hazard	
PO15 The location of uses and works is not at any significant risk of a landslip.	AO15.1 Works do not occur on slopes greater than 15 per cent. AO15.2 Buildings and works locate more than— (a) 20 metres from a ridgeline or escarpment; and (b) 100 metres from a watercourse.
Emissions	
PO16 Effluent or stormwater leaving premises does not adversely affect the quality of surface and underground water including for the health of ecosystems or for recreational use, potable supply, or businesses use.	no acceptable outcome identified
PO17 Site users are not exposed to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants where close to a State-controlled road or significant local government road.	AO17.1 A landscaped buffer is provided where a proposed use adjoins a heavily-trafficked road.

6.2.6 RURAL RESIDENTIAL ZONE CODE

6.2.6.1 Application

- (1) This code applies to development in the Rural residential zone that is accepted subject to requirements or assessable against the Rural residential zone code to the extent identified in Part 5 Tables of assessment.

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone code 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 purpose of the code will be achieved through the following overall outcomes—
- a predominantly low intensity residential scale, form and character;
 - the protection and enhancement of a rural residential amenity;
 - the avoidance of significant conflict with other uses, including with agriculture, animal husbandry, extractive industry, or timber production;
 - the provision of only limited services and infrastructure commensurate with proximity to the major centres in the region and to existing networks;
 - the provision of only limited community facilities or uses that provide services to residents;
 - the protection of people and premises from natural hazards;

- (g) the protection and enhancement of significant natural features and ecological processes;
- (h) safe and efficient transport networks; and
- (i) the safe and efficient operation of infrastructure without interference from incompatible uses or works.

6.2.6.3 Performance and acceptable outcomes

Table 6-6—Rural residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Lighting	
<p>PO1 The intensity, direction, overspill or glare of artificial lighting does not adversely affect—</p> <ul style="list-style-type: none"> (a) the amenity of the locality; or (b) the safety of road users. 	<p>AO1.1 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p> <p>AO1.2 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with AS4282—Control of the Obtrusive Effects of Outdoor Lighting.</p>
Intensity and scale	
<p>PO2 The intensity of residential uses is appropriate to the locality.</p>	<p>AO2.1 No more than one Dwelling house or Caretaker's accommodation locates on each lot.</p>
<p>PO3 Works contribute positively to the amenity of the Rural residential zone.</p>	<p>AO3.1 The total gross floor area is not more than five per cent of the site area.</p>
<p>PO4 Non-residential uses have a domestic scale and intensity.</p>	<p>AO4.1 The total use area of non-residential uses is less than 100m² or two per cent of the area of the lot, whichever is the lesser.</p> <p>AO4.2 New building work associated with uses not being for a Dwelling house or Caretakers residence does not result in the premises exceeding the maximum site cover, plot ratio, building and structure heights stated in Column 7 of Table 6-9.</p>
Setbacks and boundary clearances	
<p>PO5 Frontage setbacks of buildings are consistent with those in the vicinity.</p>	<p>AO5.1 New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 7 of Table 6-9.</p>
<p>PO6 Buildings maintain separation from other premises to protect privacy and amenity appropriate to the reasonable expectations of residents.</p>	<p>AO6.1 New building work is no closer to a boundary than the minimum stated in Column 7 of Table 6-9.</p>
Development involving Caretaker's accommodation	
<p>PO7 Caretaker's accommodation—</p> <ul style="list-style-type: none"> (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; 	<p>AO7.1 A maximum of one caretaker's accommodation locates on a lot.</p> <p>AO7.2 The GFA of the caretaker's accommodation is 150m² or less.</p>

Table 6-6—Rural residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>(b) is subsidiary to the non-residential use;</p> <p>(c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and</p> <p>(d) is of a size that meets the essential accommodation needs of the caretaker and their reasonably associated household members.</p>	<p>AO7.3 One car parking space is available on-site for the exclusive use of residents.</p>
<p>PO8 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO8.1 Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building.</p> <p>AO8.2 Residents have exclusive use of private open space either—</p> <p>(a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or</p> <p>(b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.</p>
Development involving a Roadside stall	
<p>PO9 The display and sale of agricultural produce does not adversely affect—</p> <p>(a) the amenity, character and safety of rural residential areas; or</p> <p>(b) the safety and efficiency of roads.</p>	<p>AO9.1 Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area.</p> <p>AO9.2 Access to the stall—</p> <p>(a) is not from a state-controlled road; and</p> <p>(b) is via the primary property access point.</p> <p>AO9.3 One parking space is available adjacent to the stall within the boundaries of the lot.</p>
For assessable development only	
Appropriate use	
<p>PO10 Land uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, chemical spray drift, vibrations and other potential environmental contaminants—</p> <p>(a) have appropriate separation distances or buffering from existing industrial, rural or other incompatible land uses; and</p> <p>(b) do not locate close to a State-controlled road or a significant local government road.</p>	<p>AO10.1 If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.</p>
<p>PO11 Infrastructure operates safely and efficiently without interference by incompatible uses or works.</p>	<p>no acceptable outcome identified</p>

Table 6-6—Rural residential zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Site suitability	
PO12 Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping or buffering, waste management, and water cycle management.	no acceptable outcome identified
Amenity and character	
PO13 The use does not adversely affect the residential amenity and character of land in the Rural residential zone.	no acceptable outcome identified
PO14 Building work protects the privacy of adjoining dwellings having regard to the location and orientation of windows, the use of privacy screens or hoods, and existing and proposed landscaping.	no acceptable outcome identified
PO15 Works have a domestic scale, form and character.	no acceptable outcome identified
Natural hazard	
PO16 The location of uses and works is not at any significant risk of a landslide.	AO16.1 Works do not occur on slopes greater than 15 per cent. AO16.2 Buildings and works locate more than— (a) 20 metres from a ridgeline or escarpment; and (b) 100 metres from a watercourse.
Operating hours	
PO17 Non-residential uses only operate during hours that are appropriate for a residential locality.	AO17.1 Non-residential activities only occur between the hours of 6:00 am and 6:00 pm.
Particular uses or development	
PO18 For residential uses other than Dwelling house, accommodation incorporates variety such form, tenure, size, or layout.	no acceptable outcome identified

6.2.7 RURAL ZONE CODE

6.2.7.1 Application

- (1) This code applies to development in the Rural zone that is accepted subject to requirements or assessable against the Rural zone code to the extent identified in Part 5 Tables of assessment.

6.2.7.2 Purpose and overall outcomes

- (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 following overall outcomes will achieve the purposes of the Rural zone code—
 - (a) a diverse range of agricultural activities, primary industry, agritourism, ecotourism and other value-adding businesses predominate;
 - (b) important agricultural areas remain in viable holdings;
 - (c) extractive industries and associated processing—
 - (i) develop where the resource is available with appropriate management of environmental impacts and site rehabilitation; and
 - (ii) is protected from encroachment by sensitive land uses;
 - (d) difficult-to-locate sports and industries locate where there is adequate separation and buffering to sensitive uses;
 - (e) vegetated slopes and elevated areas provide a scenic backdrop in the natural landscape;
 - (f) a basic level of infrastructure appropriate to rural areas is safe, efficient and sustainable;
 - (g) safe and efficient transport networks facilitate economic activity and an appealing lifestyle;
 - (h) people and premises avoid or mitigate risks associated with natural hazards;
 - (i) development does not result in serious environmental harm; and
 - (j) if in or proximate to an urban area, development is consistent with and does not compromise the likely longer-term use of other land in the locality.
- (3) The following overall outcomes will achieve the purpose of the Conservation precinct—
 - (a) the protection of areas identified as having significant values for biological diversity, water catchment and ecological functioning;
 - (b) the development of ecotourism and recreation facilities occurs pursuant to demonstrated community need and protects environmental and biodiversity values, water quality and the ecological and hydrological processes of wetlands and waterways.
- (4) The following overall outcomes will achieve the purpose of the Intensive agriculture precinct—
 - (a) the protection of most Important agricultural areas for cropping purposes;
 - (b) intensive animal industries and extractive industry locate outside the precinct.
- (5) The following overall outcomes will achieve the purpose of the Hinterland precinct—
 - (a) the retention of a sparsely-settled rural character dominated by expansive and low-intensity rural production such as grazing;
 - (b) intensive animal industries establish where they avoid adverse impacts on neighbouring activities.

6.2.7.3 Performance and acceptable outcomes

Table 6-7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Buffers to sensitive land uses	
PO1 Non-residential buildings and waste disposal areas have separation from existing sensitive land uses to mitigate potential adverse impacts from the emission of dust, noise or odours.	AO1.1 The following facilities are not less than 150 metres from any existing dwelling in the Rural zone or land included in the General residential zone— <ul style="list-style-type: none"> (a) animal enclosures; (b) buildings used for storage, processing and packing of produce; and

Table 6-7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	(c) waste disposal areas.
Intensity, scale and location	
<p>PO2 The Rural zone maintains a relatively sparsely settled landscape and a high level of scenic amenity with buildings an appropriate scale for their setting.</p>	<p>AO2.1 If for Tourist park—</p> <ul style="list-style-type: none"> (a) the premises hosts not more than 20 people at any one time for up to 21 days for each stay; (b) no caravan or camping sites are within 100 metres of a boundary, road, or watercourse; (c) no caravan or camping sites are within a KRA or LRA; (d) the premises is not less than 15ha. <p>AO2.2 If for Nature-based tourism or activities involving agritourism—</p> <ul style="list-style-type: none"> (a) no more than six persons for every 100 hectares of site area are accommodated on-site; (b) no accommodation is within 100 metres of a side or rear boundary, road frontage or watercourse; (c) new buildings are no more than 8.5 metres high; (d) no buildings, outdoor meeting areas, or camping sites are within a KRA or LRA; (e) buildings are not on land mapped as— <ul style="list-style-type: none"> (i) Agricultural Land Classification (ALC) Class A and Class B land; (ii) subject to flooding; (iii) bushfire prone; (iv) containing Matters of State Environmental Significance (MSES). <p>AO2.3 If for Workforce accommodation—</p> <ul style="list-style-type: none"> (a) the site includes or abuts an active resource interest⁴²; (b) no more than six persons per 100 hectares of site area reside on the premises; (c) new buildings are no more than 8.5 metres high; (d) unless within an existing building, no accommodation is within 100 metres of a boundary, road or watercourse; (e) buildings are not on land mapped as— <ul style="list-style-type: none"> (i) Agricultural Land Classification (ALC) Class A and Class B land; (ii) subject to flooding; (iii) bushfire prone; or (iv) a KRA or LRA on other premises;

⁴² Refer SC1.2.2 for administrative definition.

Table 6-7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(v) containing Matters of State Environmental Significance (MSES).</p> <p>AO2.4 If for Rural workers' accommodation—</p> <p>(a) the area of the premises is at least 25ha;</p> <p>(b) the total capacity of the accommodation on the premises is not more than 20 rural workers;</p> <p>(c) unless within an existing building, no accommodation is within 20 metres of a boundary, road, or watercourse.</p> <p>AO2.5 If for Rooming accommodation—</p> <p>(a) no more than six persons per 100 hectares of site area reside on the premises;</p> <p>(b) buildings are not on land mapped as—</p> <p>(i) Agricultural Land Classification (ALC) Class A and Class B land;</p> <p>(ii) subject to flooding;</p> <p>(iii) bushfire prone;</p> <p>(iv) containing Matters of State Environmental Significance (MSES).</p> <p>(c) no accommodation buildings are within a KRA or LRA;</p> <p>(d) unless within an existing building, no accommodation is within 20 metres of a boundary, road or watercourse.</p> <p>AO2.6 If for a Tourist attraction or the use involves hosting tours, school visits, events, functions, events or similar activities—</p> <p>(a) there are no more than 50 visitors at a time;</p> <p>(b) the activities occur for not more than 52 days each year;</p> <p>(c) no new buildings are on land mapped as—</p> <p>(i) Agricultural Land Classification (ALC) Class A and Class B land;</p> <p>(ii) subject to flooding;</p> <p>(iii) bushfire prone;</p> <p>(iv) containing Matters of State Environmental Significance (MSES).</p> <p>(d) no new buildings or outdoor meeting areas are within a KRA or LRA;</p> <p>(e) the activities or events take place between—</p> <p>(i) Public holidays, Sundays to Thursdays—8:00am and 6:00pm;</p> <p>(ii) Fridays and Saturdays—8:00am and midnight.</p> <p>AO2.7 If for Low impact industry or Rural industry—</p>

Table 6-7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<ul style="list-style-type: none"> (a) the industrial activity does not operate within 500 metres of a sensitive land use on other premises; (b) unless within an existing building, the use is not on land mapped as— <ul style="list-style-type: none"> (i) Agricultural Land Classification (ALC) Class A and Class B land; (ii) Bushfire prone area; (iii) Flood hazard; (c) the total GFA of the industrial activity is not more than 600 square metres; and, (d) the total use area of the industrial activity is not more than 1,000 square metres.
Setbacks and boundary clearances	
<p>PO3 Buildings maintain separation from other premises to protect privacy and amenity appropriate to expectations of rural residents.</p>	<p>AO3.1 New building work is no closer to a boundary than the minimum stated in Column 8 of Table 6-9.</p> <p>AO3.2 New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 8 of Table 6-9.</p>
Lighting	
<p>PO4 The intensity, direction, overspill or glare of artificial lighting does not adversely affect—</p> <ul style="list-style-type: none"> (a) the amenity of the locality; or (b) the safety of road users. 	<p>AO4.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with <i>AS4282—Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
Development involving Caretaker’s accommodation	
<p>PO5 Caretaker’s accommodation—</p> <ul style="list-style-type: none"> (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is of a size that meets the essential accommodation needs of the caretaker and their reasonably associated household members. 	<p>AO5.1 A maximum of one caretaker’s accommodation locates on a lot.</p> <p>AO5.2 One car parking space is available on-site for the exclusive use of residents.</p>
<p>PO6 Caretaker’s accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO6.1 Residents have exclusive use of private open space at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker’s accommodation.</p>
Development involving a Roadside stall	
<p>PO7 The on-site display and sale of agricultural produce does not adversely affect—</p> <ul style="list-style-type: none"> (a) the amenity, character or safety of rural areas; or (b) the safety and efficiency of roads. 	<p>AO7.1 Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area.</p> <p>AO7.2 Access to the stall—</p> <ul style="list-style-type: none"> (a) is not from a state-controlled road; and

Table 6-7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	(b) is via the primary property access point. AO7.3 One parking space is available adjacent to the stall within the boundaries of the lot.
For assessable development only	
Appropriate use	
PO8 Land uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, chemical spray drift, vibrations and other potential environmental contaminants— (a) have appropriate separation distances or buffering from existing industrial, rural or other incompatible land uses and infrastructure; and (b) do not locate close to a State-controlled road or a significant local government road.	AO8.1 If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.
PO9 Infrastructure operates safely and efficiently without interference by incompatible uses or works.	no acceptable outcome identified
Site suitability	
PO10 Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping, buffering and waste management.	no acceptable outcome identified
Natural environment	
PO11 Either— (a) works avoid adverse environmental impacts; or (b) where avoiding impacts is not reasonably possible, works minimise and manage any residual impacts.	AO11.1 The total development footprint is minimal. AO11.2 Uses and works avoid further fragmentation of areas of environmental significance and strengthen linkages through rehabilitation where possible. AO11.3 Uses and works occur only in areas of lesser importance in terms of biodiversity values and conserve areas of higher value to the greatest extent practicable. AO11.4 Uses and works maintain areas of environmental significance in patches of greatest possible size and with the smallest possible edge to area ratio.
PO12 Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	AO12.1 A vegetated buffer not less than 50 metres wide, within which no building or operational work occurs, extends from the high bank of any watercourse, lake or wetland protection area.
Natural hazard	
PO13 The location of uses and works is not at significant risk of a landslide.	AO13.1 Works do not occur on slopes greater than 15 per cent.

Table 6-7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	AO13.2 Buildings and works locate more than— (a) 20 metres from a ridgeline or escarpment; and (b) 100 metres from a watercourse.
Operating hours	
PO14 Non-residential uses operate during hours that are appropriate to the locality.	no acceptable outcome identified
If in the Conservation precinct	
PO15 Uses are complementary to the environmental values of the site.	no acceptable outcome identified
PO16 Ecotourism and recreation facilities locate where there is an overriding community need.	no acceptable outcome identified
PO17 Environmentally sensitive design and infrastructure support the development to avoid degradation of water quality and protect the ecological and hydrological processes of wetlands and waterways.	no acceptable outcome identified
PO18 Rehabilitation works and landscaping enhance the biological diversity, water catchment and ecological functioning of the site.	no acceptable outcome identified
If in the Intensive agriculture precinct	
PO19 Uses do not— (a) irreversibly prevent the use of land for cropping; or (b) have an irreversible impact on the use of adjoining premises for cropping; or (c) restrict a full range of agricultural practices.	no acceptable outcome identified
PO20 Uses enhance or value-add to agricultural pursuits.	no acceptable outcome identified
Biosecurity entities	
PO21 Biosecurity entities minimise or avoid biosecurity risks and facilitate appropriate responses to pests and animal diseases ⁴³ .	no acceptable outcome identified

6.2.8 TOWNSHIP ZONE CODE

6.2.8.1 Application

- (1) This code applies to development in the Township zone that is accepted subject to requirements or assessable against the Township zone code to the extent identified in Part 5 Tables of assessment.

⁴³ A Biosecurity management plan that aligns with the *Biosecurity Regulation 2016* would establish compliance with this performance outcome.

6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the township zone code 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 purpose of the code will be achieved through the following overall outcomes—
 - (a) the protection and enhancement of the predominant low-intensity residential character;
 - (b) the protection of township amenity; and
 - (c) the maintenance of public health and safety.

6.2.8.3 Performance and acceptable outcomes

Table 6-8—Township zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Effects of use	
<p>PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.</p>	<p>AO1.1 A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use.</p> <p>AO1.2 Air conditioning and refrigeration units—</p> <ol style="list-style-type: none"> (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. <p>AO1.3 Refuse storage areas—</p> <ol style="list-style-type: none"> (a) locate behind the front building line and are not visible from the street; or (b) locate within screened enclosures— <ol style="list-style-type: none"> (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) locate behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. <p>AO1.4 Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use.</p> <p>AO1.5 Operating hours are between 7:00 am and 6:00 pm.</p> <p>AO1.6 Loading and unloading occurs only between the hours of—</p> <ol style="list-style-type: none"> (a) 8:00 am and 6:00 pm Monday to Friday;

Table 6-8—Township zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(b) 8:00 am and noon on Saturdays; and, (c) does not occur on Sundays and public holidays.</p> <p>AO1.7 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p>
Scale, setbacks and boundary clearances	
<p>PO2 Uses and works do not adversely affect the visual amenity of the Township zone due to the scale of any works in relation to buildings or works in the vicinity.</p>	<p>AO2.1 New building work does not result in the premises exceeding the maximum building envelope acceptable outcomes stated in Column 9 of Table 6-9.</p>
<p>PO3 Sites are suitably sized and configured for the intended use and any associated works, including—</p> <ul style="list-style-type: none"> (a) building work; (b) vehicle parking, manoeuvring and access; (c) landscaping, screening, or buffering; (d) waste management facilities; and (e) water cycle management. 	<p>AO3.1 The site area is not less than 600 square metres.</p> <p>AO3.2 The road frontage is not less than 16 metres.</p>
Development involving Caretaker’s accommodation	
<p>PO4 Caretaker’s accommodation—</p> <ul style="list-style-type: none"> (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meets the essential accommodation needs of the caretaker and their reasonably associated household members. 	<p>AO4.1 A maximum of one caretaker’s accommodation locates on a lot.</p> <p>AO4.2 The GFA of the caretaker’s accommodation is 150m² or less.</p> <p>AO4.3 One car parking space is available on-site for the exclusive use of residents.</p>
<p>PO5 Caretaker’s accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.</p>	<p>AO5.1 Residents of the caretaker’s accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building.</p> <p>AO5.2 Residents have exclusive use of private open space either—</p> <ul style="list-style-type: none"> (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker’s accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.

Table 6-8—Township zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Development involving a Roadside stall	
<p>PO6 The on-site display and sale of agricultural produce does not adversely affect—</p> <p>(a) the amenity, character or safety of rural areas; or</p> <p>(b) the safety and efficiency of roads.</p>	<p>AO6.1 Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area.</p> <p>AO6.2 Access to the stall—</p> <p>(a) is not from a state-controlled road; and</p> <p>(b) is via the primary property access point.</p> <p>AO6.3 One parking space is available adjacent to the stall within the boundaries of the lot.</p>
For assessable development only	
Appropriate use	
<p>PO7 Adverse impacts on the amenity of the Township zone are minimised having regard to—</p> <p>(a) the nature and intensity of the use;</p> <p>(b) the likely movement of vehicles associated with the use; and</p> <p>(c) the location and design of any vehicular access or car parking, manoeuvring, or servicing area.</p>	no acceptable outcome identified
<p>PO8 Sufficient outdoor space around buildings is available for private recreation and open space.</p>	<p>AO8.1 For <i>Accommodation activities</i>—at least 20 per cent of the site is available as private open space and recreation area.</p>

6.3 BUILDING ENVELOPE CRITERIA—ALL ZONES

- (1) Columns 2 to 9 in Table 6-9 state the acceptable outcomes in respect of site cover, building height, structure height, building setbacks, and boundary clearances for all zones in the planning scheme.
- (2) The statement 'not specified' means that this section has no requirement.
- (3) The statements '3.0 or half the height of building' and '6.0 or half the height of building' means '3.0 metres or half the height of the building, whichever is the greater' and '6.0 metres or half the height of the building, whichever is the greater' respectively.

Table 6-9—Building envelope criteria (for buildings other than Class 1 or 10): All zones

Column 1— Building envelope assessment matters	Acceptable outcomes referred to in sections 6.2.1 to 6.2.8							
	Column 2— Centre zone	Column 3— Community facilities zone	Column 4— General residential zone	Column 5— Industry zone	Column 6— Recreation and open space zone	Column 7— Rural residential zone	Column 8— Rural zone	Column 9— Township zone
Maximum site cover (per cent)	Not specified	Not specified	50	75	5	For a site up to 3000m ² —40; For a site >3000m ² up to 1.0ha —30;	For lots up to 1ha —30; otherwise not specified	40

Table 6-9—Building envelope criteria (for buildings other than Class 1 or 10): All zones

Column 1— Building envelope assessment matters	Acceptable outcomes referred to in sections 6.2.1 to 6.2.8							
	Column 2— Centre zone	Column 3— Community facilities zone	Column 4— General residential zone	Column 5— Industry zone	Column 6— Recreation and open space zone	Column 7— Rural residential zone	Column 8— Rural zone	Column 9— Township zone
						otherwise — 20		
Maximum plot ratio (per cent)	100	Not specified	For other than Dwelling house or Caretaker s accommod ation—50	75	Not specified	5	Not specified	50
Maximum building height (metres)	12.0	12.0	10.0	15.0	12.0	10.0	Not specified	10.0
Maximum height of structures other than buildings (metres)	15.0	15.0	12.0	Not specified	15.0	12.0	Not specified	12.0
Minimum frontage setback from primary street frontage (metres)	Not specified if a designated commercial frontage 6.0 otherwise	6.0	6.0	6.0	6.0	10.0	10.0	6.0
Minimum frontage setback from secondary street frontage (metres)	Not specified	6.0	3.0	6.0	6.0	6.0	6.0	3.0
Minimum boundary clearance from rear boundary (metres) if common with land in the General residential zone	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum boundary clearance from rear boundary other than common with land in the General residential zone (metres)	Not specified	6.0	6.0	Not specified	Not specified	6.0	Not specified	6.0
Minimum boundary clearance from side boundary if common with land in the General residential zone (metres)	3.0 or half the height of building	6.0 or half the height of building	3.0 or half the height of building	3.0 or half the height of building	Not specified	6.0 or half the height of building	6.0 or half the height of building	3.0 or half the height of building
Minimum boundary clearance from side boundary other than common with land in the General residential zone (metres)	Not specified	6.0	3.0 or half the height of building	Not specified	Not specified	6.0 or half the height of building	6.0 or half the height of building	3.0 or half the height of building

PART 7 LOCAL PLANS

There are no local plans in this planning scheme.



PART 8 OVERLAYS

8.1 PRELIMINARY

- (1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following—
 - (a) sensitive to the effects of development;
 - (b) constrain land or development;
 - (c) subject to valuable resources;
 - (d) present opportunities for development.
- (2) Overlays are mapped and included in Schedule 2 Mapping, excepting for the following—
 - (a) Agricultural Land Classification (ALC) Class A and Class B—included in the SPP Interactive Mapping System;
 - (b) Bushfire prone area—included in the SPP Interactive Mapping System;
 - (c) Matters of State Environmental Significance (MSES)—included in the SPP Interactive Mapping System;
 - (d) Stock Route Network—included in the SPP Interactive Mapping System.
- (3) The changed category of assessment, if applicable, for development affected by an overlay is in Part 5 Tables of assessment.
- (4) Some overlays may be included for information purposes only—this may result in no change to the category of assessment or no additional assessment benchmarks or requirements.
- (5) Assessment benchmarks and requirements for an overlay may be contained in one of the following—
 - (a) a map for an overlay;
 - (b) a code for an overlay.
- (6) The overlays for the planning scheme are—
 - (a) Agricultural land;
 - (b) Bushfire prone area;
 - (c) Extractive resources and mining;
 - (d) Flood hazard;
 - (e) Historic lots⁴⁴;
 - (f) Infrastructure;
 - (g) Matters of State Environmental Significance; and
 - (h) Stock route network.

8.2 OVERLAY CODES

The following are the overlay codes for the planning scheme—

- (1) Bushfire prone area overlay code;
- (2) Flood hazard overlay code;
- (3) Infrastructure overlay code; and
- (4) Natural features or resources overlays code.

8.2.2 BUSHFIRE PRONE AREA OVERLAY CODE

8.2.2.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use or reconfiguring a lot where the development is located in a bushfire prone area to the extent identified in Part 5 Tables of assessment.

⁴⁴ There is no associated overlay code. Outcomes are within the Dwelling house code.

8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire prone area overlay code is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) development design and building siting minimises the exposure and vulnerability of people and property at risk from bushfire;
 - (b) development contributes to effective and efficient emergency response and recovery capabilities;
 - (c) establishment or intensification of vulnerable uses and community infrastructure providing essential services⁴⁵ occurs only when no other option exists;
 - (d) risk from the manufacture or storage of materials that are hazardous in the context of bushfire⁴⁶ is avoided or mitigated.

Editor's note—The outcomes in this code give effect to the SPP, especially the State interest – natural hazards, risk and resilience “The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.”

Editor's note—For information on bushfire hazard assessment methodology and landscape management plans refer to the QFES document Bushfire resilient communities.

8.2.2.3 Performance and acceptable outcomes

Table 8-1—Bushfire prone area overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
PO1 A safely-located, freely-accessible and adequate water supply for firefighting purposes is available.	AO1.1 Development, involving proposed or existing buildings with a combined gross floor area greater than 50m ² — <ol style="list-style-type: none"> (a) connects to a reticulated water supply with a minimum flow of 10 litres per second at 200kPa; or (b) includes a storage system that permanently holds a minimum of 5 000 litres (e.g. water tank with fire brigade fittings and building's take-off connection from that tank at a level that allows 5 000 litres to be dedicated for firefighting purposes) and is located within 100 metres of each class 1, 2, 3 or 4 building.
PO2 The siting of buildings and structures minimises exposure to bushfire risk.	AO2.1 On lots less than or equal to 2,500m ² buildings and structures are set back the maximum possible distance, but no less than 15 metres, from the Bushfire prone area. OR AO2.2 On lots greater than 2,500m ² — <ol style="list-style-type: none"> (a) buildings and structures— <ol style="list-style-type: none"> (i) are within areas of lowest hazard within the lot; and (ii) are setback from hazardous vegetation 1.5 times the predominant mature canopy tree

⁴⁵ Refer to Table 7 in SPP – state interest guidance material “Natural hazards, risk and resilience – Bushfire” for list of applicable uses.

⁴⁶ Refer to Table 7 in SPP – state interest guidance material “Natural hazards, risk and resilience – Bushfire” for further information.

Table 8-1—Bushfire prone area overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>height or 15 metres whichever is the greater; and</p> <p>(iii) are 10 metres from any retained vegetation strips or small areas of vegetation; and</p> <p>(b) the elements of the development least susceptible to fire are closest to the bushfire prone area.</p>
<p>PO3 The bulk storage or manufacture of hazardous materials is safe for people and the environment having regard to bushfire risk.</p>	<p>AO3.1 The bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard AS1940 occurs outside of the Bushfire prone area.</p> <p>OR</p> <p>AO3.2 Where it is not practicable to comply with AO3.1, the development complies with an approved Bushfire Management Plan for the premises.</p>
<p>PO4 Community infrastructure and community uses can function effectively during and immediately after a bushfire event.</p>	<p>no acceptable outcome identified</p>
<p>If a material change of use resulting in multiple buildings or If reconfiguring a lot involving an increase in the number of lots—</p>	
<p>PO5 Bushfire risk mitigation protects the safety of people and property, including—</p> <p>(a) fire breaks that provide—</p> <p>(i) adequate setbacks between buildings and structures and hazardous vegetation; and</p> <p>(ii) access for fire-fighting and other emergency vehicles; and</p> <p>(b) adequate road access for fire-fighting and other emergency vehicles and safe evacuation.</p>	<p>AO5.1 The development includes—</p> <p>(a) a perimeter road providing a firebreak to separate the lots from the bushfire prone area, and that road has—</p> <p>(i) a minimum width of 20 metres with no vegetation located within the 20 metres; and</p> <p>(ii) a constructed road width and weather standard complying with the Infrastructure and operational work code; and</p> <p>(b) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p>OR</p> <p>AO5.2 Where it is not practicable to comply with AO5.1, the development includes—</p> <p>(a) fire maintenance trails located as close as possible to the boundaries of the lots and between the adjoining bushfire prone area, that—</p> <p>(i) have a minimum cleared width of 6 metres; and</p>

Table 8-1—Bushfire prone area overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<ul style="list-style-type: none"> (ii) have a formed width and gradient, and erosion control devices in accordance with the Infrastructure and operational work code; and (iii) provide passing bays and turning areas for fire-fighting appliances; and (iv) are either located on public land, or within an access easement that is granted in favour of the local government and Queensland Fire and Rescue Service; (v) have vehicular access at each end; and <p>(b) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p>AO5.3 Residential lots are designed so that their size and shape allows for efficient emergency access to buildings for firefighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings)</p> <p>AO5.4 Roads—</p> <ul style="list-style-type: none"> (a) are designed and constructed in accordance with applicable local government and State government standards; and (b) have a maximum gradient of 12.5 per cent; and (c) are not culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation or the culs-de-sac are provided with alternative access linking the cul-de-sac to other through roads.
<p>PO6 Vulnerable uses listed in Table 8-2 are not established or intensified within a bushfire prone area unless—</p> <ul style="list-style-type: none"> (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures. 	<p>no acceptable outcome identified</p> <p><i>Note—The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</i></p>

Table 8-2—Vulnerable uses

Vulnerable uses	childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, tourist park
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8.2.3 FLOOD HAZARD OVERLAY CODE

8.2.3.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, reconfiguring a lot, operational work or building work where the premises is located partially or fully in the Natural Hazard Management Area (Flood) to the extent identified in Part 5 Tables of assessment.

8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Flood hazard overlay code is to minimise the exposure of people and property to flood hazards.
- (2) The purpose of the code will be achieved through the following overall outcomes—
- the siting and design of development maintains or increases safety and comfort for people and property during flood events; and,
 - uses and works minimise the potential for property damage due to flooding.

Editor's note—The outcomes in this code give effect to the SPP, especially the State interest – natural hazards, risk and resilience “The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.”

8.2.3.3 Performance and acceptable outcomes

Table 8-3—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
If involving material change of use or building work	
PO1 People on the development site are safe from floodwaters during all floods up to and including a 1 per cent AEP flood event.	<p>AO1.1 New buildings without habitable rooms locate—</p> <ol style="list-style-type: none"> outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or above the defined flood level for the DFE identified on Overlay maps OM-FH-009 to OM-FH-015; or above the flood level of a 1 per cent AEP flood event. <p>OR</p> <p>AO1.2 New buildings with habitable rooms (Class 1, 2, 3 and 4 buildings under the BCA)—</p> <ol style="list-style-type: none"> locate outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or on premises below the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015 – have habitable rooms with finished floor levels at least 300

Table 8-3—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>millimetres above the defined flood level; or</p> <p>(c) below the flood level of a 1 per cent AEP flood event – have habitable rooms with finished floor levels at least 300 millimetres above the flood level of a 1 per cent AEP flood event.</p> <p>AO1.3 Where involving extensions to an existing Class 1 building situated below the Flooding and inundation area, or the defined flood level, or the flood level of a 1 per cent AEP flood event, and the additions constitute less than 50% of the existing floor area of the building—</p> <p>(a) the extension has a floor area not exceeding 50m²; and</p> <p>(b) the finished floor level of habitable rooms is not less than the floor level of existing habitable rooms.</p> <p>AO1.4 Development incorporates clear and direct pedestrian and vehicle evacuation routes from the site.</p> <p><i>Editor's note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975.</i></p>
<p>PO2 The impacts of floodwater on hazardous materials manufactured or stored in bulk causes no adverse effect on public safety or the environment.</p>	<p>AO2.1 The manufacture or bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under <i>Australian Standard AS1940:2017 Amdt 1:2019 The storage and handling of flammable and combustible liquids</i> occurs—</p> <p>(a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or</p> <p>(b) above the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015; or</p> <p>(c) above the flood level of a 1 per cent AEP flood event.</p>
<p>PO3 Components of infrastructure that are likely to fail or cause contamination because of inundation maintain their function during flood events.</p>	<p>AO3.1 The location of services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications) is—</p> <p>(a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or</p> <p>(b) outside the defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or</p> <p>(c) above the flood level of a 1 per cent AEP flood event.</p> <p>OR</p>

Table 8-3—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>AO3.2 The design and construction of services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications)—</p> <ul style="list-style-type: none"> (a) prevent floodwater intrusion and infiltration; and (b) resist hydrostatic and hydrodynamic forces resulting from a 1 per cent AEP flood event.
<p>PO4 Development siting enables vehicular access in the event of a flood.</p>	<p>AO4.1 Development ensures that buildings used for passenger vehicle storage have trafficable access to a public road during a 5 per cent AEP flood event.</p>
<p>PO5 Community infrastructure is able to function effectively during and immediately after flood events (where appropriate).</p>	<p>no acceptable outcome identified</p>
<p>If involving reconfiguring a lot</p>	
<p>PO6 New lots provide for an appropriate level of flood immunity.</p>	<p>AO6.1 All lots contain an appropriate building envelope—</p> <ul style="list-style-type: none"> (a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or (b) outside the defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or (c) above the flood level of a 1 per cent AEP flood event.
<p>If involving operational work or building work involving filling or excavation</p>	
<p>PO7 Filling or excavation does not directly, indirectly or cumulatively, cause any significant increase in water flow depth, duration or velocity on the site and does not result in an unacceptable risk to people or property from flood hazard.</p>	<p>AO7.1 Filling or excavation does not result a net increase in filling of more than 50m³—</p> <ul style="list-style-type: none"> (a) within 100 metres of a wetland or waterway; or (b) within the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or (c) within the Defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or (d) below the flood level of a 1 per cent AEP flood event. <p>AO7.2 On-site flood storage capacity remains the same.</p>
<p>PO8 Works avoid changes to flood characteristics outside the site that may result—</p> <ul style="list-style-type: none"> (a) in loss of flood storage; (b) alterations to flow paths; (c) acceleration or retardation of flows; or 	<p>no acceptable outcome identified</p>

Table 8-3—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
(d) reductions in flood warning times elsewhere in the flood plain.	
PO9 If the development is for community infrastructure for power lines of an electricity entity it is able to function effectively during and immediately after flood events.	no acceptable outcome identified

8.2.4 INFRASTRUCTURE OVERLAY CODE

8.2.4.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving a material change of use, building work, operational work and reconfiguring a lot where the development is in proximity to identified infrastructure to the extent identified in Part 5 Tables of assessment.

8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Infrastructure overlay code is to protect the function of existing significant infrastructure and future infrastructure areas and minimise community impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes—
- (a) high standards of health and safety for people and property;
 - (b) maintained or enhanced function of the identified infrastructure; and
 - (c) an appropriate level of amenity for development nearby the identified infrastructure.

8.2.4.3 Performance and acceptable outcomes

Table 8-4—Infrastructure overlay code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Road corridors	
PO1 Adequate separation distances and buffers along identified road corridors mitigate the potential adverse impacts to premises caused by the road corridor, including traffic noise, headlights and streetlights.	AO1.1 Development fronting a road corridor identified on Overlay maps OM-INFR-001 to OM-INFR-008 incorporates— <ul style="list-style-type: none"> (a) a minimum frontage setback of 15 metres from any boundary adjacent to the corridor; and (b) a landscaped buffer along the frontage of the site— <ul style="list-style-type: none"> (i) a minimum width of five metres; (ii) consisting of three-tiered planting (groundcovers, shrubs, trees); (iii) trees with an expected minimum mature height of three metres; and (iv) are consistent with the landscaping policy.
Stock routes	
PO2 The stock route network is protected from development (both on the stock route and	AO2.1 Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use.

Table 8-4—Infrastructure overlay code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
adjoining areas where pasturage rights exist ⁴⁷) that would compromise the network's primary use or capacity for stock movement and other values including conservation and recreational.	OR AO2.2 Where development or land use impacts on a stock route cannot be avoided— (a) provide alternate watered stock route access; (b) ensure grade separation where railways, haul roads or other transport infrastructure, crosses the stock route; and (c) consider revocation of the stock route declaration if a suitable alternative stock route exists.
Aerodromes	
PO3 Uses near aerodromes do not attract flying vertebrates or release emissions that may affect pilot visibility or interfere with flight communication.	no acceptable outcome identified
PO4 Works maintain the safe operation of aerodromes and there are no bright lights, patterns of light, reflective materials or protrusions into operational airspace that could confuse, distract, or interfere with a pilot's vision.	no acceptable outcome identified
PO5 Works do not adversely affect operational airspace.	AO5.1 Works do not intrude into operational airspace.
Petroleum and natural gas pipelines	
PO6 Adequate separation distances from petroleum and natural gas pipelines minimises risk to the safety of people, property and the infrastructure.	AO6.1 If involving development that increases the number of people who live, work or congregate on the premises, or involves the storage of flammable, explosive or other hazardous materials – no buildings or structures locate within 200 metres of the petroleum and natural gas pipeline infrastructure identified on Overlay maps OM-INFR-001 to OM-INFR-008.
Electricity infrastructure	
If involving a material change of use, building work or operational work	
PO7 Adequate separation distances from electricity easements and substations— (a) protect to an acceptable level the safety and amenity of occupants or users of premises; and (b) do not constrain the existing or future operation or function of the easement or facility.	AO7.1 No buildings or structures locate within— (a) 20 metres of any part of a tower or structure foundation; or (b) 5 metres of the area between the outside conductors of a transmission line when at rest, vertically projected to ground level. AO7.2 The minimum separation distance between any buildings (other than Class 10) associated with a sensitive land use and the closest boundary of any substation or easement for major electricity infrastructure is 20 metres. AO7.3 Machinery or equipment used within the electricity easement does not infringe the

⁴⁷ Refer to section 432 of the *Land Act 1994* for guidance on the extent to which pasturage rights overlap with any term lease for pastoral purposes adjoining the mapped Stock Route.

Table 8-4—Infrastructure overlay code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2002.</p> <p>A07.4 Blasting within 500 metres of an easement complies with <i>AS2187.1-1998 Explosives Storage Transport and Use</i>.</p> <p>A07.5 Changes in ground-level maintain the statutory ground to conductor clearance distances prescribed by the <i>Electrical Safety Act 2002</i> and the Electrical Safety Regulation 2002.</p>
If reconfiguring a lot	
<p>PO8 Reconfigured lots adjoining a substation or easement for major electricity infrastructure protect the safety of users and visual amenity with adequate vegetation buffers and separation distances.</p>	<p>A08.1 All lots retain all existing endemic vegetation of mature height within 20 metres of the boundary of the substation or easement for major electricity infrastructure, outside a complying building envelope.</p> <p>A08.2 A minimum 3 metre wide densely planted landscaped buffer is provided along the boundary adjoining the electricity infrastructure, including advanced trees and shrubs that will grow to a minimum height of 10 metres.</p>
Railway	
<p>PO9 Development results in noise levels appropriate to the wellbeing of site users, including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from rail noise.</p>	<p>A09.1 Development of a sensitive land use within 100 metres of the identified rail infrastructure on Overlay maps OM-INFR-001 to OM-INFR-008 achieves an indoor design criteria average Lmax (10:00 pm – 6:00 am) not greater than 45dB(A).</p>
<p>PO10 Adequate separation distances prevent constraints on the existing or future operation or function of important rail corridors.</p>	<p>A010.1 Works not associated with the rail corridor provide a separation of 20 metres from the rail corridors identified on Overlay maps OM-INFR-001 to OM-INFR-008.</p>

Editor's note—section 246Z of the Building Act 1975 provides that certain new residential buildings, and renovations or extensions of residential buildings located in a transport noise corridor 'mandatory' area (wholly or partly) must comply with the relevant noise category measures in QDC MP4.4. The location of designated Transport Noise Corridors and information about the levels of noise within the corridor is available from Council, the Department of Housing and Public Works and via the SPP interactive mapping system at: <https://spp.dsdjp.esriaustraliaonline.com.au/geoviewer/map/planmaking>

8.2.5 NATURAL FEATURES OR RESOURCES OVERLAYS CODE

8.2.5.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, building work, operational work and reconfiguring a lot within a KRA or LRA, abutting an identified mine, or in the Rural zone and identified as Agricultural Land Classification Class A and Class B, or within an area identified as containing a matter of environmental significance to the extent identified in Part 5 Tables of assessment.

8.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Natural features or resources overlays code is to ensure development maintains the productivity, environmental function and visual appeal of identified natural features or resources.

- (2) The purpose of the code will be achieved through the following overall outcomes—
- (a) the productive capacity of or ability to exploit identified natural features and resources is maintained;
 - (b) the avoidance of land use conflict between uses or activities;
 - (c) the environmental impacts of extractive industry are within acceptable limits in relation to on-site operations and off-site activities, including haulage;
 - (d) on-going site rehabilitation and preparation enables a suitable use of the premises after the extraction activities cease;
 - (e) the environmental values of identified natural features and resources are maintained;
 - (f) the physical form and visual appearance of identified natural resources, except for extractive resources is retained; and
 - (g) matters of environmental significance are valued and protected and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.

Editor's note—The outcomes in this code give effect to the SPP, especially the State interest – biodiversity “Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.”

8.2.5.3 Performance and acceptable outcomes

Table 8-5—Natural features or resources overlays code: Assessable development POs and AOs

Performance outcomes	Acceptable outcomes
Matters of environmental significance overlay	
Protection of matters of environmental significance	
<p>PO1 Development locates in areas that avoid adverse impacts on areas of environmental significance or where adverse impacts cannot be reasonably avoided, they are minimised.</p>	<p>AO1.1 Development has no adverse impacts on the relevant environmental values of the area of environmental significance.</p> <p>OR</p> <p>AO1.2 The development site does not contain any matters of environmental significance.</p> <p><i>Editor's note—A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of environmental significance would be required through Planning Scheme Policy SC6.4 Information local government may request.</i></p> <p>OR</p> <p>AO1.3 Development is located, designed and operated to minimise adverse impacts on the relevant environmental values of the area of environmental significance.</p> <p><i>Editor's note—Providing a report certified by an appropriately qualified person demonstrating how the proposed development mitigates impacts, including on water quality, hydrology, and biological processes would be required through Planning Scheme Policy SC6.4 Information local government may request.</i></p>
<p>PO2 An adequate buffer to high value wetland is provided and maintained.</p>	<p>AO2.1 A buffer surrounding a high value wetland has a minimum width of—</p> <ul style="list-style-type: none"> (a) 200m where the wetland is located outside an urban area; or (b) 50m where the wetland is located within an urban area. <p>OR</p>

Table 8-5—Natural features or resources overlays code: Assessable development POs and AOs

Performance outcomes	Acceptable outcomes
	<p>AO2.2 A buffer surrounding an area containing a high value wetland is applied and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to matters of environmental significance.</p>
<p>PO3 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO3.1 Development avoids the introduction of non-native pest species. AND AO3.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p>
<p>Improving ecological connectivity and expanding habitat extent of ecological corridors</p>	
<p>PO4 Development within an ecological corridor maintains or enhances ecological connectivity or habitat extent and avoids fragmentation.</p>	<p>AO4.1 Where development is within an ecological corridor, native vegetation is retained, regenerated, and rehabilitated. AND AO4.2 Development within an ecological corridor minimises adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements.</p>
<p>Extractive resources and mining overlay</p>	
<p>PO5 KRA's and LRA's identified on Overlay maps OM-ER001 to OM-ER-008 are protected by—</p> <ul style="list-style-type: none"> (a) the maintenance of the long-term availability of the extractive resources for extraction and continued access to them; (b) avoiding the location of new sensitive land uses or other incompatible land uses that would impede the extraction of the resource, within the resource or processing areas or their separation areas; (c) avoiding the location of land uses along the transport route and within its separation area that are likely to compromise the ongoing use of the route for the haulage of the resource; (d) avoiding new development adjacent to the transport route that is likely to affect the safe and efficient haulage of extractive materials. 	<p>AO5.1 Only extraction or processing of the resource, activities directly associated with its extraction or processing, or temporary or non-intensive development that does not impede, or is compatible with, extraction or processing occurs within KRA or LRA resource and processing areas.</p>
<p>PO6 Development not associated with extractive industry does not increase the number of people living, working or congregating in a KRA or LRA resource or processing area, KRA or LRA separation area or transport route separation area unless the location, design and construction of the development minimises the actual and potential</p>	<p>AO6.1 Buildings and structures are located the greatest distance practicable from the KRA or LRA resource or processing area, KRA or LRA separation area and the KRA or LRA transport route and its separation area. AO6.2 Those parts of buildings where people live, work and congregate (habitable rooms) are furthestmost from the KRA or LRA resource or</p>

Table 8-5—Natural features or resources overlays code: Assessable development POs and AOs

Performance outcomes	Acceptable outcomes
adverse impacts on human health and wellbeing from existing and future extractive industries including noise and air emissions, and ground vibration generated by haulage of the extractive resource.	<p>processing area and the KRA or LRA transport route and its separation area.</p> <p>AO6.3 The air environment of habitable rooms meets the air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> for human health and wellbeing.</p> <p>AO6.4 The noise environment of habitable rooms meets the noise quality objectives of the <i>Environmental Protection (Noise) Policy 2019</i>.</p> <p><i>Editor's note: QDC MP4.4 contains solutions for mitigating traffic noise impacts.</i></p> <p><i>Editor's note: Refer also to AS/NZS 1276.1:1999 – Acoustics- Rating of sound insulation in buildings and of building elements.</i></p>
Agricultural land overlay	
<p>PO7 Development avoids the loss or fragmentation of Agricultural Land Classification (ALC) Class A and Class B—</p> <p>(a) unless—</p> <p>(i) there is an overriding need for the development in terms of public benefit; and</p> <p>(ii) no suitable alternative site exists; and</p> <p>(iii) the loss or fragmentation is minimal; or</p> <p>(b) because there is no irreversible impact on its current or potential use for agriculture.</p>	no acceptable outcome identified

PART 9 OTHER CODES

9.1 PRELIMINARY

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5 Tables of assessment.
- (2) Some development that under schedule 6 of the Regulation cannot be made assessable by the planning scheme, or has prescribed assessment benchmarks under schedule 10, part 14, division 2 are included or referenced in this planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the requirements and assessment benchmarks prescribed in the Regulation included in the planning scheme—
 - (a) Community residence code (schedule 6, part 2, section 6);
 - (b) Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) code (only if Schedule 12 applies).

Editor's note— Schedule 12 of the Regulation makes reference to the requirements of a local instrument which is a reference to a local instrument applying to the premises. The assessment benchmarks shown in 9.2.2 contain the specific requirements stated in the North Burnett Regional Planning Scheme.

- (5) The following are the use codes for the planning scheme—
 - (a) Dual occupancy code;
 - (b) Dwelling house code;
 - (c) Extractive industry code;
 - (d) Higher density residential code;
 - (e) Home-based business code;
 - (f) Intensive animal uses code.
- (6) The following are the other development codes for the planning scheme—
 - (a) Advertising devices code;
 - (b) Filling and excavation code;
 - (c) Infrastructure and operational work code;
 - (d) Reconfiguring a lot (boundary realignment) and associated operational work code;
 - (e) Reconfiguring a lot (except excluded reconfiguration) code.

9.2 REQUIREMENTS AND ASSESSMENT BENCHMARKS PRESCRIBED IN THE REGULATION

9.2.1 COMMUNITY RESIDENCE CODE

- (1) Development for making a material change of use of premises for a Community residence that complies with all the requirements in Table 9.2.1 is accepted development.⁴⁸

Table 9-1—Community residence code

Requirements	
(a)	The premises are in a prescribed zone ⁴⁹ .
(b)	No more than 7 support workers attend the residence in a 24-hour period.
(c)	At least 2 car parks are provided on the premises for use by residents and visitors.
(d)	At least 1 of the car parks stated in (c) is suitable for persons with disabilities.
(e)	At least 1 car park is provided on the premises for use by support workers.

⁴⁸ Refer also schedule 6, part 2, item 6 of the Regulation.

⁴⁹ The prescribed zones are listed in schedule 6, section 6(2) of the Regulation.

9.2.2 RECONFIGURING A LOT (SUBDIVIDING 1 LOT, OTHER THAN A REAR LOT, INTO 2 LOTS)⁵⁰ CODE

9.2.2.1 Application

- (1) This code applies to reconfiguring a lot if—
 - (a) the lot is in—
 - (i) the Industry zone; or
 - (ii) the General residential zone; and
 - (b) the reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot⁵¹); and
 - (c) each created lot is at least the minimum lot size for the relevant zone stated in the planning scheme; and
 - (d) the reconfiguration is consistent with the purpose statement for the relevant zone stated in the planning scheme.
- (2) However, this code does not apply if—
 - (a) all or part of the premises are in an erosion prone area or any of the following areas under the planning scheme—
 - (i) a flood hazard area;
 - (ii) a bushfire prone area;
 - (iii) a landslide hazard area;
 - (iv) a storm tide inundation area; or
 - (b) an overlay in the planning scheme applies to all or part of the premises.

Table 9-2—Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) assessment benchmarks

Assessment benchmarks	
1.	The frontage of each created lot must comply with Column 3 of Table 9-28 as applicable in the zones, and circumstances if any, stated in Column 1 of the table.
2.	Each created lot must comply with the following building envelope requirements— <ol style="list-style-type: none"> (a) the area of the envelope is no less than 80m²; (b) width-to-depth ratio is at least 1:2; (c) is set back from all property boundaries— <ol style="list-style-type: none"> (i) for class 2-9 buildings —no less than the minimums prescribed in— Table 6-9; or (ii) for class 1 and 10 buildings—no less than the minimums prescribed in the Dual occupancy code or the Dwelling house code; (d) is above— <ol style="list-style-type: none"> (iii) the flood level of a 1 per cent Annual Exceedance Probability (AEP) flood event, or (iv) the Flooding and inundation area identified in the Flood hazard overlay code; or (v) the defined flood level identified in the Flood hazard overlay code; whichever is the highest level above Australian Height Datum (AHD); and (e) have a maximum slope of natural ground level less than 20 per cent
3.	Any rear lot must comply with the following— <ol style="list-style-type: none"> (a) the number of adjoining rear lots does not exceed one; (b) only one rear lot is provided behind each full street frontage regular lot; (c) no more than two rear lot access strips directly adjoin each other;

⁵⁰ The applicability of the assessment benchmarks is also shown in schedule 12 of the Regulation.

⁵¹ See schedule 12, section 1(1)(b) of the Regulation.

Table 9-2—Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) assessment benchmarks

Assessment benchmarks	
	(d) no more than two rear lots gain access from the head of a cul-de-sac
4.	The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary— (a) for class 2-9 buildings—no less than the minimums prescribed in Table 6-9; or (b) for class 1 and 10 buildings—no less than the minimums prescribed in the Dual occupancy code or the Dwelling house code.
5.	The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements as follows— (a) for class 2-9 buildings—no less than the minimums prescribed in Table 6-9; or (b) for class 1 and 10 buildings—no less than the minimums prescribed in the Dual occupancy code or the Dwelling house code.
6.	The reconfiguration enables that any proposed buildings and structures— (a) will comply with the Queensland Development Code, part 1.4; and (b) will be outside of an existing or planned infrastructure easement.
7.	No new lots are created on land subject to flooding up to and including— (a) the flood level of a 1 per cent Annual Exceedance Probability (AEP) flood event, or (b) the Flooding and inundation area identified in the Flood hazard overlay code; or (c) the defined flood level identified in the Flood hazard overlay code; whichever results in the highest level above Australian Height Datum (AHD)
8.	If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
9.	No new lots are created where the existing slope of the land is 15 per cent or greater
10.	For premises within a reticulated water area, each created lot is connected to the reticulated water supply system. or For premises outside a reticulated water area, each created lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the following— (a) residential premises – 45,000 litres; (b) other premises – 25,000 litres
11.	For premises within a sewerage area, each created lot is connected to the sewerage service. or For premises outside a sewerage area, each created lot provides for an effluent treatment and disposal system in accordance with the <i>Plumbing and Drainage Act 2002</i> .
12.	Each created lot is connected to an electricity supply network as follows— (a) the connection is with the relevant service provider.
13.	Each created lot is connected to a telecommunications network as follows— (a) the connection is with the relevant service provider.
14.	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service each created lot in accordance with the following— (a) the Infrastructure and operational work code; and

Table 9-2—Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) assessment benchmarks

Assessment benchmarks	
	(b) SC6.2 Design and construction standards for development works policy.
15.	Each created lot has lawful, safe and practical access to the existing street network via— (a) direct road frontage; or (b) an access strip (for rear lots); or (c) an access easement.
16.	Where access to a created lot is proposed via an access strip or easement, the access strip or easement has— (a) a minimum width of 6 metres in the General residential zone and 8 metres in the Industry zone; and (b) is designed and constructed in accordance with the Infrastructure and operational work code and SC6.2 Design and construction standards for development works policy.
17.	The maximum length of an access strip or easement is 50 metres.
18.	The gradient of an access strip or easement does not exceed any maximum grade stated in SC6.2 Design and construction standards for development works policy.
19.	A driveway crossover is able to be located in accordance with— (a) the Infrastructure and operational work code; and (b) SC6.2 Design and construction standards for development works policy.
20.	The release of sediment from the premises, including from erosion and sediment-laden stormwater run-off— (a) is minimised during and after construction; and (b) a sediment and erosion control plan complies with the 'Urban Stormwater quality planning guidelines 2010'.
21.	Filling and excavating on the premises— (a) does not cause a vertical change to the natural ground level of more than 1 metre; and (b) does not result in ponding on the premises or adjoining land

9.3 USE CODES

9.3.1 DUAL OCCUPANCY CODE

9.3.1.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving a material change of use or building work for Dual occupancy to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Dual occupancy code is to identify appropriate lot dimensions to ensure—
 - (a) safe, convenient, pleasant and suitable accommodation;
 - (b) housing and associated outbuildings are attractive and consistent with the character of the locality;
 - (c) housing is sustainable and able to meet the needs of people through all stages of life.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) the amenity of residential areas is retained or enhanced through an appropriate scale of habitable and non-habitable buildings;
 - (b) the provision of infrastructure to premises meets the needs of residents;
 - (c) the level of residential development in zones is consistent with the level of infrastructure available to service the development.

9.3.1.3 Performance and acceptable outcomes

Editor's note— QDC MP 1.3 does not apply within the North Burnett Regional Council area as Council has not made a resolution pursuant to paragraph 2 (3) of Schedule 6 of the Regulation.

Editor's note—section 246Z of the Building Act 1975 provides that certain new residential buildings and renovations or extensions of residential buildings located in a transport noise corridor 'mandatory' area (wholly or partly) must comply with the relevant noise category measures in QDC MP4.4. The location of designated Transport Noise Corridors and information about the levels of noise within the corridor is available from Council, the Department of Housing and Public Works and via the SPP interactive mapping system at: <https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking>

Table 9-3—Dual occupancy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Service provision	
PO1 The Dual occupancy incorporates infrastructure and services appropriate to its setting and commensurate with its needs.	<p>AO1.1 Where located on a lot within a reticulated water service area or reticulated sewerage service area⁵², any new dual occupancy connects to the reticulated water supply and sewerage networks.</p> <p>AO1.2 Where not located within a reticulated water service area, any new dual occupancy connects to a reticulated water supply network or a water supply system with a minimum capacity of 45,000 litres.</p> <p>AO1.3 Stormwater discharges to a lawful point of discharge.</p>

⁵² Declared by Council resolution under s161 of the *Water Supply (Safety and Reliability) Act 2008*

Table 9-3—Dual occupancy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)																														
	<p>AO1.4 If on a designated historic lot—any new dual occupancy has lawful access to a constructed road⁵³.</p> <p><i>Editor's note—The Plumbing and Drainage Act 2003, the Standard Plumbing and Drainage Regulation 2003, and Queensland Plumbing and Wastewater Code set out requirements for on-site effluent treatment and disposal. An 'on-site sewage facility' may require a larger site and proponents should therefore ensure that site is able to accommodate the dual occupancy and the associated on-site sewage facility.</i></p>																														
<p>PO2 Dual occupancy residents in the Rural residential zone or Rural zone have a suitable standard of infrastructure and maintain accessibility to basic services and facilities.</p>	<p>AO2.1 A dual occupancy in the Rural residential zone or Rural zone—</p> <ul style="list-style-type: none"> (a) has access from a constructed, sealed and maintained road; and (b) if fronting a Council-controlled road has a single vehicle crossover that services both dwellings in accordance with the Infrastructure and operational work code; and (c) supplies each dwelling with reticulated electricity. 																														
Residential character and amenity																															
<p>PO3 Streetscapes retain a low residential density and character.</p>	<p>AO3.1 A Dual occupancy involving two dwellings attached as one building locates on a lot with an area of 800m² or greater.</p> <p>OR</p> <p>AO3.2 A Dual occupancy involving two dwellings not attached as one building locates on a lot with an area of 1600m² or greater.</p>																														
Size and scale of domestic outbuildings																															
<p>PO4 The bulk and scale of domestic outbuildings—</p> <ul style="list-style-type: none"> (a) is proportionate to the built form of other buildings on the site and within the locality; and (b) protects the aesthetic amenity of the area. 	<p>AO4.1 Domestic outbuildings comply with Table 9-4.</p> <p>Table 9-4—Dimensions for domestic outbuilding (class 10 under the BCA)</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Max site cover</th> <th>Max GFA</th> <th>Max height</th> <th>Max horizontal dimension</th> </tr> </thead> <tbody> <tr> <td>General residential</td> <td>20%</td> <td>110m²</td> <td>4 metres</td> <td>12 metres</td> </tr> <tr> <td>Centre</td> <td>20%</td> <td>110m²</td> <td>4 metres</td> <td>12 metres</td> </tr> <tr> <td>Township</td> <td>20%</td> <td>110m²</td> <td>4 metres</td> <td>12 metres</td> </tr> <tr> <td>Rural residential</td> <td>Not specified</td> <td>150m²</td> <td>6 metres</td> <td>15 metres</td> </tr> <tr> <td>Rural</td> <td>Not specified</td> <td>500m²</td> <td>8.5 metres</td> <td>Not specified</td> </tr> </tbody> </table>	Zone	Max site cover	Max GFA	Max height	Max horizontal dimension	General residential	20%	110m ²	4 metres	12 metres	Centre	20%	110m ²	4 metres	12 metres	Township	20%	110m ²	4 metres	12 metres	Rural residential	Not specified	150m ²	6 metres	15 metres	Rural	Not specified	500m ²	8.5 metres	Not specified
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Rural	Not specified	500m ²	8.5 metres	Not specified																											
Siting in the Rural zone and Rural residential zone																															

⁵³ See definition 'constructed road'.

Table 9-3—Dual occupancy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)												
<p>PO5 In the Rural zone or Rural residential zone the location of a building or structure facilitates an acceptable streetscape, appropriate for—</p> <ul style="list-style-type: none"> (a) the road boundary setbacks of neighbouring buildings or structures; and (b) the outlook and views of the neighbouring residents; and (c) the low density nature of surrounding development. 	<p>AO5.1 For a Dual occupancy, garage or carport the minimum boundary setbacks in the Rural zone and Rural residential zone comply with Table 9-5.</p> <p>Table 9-5 Boundary clearances in Rural and Rural residential zone</p> <table border="1" data-bbox="767 607 1327 846"> <thead> <tr> <th data-bbox="767 607 959 696">Zone</th> <th data-bbox="959 607 1150 696">Min road setback</th> <th data-bbox="1150 607 1327 696">Min side and rear boundary clearance</th> </tr> </thead> <tbody> <tr> <td data-bbox="767 696 959 730">Rural residential</td> <td data-bbox="959 696 1150 730">10 metres</td> <td data-bbox="1150 696 1327 730">3 metres</td> </tr> <tr> <td data-bbox="767 730 959 786">Rural (lot 1ha or less)</td> <td data-bbox="959 730 1150 786">10 metres</td> <td data-bbox="1150 730 1327 786">3 metres</td> </tr> <tr> <td data-bbox="767 786 959 846">Rural (lot more than 1ha)</td> <td data-bbox="959 786 1150 846">10 metres</td> <td data-bbox="1150 786 1327 846">10 metres</td> </tr> </tbody> </table>	Zone	Min road setback	Min side and rear boundary clearance	Rural residential	10 metres	3 metres	Rural (lot 1ha or less)	10 metres	3 metres	Rural (lot more than 1ha)	10 metres	10 metres
Zone	Min road setback	Min side and rear boundary clearance											
Rural residential	10 metres	3 metres											
Rural (lot 1ha or less)	10 metres	3 metres											
Rural (lot more than 1ha)	10 metres	10 metres											
Siting in zones other than the Rural zone and Rural residential zone													
<p>PO6 The location of a building or structure facilitates an acceptable streetscape, appropriate for—</p> <ul style="list-style-type: none"> (a) the bulk of the building or structure; and (b) the road boundary setbacks of neighbouring buildings or structures; and (c) the outlook and views of the neighbouring residents; and (d) nuisance and safety to the public. 	<p>AO6.1 Except as provided in AO6.2 and AO6.3, for a Dual occupancy, garage or carport with only one road frontage the minimum road setback is 6m.</p> <p>AO6.2 For a Dual occupancy, garage or carport with only one road frontage, where there are existing detached dwellings, or a detached dwelling and dual occupancy on the adjoining lots, and at least one of the buildings is set back from the road between 3m and 6m, and the difference between their road setbacks is—</p> <ul style="list-style-type: none"> (a) not more than 2m—any distance between the two buildings; or (b) more than 2m—the average of the road setbacks of the adjacent buildings. <p>AO6.3 For open carports, the minimum road setback may be less than required by AO6.1 or AO6.2 if—</p> <ul style="list-style-type: none"> (a) the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback; and (b) there is no alternative on-site location for a garage or carport that— <ul style="list-style-type: none"> (i) complies with AO6.1 or AO6.2; (ii) will allow vehicular access having a minimum width of 2.5m; and (iii) has a maximum gradient of 1 in 5. 												

Table 9-3—Dual occupancy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>AO6.4 For structures, the minimum road setbacks are as for AO6.1, AO6.2 and 6.3 except for –</p> <ul style="list-style-type: none"> (a) swimming pools, where the minimum distance from the water to the road frontage is – <ul style="list-style-type: none"> (i) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or (ii) where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement; and (b) screens, fences, retaining walls or a combination of screens, fences or retaining walls not more than 2m in height; and (c) roofed gatehouses and arches having – <ul style="list-style-type: none"> (i) a maximum area of 4m²; (ii) not more than 2m wide elevation to street; and (iii) not more than 3m in height.
<p>PO7 Buildings and structures –</p> <ul style="list-style-type: none"> (a) provide adequate day light and ventilation to habitable rooms; and (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) do not adversely impact on the amenity and privacy of residents on adjoining lots. 	<p>AO7.1 Except as provided in AO7.2, AO7.3, AO7.4 and AO7.5 the side and rear boundary clearance for a part of the building or structure is—</p> <ul style="list-style-type: none"> (a) where the height of that part is 4.5m or less – 1.5m; and (b) where the height of that part is greater than 4.5m but not more than 7.5m – 2m; and (c) where the height is greater than 7.5m – 2m plus 0.5m for every 3m or part exceeding 7.5m. <p>AO7.2 For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are—</p> <ul style="list-style-type: none"> (a) where the height is not more than 7.5m – in accordance with Table 9-6; and (b) where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.

Table 9-6 Side and rear boundary clearances for narrow lots

Road frontage (m)	Min side and rear boundary clearances	
	Height (m)	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	0.900	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000

AO7.3 Structures may be exempted from AO7.1 and AO7.2 where—

- (a) the structure is not a deck, patio, pergola, verandah, gazebo or the like other than one permitted under AO7.3 (e);
- (b) the structure is not used for entertainment, recreational purposes or the like;
- (c) a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in height;
- (d) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high;
- (e) subject to AO7.3 (b), it is a pergola or other structure which is—
 - (i) not enclosed by walls or roofed; and
 - (ii) not more than 2.4m in height at the boundary; and
 - (iii) primarily ornamental or for horticultural purposes.

AO7.4 Subject to AO7.3, class 10a buildings or parts may be within the boundary clearances nominated in AO7.1 or AO7.2 where –

- (a) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and
- (b) the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and

Table 9-3—Dual occupancy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(c) the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.</p> <p>A07.5 Swimming pools may be within the boundary clearances nominated in A07.1, A07.2 and A07.3 where –</p> <p>(a) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and</p> <p>(b) the top of the wall or fence is at least 1.0m above the top of the coping of the pool.</p>
<p>PO8 Adequate open space is provided for recreation, service facilities and landscaping.</p>	<p>A08.1 The maximum area covered by all buildings and structures roofed with impervious materials does not exceed 50% of the lot area.</p>
<p>PO9 The height of a building is not to unduly overshadow or obstruct the outlook from adjoining residential premises.</p>	<p>A09.1 For other than domestic outbuildings listed in Table 9-4 for lot slopes—</p> <p>(a) up to 15% the building height is not more than 10m; and</p> <p>(b) of 15% or more, the building height is not more than 12m.</p>
<p>PO10 The siting and design of buildings associated with a Dual occupancy provides adequate visual privacy for neighbours.</p>	<p>A010.1 Where the distance separating a window or balcony from the side or rear boundary is less than 1.5m—</p> <p>(a) a permanent window and a balcony has a screen that is a translucent, perforated or slatted barrier, including a fence, constructed of durable material and having—</p> <p>(i) if perforated a maximum 25% openings where each opening is not more than 50mm square; or</p> <p>(ii) if slatted or louvred – a maximum of 25% opening with clear vision at 90° to the plane of the window, and each opening not more than 50mm clear vision at 90° to the plane of the window</p> <p>extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or</p> <p>(b) a window has a sill height more than 1.5m above the adjacent floor level; or</p>

Table 9-3—Dual occupancy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	(c) a window has obscure glazing below 1.5m.
PO11 The location of a building or structure associated with a Dual occupancy facilitates normal building maintenance.	AO11.1 A wall— (a) is set back a minimum of 750mm from the side or rear boundary; or (b) if set back less than 750mm from a side or rear boundary, is maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting.
PO12 The size and location of structures associated with a Dual occupancy on a corner site provides for adequate sight lines.	AO12.1 Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the two road frontages.
PO13 Vehicular access and on-site car parking— (a) provide sufficient spaces to satisfy the projected needs of residents and visitors; and (b) protect the amenity of neighbouring properties. (c)	AO13.1 For each dwelling there are two parking spaces on the lot with the following minimum dimensions— (a) for a single uncovered parking space – 4.9m by 2.6m; (b) for a single covered parking space – 5m by 3m wide; (c) for a double covered parking space – 5m by 5.5m wide; (d) for a single garage – 6m by 3m internally; (e) for a double garage – 6m by 5.7m internally. AO13.2 Vehicle access and parking areas are located at least 3m away from windows or building openings of an adjoining dwelling on the same premises or an adjoining property.
PO14 In a Dual occupancy, each dwelling has its own individual outdoor living space available which— (a) has suitable size and slope to allow residents to extend their living activities outdoors; and (b) is available for the sole use of the residents of individual dwellings; and (c) is adequately separated from each other to provide visual privacy.	AO14.1 Each dwelling either wholly or partly at ground level has a clearly defined outdoor living space that— (a) is no less than 16m ² in area; (b) has no dimension less than 4m; (c) is accessible from a living area; (d) has a slope of not more than 1 in 10; and (e) is physically screened from any other outdoor living space on the same site. AO14.2 Each dwelling located wholly above ground level provides for a balcony or similar private open space area that— (a) is no less than 16m ² in area; (b) has no dimension less than 3m; (c) is accessible from a living area; and

Table 9-3—Dual occupancy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	(d) provides visual privacy from another outdoor living space on the same site via a window or balcony screen.
Protection of residential amenity – separation distances from potential nuisance	
<p>PO15 A Dual occupancy is sited and designed to minimise or mitigate the potential nuisance impacts of non-residential uses on adjoining land.</p>	<p>AO15.1 The Dual occupancy (other than associated domestic outbuildings or structures) is set back—</p> <ul style="list-style-type: none"> (a) a minimum of 200m from any adjoining premises used for animal keeping, feedlots or dairies, piggeries, poultry farms or stables; or (b) in accordance with the separation distances to rural uses specified in Table 9-10; or (c) a minimum of 3m from any non-residential use not specified in paragraph (a) or (b) above. <p>AO15.2 Where adjacent to land in the Industry zone—</p> <ul style="list-style-type: none"> (a) the Dual occupancy achieves the air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i>; and (b) a noise barrier is established so noise levels within the Dwelling house achieve the relevant acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i>. <p style="text-align: right;"><i>Editor's note—a noise impact assessment undertaken, and report prepared, by a suitably qualified professional may assist in demonstrating achievement of this benchmark.</i></p>

9.3.2 DWELLING HOUSE CODE

9.3.2.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable involving—
 - (a) a material change of use for a Dwelling house; and
 - (b) building work for a Dwelling house whether or not involving a material change of use; to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

Editor's note—

- *QDC MP 1.1 applies to new building work for single detached dwellings (Class 1) and associated Class 10 buildings and structures on lots less than 450m² in area including "community title lots" having only one detached dwelling on a lot. MP 1.1 does not apply to—*
 - *development in an urban development area; or*
 - *except for swimming pools, structures less than 1m above natural ground*

- QDC MP 1.2 applies to new building work for single detached dwellings (Class 1) and associated Class 10 buildings and structures on lots 450m² and over in area including “community title lots” having only one detached dwelling on a lot. MP 1.2 does not apply to—
 - development in an urban development area; or
 - except for swimming pools, structures less than 1m above natural ground

9.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure—
 - (a) safe, convenient, pleasant and suitable accommodation;
 - (b) housing and associated outbuildings are attractive and consistent with the character of the locality;
 - (c) housing is suitable and able to meet the needs of people through all stages of life.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) the amenity of residential areas is retained or enhanced through an appropriate scale of habitable and non-habitable buildings;
 - (b) the provision of infrastructure to premises meets the needs of residents;
 - (c) the level of residential development in zones is consistent with the level of infrastructure available to service the development.

9.3.2.3 Performance and acceptable outcomes

Editor's note—the performance outcomes of this code and the corresponding acceptable outcomes are in addition to the mandatory Queensland Development Code (QDC) provisions that may not be changed in a planning scheme (i.e. P6 and A6). It contains building assessment provisions as permitted under section 32 and 33 of the Building Act 1975. The code nominates the application of certain provisions, any alternative qualitative statements or quantitative standards for the purposes of section 10 of the Building Regulation 2006, and any alternative provisions made under section 33 of the Building Act 1975.

Editor's note—section 246Z of the Building Act 1975 provides that certain new residential buildings and renovations or extensions of residential buildings located in a transport noise corridor ‘mandatory’ area (wholly or partly) must comply with the relevant noise category measures in QDC MP4.4. The location of designated Transport Noise Corridors and information about the levels of noise within the corridor is available from Council, the Department of Housing and Public Works and via the SPP interactive mapping system at:

<https://spp.dsdjp.esriaustraliaonline.com.au/geoviewer/map/planmaking>

Table 9-7—Dwelling house code: Accepted subject to requirements and assessable development POs and AOs—

Performance outcomes (PO)	Acceptable outcomes (AO)
Part 1: Building assessment provisions	
Alternative provisions to road, side and rear boundary clearances and site cover for buildings and structures⁵⁴	
<p>PO1 In the Rural zone or Rural residential zone, the location of a building or structure facilitates an acceptable streetscape, appropriate for—</p> <ol style="list-style-type: none"> (a) the road boundary setbacks of neighbouring buildings or structures; and (b) the outlook and views of the neighbouring residents; and (c) the level of privacy and amenity for residents on adjoining premises within very low-density rural settings. <p><i>Editor's note—PO1 is an alternative</i></p>	<p>AO1.1 Where in the Rural zone or Rural residential zone, the minimum road setback for a detached dwelling⁵⁷ or domestic outbuilding⁵⁸ is 10 metres.</p> <p><i>Editor's note—AO1.1 is an alternative provision to A1(a), (b) and (c) of QDC MP1.1 and MP1.2 otherwise, A1 of QDC MP1.1 or MP1.2 (whichever is relevant) applies</i></p>

⁵⁴ S32(c) and s33 of the *Building Act 1975*.

⁵⁷ See QDC MP1.2 definition ‘detached dwelling’.

⁵⁸ See Table SC1.2.2 definition ‘domestic outbuilding’.

Table 9-7— Dwelling house code: Accepted subject to requirements and assessable development POs and AOs—

Performance outcomes (PO)	Acceptable outcomes (AO)												
<i>provision to P1 of QDC MP1.1 and MP1.2 otherwise P1 of QDC MP1.1 or MP1.2 (whichever is relevant) applies.</i>													
<p>PO2 Buildings and structures in the Rural zone or Rural residential zone</p> <p>(a) do not adversely impact on the amenity and privacy of residents on adjoining lots.</p> <p><i>Editor's note—PO2 is an alternative provision to P2 of QDC MP1.1 and MP1.2 otherwise P2 of QDC MP1.1 or 1.2 (whichever is relevant) applies</i></p>	<p>AO2.1 Where in the Rural zone or Rural residential zone, the minimum side and rear boundary clearance for any part of a building or structure is—</p> <p>(a) 3 metres in the Rural residential zone or on a lot 1ha or less in the Rural zone; or</p> <p>(b) 10 metres on a lot more than 1ha in the Rural zone.</p> <p><i>Editor's note—AO2.1 is an alternative provision to A2 of QDC MP1.1 and MP1.2 otherwise A2 of QDC MP1.1 or MP1.2 (whichever is relevant) applies.</i></p>												
Application of particular performance criteria under QDC MP1.1 or QDC MP1.2⁵⁹													
Height of a building													
<p>PO3 Performance criterion P4 of the QDC MP1.1 or MP1.2 (whichever is relevant) applies.</p>	<p>AO3.1 For other than domestic outbuildings listed in Table 9-8, the corresponding acceptable solution for performance criterion P4 of the QDC MP1.1 or MP1.2 (whichever is relevant) is met.</p> <p>AO3.2 The height of a domestic outbuilding listed in Table 9-8 complies with the maximum height for the relevant zone.</p> <p>Table 9-8 Height of domestic outbuildings</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Max height</th> </tr> </thead> <tbody> <tr> <td>General residential</td> <td>4 metres</td> </tr> <tr> <td>Centre</td> <td>4 metres</td> </tr> <tr> <td>Township</td> <td>4 metres</td> </tr> <tr> <td>Rural residential</td> <td>6 metres</td> </tr> <tr> <td>Rural</td> <td>8.5 metres</td> </tr> </tbody> </table> <p><i>Editor's note—AO3.2 is an alternative provision to A4 of the QDC MP1.1 or MP1.2 (whichever is relevant).</i></p>	Zone	Max height	General residential	4 metres	Centre	4 metres	Township	4 metres	Rural residential	6 metres	Rural	8.5 metres
Zone	Max height												
General residential	4 metres												
Centre	4 metres												
Township	4 metres												
Rural residential	6 metres												
Rural	8.5 metres												
Visual privacy													
<p>PO4 Performance criterion P5 of the QDC MP1.1 or MP1.2 (whichever is relevant) applies.</p>	<p>AO4.1 The corresponding acceptable solution for performance criterion P5 of the QDC MP 1.1 or MP 1.2 (whichever is relevant) is met.</p>												
Building location facilitating maintenance													
<p><i>Editor's note—P6 of the QDC MP1.1 and MP1.2 (whichever is relevant) relating to facilitation of building maintenance is a mandatory provision that may not be changed by a planning scheme and is therefore not included in this table. It still applies.</i></p>	<p><i>Editor's note—A6 of the QDC MP1.1 and MP1.2 (whichever is relevant) relating to facilitation of building maintenance is a mandatory provision that may not be changed by a planning scheme and is therefore not included in this table. It still applies.</i></p>												
Adequate sight lines for corner sites													

⁵⁹ Section 32(a) of the *Building Act 1975* and section 10 of the *Building Regulation 2006*.

Table 9-7—Dwelling house code: Accepted subject to requirements and assessable development POs and AOs—

Performance outcomes (PO)	Acceptable outcomes (AO)
PO5 Performance criterion P7 of the QDC MP1.1 or MP1.2 (whichever is relevant) applies.	AO5.1 The corresponding acceptable solutions for performance criterion P7 of the QDC MP1.1 or MP1.2 (whichever is relevant) are met.
On-site parking	
PO6 Performance criterion P8 of the QDC MP1.1 or MP1.2 (whichever is relevant) applies. (a)	AO6.1 The corresponding acceptable solutions for performance criterion P8 of the QDC MP1.1 or MP1.2 (whichever is relevant) are met.
Outdoor living space	
PO7 Performance criterion P9 of the QDC MP1.1 applies.	AO7.1 The corresponding acceptable solution for performance criterion 9 of QDC MP1.1 is met.
Part 2: Planning scheme provisions	
For making a material change of use or carrying out building work within the Historic lots overlay only	
PO8 A Dwelling house within the Historic lots overlay incorporates or connects to infrastructure and services appropriate to its setting and commensurate with its needs.	<p>AO8.1 Where located on a lot within a reticulated water service area or reticulated sewerage service area⁶⁰, any new dwelling house connects to the reticulated water supply and sewerage networks.</p> <p>AO8.2 Where not located within a reticulated water service area, any new Dwelling house connects to a reticulated water supply network or water supply system with a minimum capacity of 45,000 litres.</p> <p>AO8.3 Stormwater discharges to a lawful point of discharge.</p> <p>AO8.4 Any new Dwelling house has lawful access to a constructed road⁶¹.</p> <p><i>Editor's note—The Plumbing and Drainage Act 2003, the Standard Plumbing and Drainage Regulation 2003, and Queensland Plumbing and Wastewater Code set out requirements for on-site effluent treatment and disposal. An 'on-site sewage facility' may require a larger site and proponents should therefore ensure that site is able to accommodate the dwelling house and the associated on-site sewage facility.</i></p>
Domestic outbuildings	
PO9 The bulk and scale of domestic outbuildings is proportionate to the built form of other buildings on the site and within the locality and protects the amenity and aesthetics of the area.	<p>AO9.1 Domestic outbuildings comply with .</p> <p>Table 9-9 Bulk and scale of domestic outbuildings</p>

⁶⁰ Declared by Council resolution under s161 of the *Water Supply (Safety and Reliability) Act 2008*.

⁶¹ See Table SC 1.2.2 definition 'constructed road'.

Table 9-7—Dwelling house code: Accepted subject to requirements and assessable development POs and AOs—

Performance outcomes (PO)	Acceptable outcomes (AO)			
	Zone	Max GFA	Max site cover	Max horizontal dimension
	General residential	110m ²	20%	12 metres
	Centre	110m ²	20%	12 metres
	Township	110m ²	20%	12 metres
	Rural residential	150m ²	Not specified	15 metres
	Rural	500m ²	Not specified	Not specified
Secondary dwellings				
<p>PO10 A secondary dwelling remains subordinate to the primary dwelling on the premises and does not cause an overdevelopment of the site.</p>	<p>AO10.1 A Dwelling house with a secondary dwelling—</p> <ul style="list-style-type: none"> (a) locates on a lot with an area of 800m² or greater; and (b) the secondary dwelling has a GFA not exceeding 80m². <p>AO10.2 A secondary dwelling locates a maximum distance from the primary dwelling of—</p> <ul style="list-style-type: none"> (a) 50m in the Rural residential or Rural zone on lots greater than 10,000m²; or (b) 20m otherwise. 			
<p>PO11 Secondary dwellings maintain adequate separation distances from property boundaries to protect the amenity and privacy of adjoining residents.</p>	<p>AO11.1 For a new Dwelling house that includes a primary dwelling and a detached, self-contained secondary dwelling, each building or structure is—</p> <ul style="list-style-type: none"> (a) no closer to any boundary of the site than the distance that applies for a Dwelling house that is a single detached dwelling; and (b) no greater in height than 10m. <p>AO11.2 Where an attached self-contained secondary dwelling is being added to an existing Dwelling house that is a single detached dwelling no part of a building or structure is—</p> <ul style="list-style-type: none"> (a) closer to any boundary of the site than the distance that applies for a Dwelling house that is a single detached dwelling; or (b) greater in height than 10m. <p>AO11.3 Where the addition of a self-contained secondary dwelling changes the classification of the building to Class 2 no part of a building or structure is—</p> <ul style="list-style-type: none"> (a) closer to any boundary of the site than the primary dwelling; or (b) greater in height than 10m. 			

Table 9-7—Dwelling house code: Accepted subject to requirements and assessable development POs and AOs—

Performance outcomes (PO)	Acceptable outcomes (AO)
PO12 The safety of the road network is protected.	AO12.1 If in the Rural residential zone and Rural zone and fronting a Council-controlled road a single vehicle crossover provided in accordance with the Infrastructure and operational work code services both dwellings.
Protection of residential amenity – separation distances from potential nuisance	
PO13 A Dwelling house is sited and designed to minimise or mitigate the potential nuisance impacts of non-residential uses on adjoining land.	<p>AO13.1 The Dwelling house (other than associated domestic outbuildings or structures) is set back from the boundary with any adjoining premises—</p> <ul style="list-style-type: none"> (a) used for animal keeping, feedlots or dairies, piggeries, poultry farms or stables a minimum of 200m; or (b) in accordance with the separation distances to rural uses specified in Table 9-10; or (c) a minimum of 3m from any non-residential use not specified in paragraph (a) or (b) above. <p>AO13.2 Where adjacent to land in the Industry zone or an existing extractive industry—</p> <ul style="list-style-type: none"> (a) the Dwelling house achieves the air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i>; and (b) a noise barrier is established so noise levels within the Dwelling house achieve the relevant acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i>. <p><i>Editor's note—a noise impact assessment undertaken, and report prepared, by a suitably qualified professional may assist in demonstrating achievement of this benchmark.</i></p>

Table 9-10 Separation distance from rural uses

Rural activity	Emission type / Specific land use	Separation distance
Cropping or Intensive horticulture	Chemical spray drift	300m
	Odour	500m
	Noise (for cropping)	60m
	Noise (for Intensive horticulture)	1000m
	Dust, smoke and ash	150m
Animal husbandry	Cattle dips and yards	200m
	Dairy bails and yards	200m
	Stock saleyards	500m
	Intensive animal industry	500m

9.3.3 EXTRACTIVE INDUSTRY CODE

9.3.3.1 Application

- (1) This code applies to assessable development involving a material change of use for Extractive industry to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

9.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Extractive industry code is to ensure that—
 - (a) extractive industry operations occur where the overall community benefits of winning an available resource are not overridden by adverse environmental or amenity impacts; and
 - (b) extractive industry operations are protected from the intrusion of sensitive land uses or other incompatible development in proximity to those operations.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) development for extractive industry avoids and mitigates significant adverse environmental, public safety or amenity impacts;
 - (b) separation areas between extractive industry operations and surrounding land uses likely to be adversely impacted—
 - (i) protect the amenity of surrounding uses;
 - (ii) ensure public safety; and
 - (iii) protect the operation of extractive industry from encroachment by incompatible land uses;
 - (c) traffic movements and haul routes associated with an extractive industry—
 - (i) are constructed to a standard suitable to accommodate heavy vehicle traffic;
 - (ii) avoid access through or adjacent to the General residential zone or Rural residential zone; and
 - (iii) do not compromise the capacity of the local road network;
 - (d) noise emissions, emissions to air or water, emissions of industrial waste, or any other emissions with the potential to cause environmental harm avoid adverse impacts on surrounding uses or the natural environment beyond the site boundaries; and
 - (e) areas disturbed through the extraction of a resource are progressively rehabilitated and achieve a stable landform suitable for an agreed land use.

9.3.3.3 Performance and acceptable outcomes

Table 9-11—Extractive industry code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Site suitability and planning	
Gravel pits	
PO1 Where involving a gravel pit— <ol style="list-style-type: none"> (a) the site is protected against erosion; and (b) the quality of the water leaving the site is environmentally safe. 	AO1.1 Erosion control and stormwater management occurs in accordance with the standards and specifications in <ol style="list-style-type: none"> (a) 9.4.3 Infrastructure and operational work code; and (b) PSP SC6.2 Design and construction standards for development works policy.
PO2 The gravel pit is designed and operated in a manner that does not result in emissions of noise or	AO2.1 Extractive and processing activities are not carried out within 200m of any sensitive receptor.

Table 9-11—Extractive industry code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
dust that cause nuisance or environmental harm to sensitive receptors.	
PO3 Extractive industry operation areas are fenced to prevent unauthorised or accidental public entry.	AO3.1 Security fencing is provided for the full length of the perimeter of the site and encloses all extraction pits, stockpiles or any areas of ponded water deeper than 1m.
PO4 Rehabilitation of the site includes the replacement of topsoil such that the landform and soil profiles are appropriate for rural uses.	no acceptable outcome identified
PO5 Having regard to its location, design, and operation, the extractive industry provides for— (a) the efficient extraction of the available resource with the least environmental impacts; (b) protection of the natural environment and mitigation of adverse impacts; (c) adequate buffering to protect the operations of the extractive industry and its impacts on the surrounding area in terms of visual impacts or significant emissions of noise, dust or other noxious, offensive or hazardous emissions; (d) public safety; (e) appropriate and adequate access and transport routes for the removal of the extracted resource and other associated vehicle movements; and (f) an acceptable standard of visual amenity, having regard to the characteristics of the site, the resource, the surrounding area and the desirable character of the locality.	no acceptable outcome identified <i>Editor's note—The submission of an Environment Impact Statement and Environmental Management Plan is required to assist in demonstrating compliance with the performance criteria. See Planning Scheme Policy Information local government may request.</i>
PO6 An appealing and functional landscape form remains on the extraction site having regard to extraction volumes and staging.	no acceptable outcome identified <i>Editor's note—The submission of an Environment Impact Statement and Environmental Management Plan is required to assist in demonstrating compliance with the performance criteria. See Planning Scheme Policy.</i>
Management of operations	
PO7 The use incorporates suitable vehicular access to and from the site and movement areas within it.	AO7.1 Vehicular access is adequate for the type and volume of traffic associated with the premises. AO7.2 The use does not involve access through the General residential zone or Rural residential zone or access via a road abutting land in a General residential zone or Rural residential land. AO7.3 The use does not create or worsen a traffic hazard. AO7.4 Vehicles do not have adverse effects on the amenity of the locality. <i>Editor's note—A traffic impact assessment ought to accompany the application and may assist in demonstrating compliance</i>

Table 9-11—Extractive industry code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<i>with the performance criteria.</i>
<p>PO8 The siting and extent of operations allows for an area to be provided at the perimeter of the site to effectively buffer surrounding areas from noise, dust, and visual impacts having regard to—</p> <ul style="list-style-type: none"> (a) protecting the amenity of surrounding uses; (b) ensuring public safety; and (c) protecting the operation of extractive industry from encroachment by incompatible land uses. 	<p>AO8.1 No hard rock extraction, processing activities or blasting occurs within 10 metres of any boundary of the site or within 500 metres of any existing or approved sensitive land use.</p> <p>AO8.2 A densely vegetated buffer strip or earth mound having a minimum width of 10 metres grows on all boundaries of the site.</p> <p>AO8.3 Extraction and processing activities are screened from view through natural features and landscaping from—</p> <ul style="list-style-type: none"> (a) any State-controlled road or significant local government road, and (b) any urban area.
<p>PO9 Extractive industry operations including blasting, crushing, screening and loading activities are carried out safely and so that disturbance to surrounding land uses is minor.</p>	<p>AO9.1 The use operates within the following hours —</p> <ul style="list-style-type: none"> (a) blasting operations—9:00 am to 5:00 pm Monday to Friday; (b) activities other than blasting—6am to 6:00 pm Monday to Saturday; <p>AO9.2 The use does not operate on Sundays or public holidays.</p> <p>AO9.3 Warning signs displayed on-site inform the public of hours of operations and safety hazards.</p> <p>AO9.4 Fencing that prevents unauthorised or accidental public entry has a minimum height of 1.8 metres and is erected and maintained at a safe distance around any excavated areas or ponded water having a depth of one metre or more.</p> <p>AO9.5 The use achieves the air emission standards set out in the <i>Environmental Protection (Air) Policy 2019</i> and under that policy are not “unreasonable”.</p>
<p>PO10 Water and wastewater from around and within the area of extraction and operation do not adversely affect the environmental values of groundwater and receiving surface waters.</p>	<p>AO10.1 Banks and channels divert stormwater away from excavated areas.</p> <p>AO10.2 Sediment basins detain diverted stormwater.</p> <p>AO10.3 Bunding, treatment and disposal of industrial wastes cause no environmental harm.</p> <p>AO10.4 Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.</p>
<p>PO11 Noise impacts do not significantly adversely affect the amenity of the surrounding area and sensitive land uses.</p>	<p>AO11.1 Development and use achieves the noise emission standards set out in the <i>Environmental Protection (Noise) Policy 2019</i>.</p>

Table 9-11—Extractive industry code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Rehabilitation	
<p>PO12 Rehabilitation is carried out in accordance with a management plan providing for—</p> <ul style="list-style-type: none"> (a) progressively staged rehabilitation works; (b) appropriate clean-up works (taking particular account of areas of possible soil contamination); (c) agreed landform and soil profiles; (d) suitable revegetation; and (e) establishment phase requirements. 	no acceptable outcome identified
<p>PO13 Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, landform and vegetation.</p>	no acceptable outcome identified

9.3.4 HIGHER DENSITY RESIDENTIAL CODE

9.3.4.1 Application

- (1) This code applies to assessable development involving a material change of use or building work for Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation (“**higher density residential development**”) to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

9.3.4.2 Purpose and overall outcomes

- (1) The purpose of the Higher density residential code is to consolidate higher density residential development in appropriate locations that are attractive, meet the needs of residents and tourists, and integrate well with other development in the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) higher density residential development locates in areas that are near to commercial, recreational and entertainment uses;
 - (b) higher density residential development integrates with the character and amenity of nearby properties and contributes to an attractive streetscape;
 - (c) higher density residential development provides appropriate access for site users and maintains the integrity of the transport network; and
 - (d) higher density residential development utilises climate-appropriate design methods and provides an appropriate balance between built form and open space and for residents and tourists.

9.3.4.3 Performance and acceptable outcomes

Editor’s note—section 246Z of the Building Act 1975 provides that certain new residential buildings and renovations or extensions of residential buildings located in a transport noise corridor ‘mandatory’ area (wholly or partly) must comply with the relevant noise category measures in QDC MP4.4. The location of designated Transport Noise Corridors and information about the levels of noise within the corridor is available from Council, the Department of Housing and Public Works and via the SPP interactive mapping system at: <https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking>

Table 9-12—Higher density residential code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Site suitability and planning	
PO1 Motels and hostel accommodation locate in areas that are most accessible to transport (local and regional), retailing, entertainment, recreation and other services.	no acceptable outcome identified
PO2 Higher density residential development locates in areas highly accessible to a range of community services and recreational opportunities.	no acceptable outcome identified
PO3 Higher density residential development locates on appropriate sites so that— (a) building form is compatible with surrounding residences in scale and visual bulk; and (b) boundary setbacks provide residents appropriate access to open space and sunlight and (c) the amenity of owners or occupiers of adjoining premises is protected.	AO3.1 Lots have a minimum primary road frontage of 20 metres and— (a) if in the Centre zone – a minimum lot size of 700 square metres; or (b) if not in the Centre zone – a minimum lot size of 1000 square metres.
Access	
PO4 Vehicles, pedestrians and cyclists have access to the site in a safe and integrated manner.	AO4.1 Access to the site is via a sealed constructed road and vehicle crossovers in accordance with the Infrastructure and operational work code.
Building design and layout	
PO5 The mass and scale of the building is appropriate to its context.	AO5.1 Building site cover does not exceed— (a) 50 per cent for all parts one storey in height; and (b) 40 per cent for all parts two storeys in height; and (c) 35 per cent for all parts more than two storeys in height. AO5.2 Setbacks and boundary clearances are no less than— (a) six metres from the primary street frontage; and (b) three metres from any secondary street frontage; (c) two metres between a side boundary and the external walls of buildings; (d) one metre from eaves; and (e) six metres between a rear boundary and external walls.

Table 9-12—Higher density residential code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>PO6 The design of the building—</p> <ul style="list-style-type: none"> (a) is complementary and compatible with surrounding uses, (b) addresses the street in a positive way, (c) facilitates access to sunlight and open space, (d) is designed to be comfortable with regard to the climate and achieve an appropriate solar gain in winter and through-breezes in summer; (e) is attractive and visually interesting through recesses and projections in walls and a variety in building materials and colours. 	<p>AO6.1 An area of at least four metres by four metres for private open space for each unit, including covered outdoor areas or balconies.</p> <p>AO6.2 Balconies or windows of living rooms overlook and provide casual surveillance of the street.</p> <p>AO6.3 On sloping sites, the building and landscaping is stepped so that cut and fill is no greater than one metre.</p> <p>AO6.4 Buildings incorporate a covered balcony or minimum overhang (eave) of 500 millimetres.</p> <p>AO6.5 Garages are set back behind the front building line.</p> <p>AO6.6 No manoeuvring area (other than a through driveway) whether covered or uncovered is located within the setback from any street.</p> <p>AO6.7 Garage doors and carport openings—</p> <ul style="list-style-type: none"> (a) face the street when associated with dwellings that have street frontage; and (b) form no more than 50 per cent of the building façade facing the street. <p>AO6.8 Walls built up to a boundary—</p> <ul style="list-style-type: none"> (a) do not exceed— <ul style="list-style-type: none"> (i) 9 metres in length; (ii) 3 metres in height and 2.7 metres average height; and (b) are for non-habitable rooms that have no windows or openings with a sill less than 1.8 metres above ground level.
Landscaping	
<p>PO7 Landscaping softens the appearance of the built form and provides visual interest.</p>	<p>AO7.1 The landscaped area includes—</p> <ul style="list-style-type: none"> (a) a strip at least four metres wide along the street frontage excluding any driveways and pedestrian pathways; and (b) a strip at least one metre wide adjacent to all side and rear boundaries.
Residential care facilities and Retirement facilities	
<p>PO8 Residential care facilities and retirement facilities provide both indoor and outdoor communal open space areas that provide opportunities for residents to gather regularly in a pleasant environment and area of ample dimensions for people with a disability, residents, visitors and carers.</p>	<p>AO8.1 For residential care facilities and retirement facilities, the sum of all communal open space areas (both indoor and outdoor)—</p> <ul style="list-style-type: none"> (a) occupy a minimum of 30 per cent of the area of the site; (b) include 70 per cent of these areas with a minimum dimension of 5 metres and gradients of no more than 1:20; and (c) are accessible to all residents and users of the site via landscaped covered walkways.

9.3.5 HOME-BASED BUSINESS CODE

9.3.5.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving a material change of use for a home-based business to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Home-based business code is to enable home-based businesses to operate from a dwelling in a manner consistent with the character and amenity of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) home-based businesses—
 - (i) for premises in the General residential zone—are of a domestic scale and secondary to the primary residential use of the site;
 - (ii) for premises in the Rural residential zone or the Rural zone—are at a scale compatible with the predominant development in the locality and secondary to the residential use of the primary dwelling;
 - (iii) are not distinguishable from other dwellings in the locality in terms of appearance, emissions of noise or other releases, and traffic generation; and
 - (iv) do not adversely affect the character, amenity or functioning of the locality.

9.3.5.3 Performance and acceptable outcomes

Table 9-13—Home-based business code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Scale and nature	
<p>PO1 The use has a scale and nature that is consistent with that of a single dwelling and maintains the safety and security of the locality.</p>	<p>AO1.1 The person conducting the business uses the dwelling as the principal place of residence.</p> <p>AO1.2 If within the General residential zone, not more than one non-resident employee is on the premises at any one time.</p> <p>AO1.3 Except for bed and breakfast, farm stay or home-based childcare, the total gross floor area used exclusively for the home business activity, including storage is not more than—</p> <ol style="list-style-type: none"> (a) for premises in the General residential zone—not more than 50m²; (b) for premises in the Rural residential zone—not more than 100m²; (c) for premises in the Rural zone—not more than 150m². <p>AO1.4 There is no—</p> <ol style="list-style-type: none"> (a) sale of any goods from the premises other than those manufactured or serviced in the home-based business; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the premises;

Table 9-13—Home-based business code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(d) if in the General residential zone or the Rural residential zone—storage of goods external to a building;</p> <p>(e) fuelling of vehicles;</p> <p>(f) servicing or repairing vehicles for gain or reward; or</p> <p>(g) storage of a hazchems or dangerous goods, whether or not carried by a vehicle.</p> <p>AO1.5 There is only one sign not exceeding 0.3m² in area displayed on the premises.</p>
Amenity	
<p>PO2 There are no significant impacts on the amenity of the surrounding area from the operation of the business and no interference with the provision of utility services to premises in the vicinity.</p>	<p>AO2.1 The use imposes no greater requirements on any public utility than would be reasonably expected from the residential use of the same premises.</p> <p>AO2.2 There is no emission of ash, dust, fumes, grit, noise, smell, oil, smoke, soot, steam, vapour, vibration, wastewater, or waste products.</p> <p>AO2.3 There is no radio or electrical interference caused by business operations.</p> <p>AO2.4 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.</p>
Traffic and parking	
<p>PO3 Extra traffic generation is minimal and causes no disruption or inconvenience to traffic movement within the locality.</p>	<p>AO3.1 A maximum of two customer or client vehicles park on the premises or in the street at any one time.</p> <p>AO3.2 For premises in the General residential zone or Rural residential zone—vehicles associated with the operation of the business and parking on the premises or in the street do not exceed two tonnes capacity.</p> <p>AO3.3 For premises in the Rural zone—vehicles associated with the operation of the business and parking on the premises or an adjacent road do not exceed 14 metres in length.</p> <p>AO3.4 The maximum number of delivery vehicle visits is one per day.</p>
Hours of operation	
<p>PO4 Hours of operation do not adversely affect the amenity and operation of surrounding uses.</p>	<p>AO4.1 Except for bed and breakfast, farm stay or home-based childcare, the home-based business operates—</p> <p>(a) for premises in the General residential zone—between the hours of 8.00 am and 7.00 pm daily Monday to Saturday, excluding public holidays;</p> <p>(b) for premises in the Rural residential zone—between the hours of 6.00 am and 7.00 pm</p>

Table 9-13—Home-based business code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	daily Monday to Saturday, excluding public holidays; (c) for premises in the Rural zone—between the hours of 5.00 am and 10.00 pm daily Monday to Saturday, excluding public holidays.

9.3.6 INTENSIVE ANIMAL USES CODE

9.3.6.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving a material change of use or building work for Intensive animal industry or for Animal keeping to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Intensive animal uses code is to ensure that Intensive animal industries and Animal keeping do not have significant adverse impacts on—
 - (a) surface and groundwater quality, air quality, soil quality and vegetation;
 - (b) residents and occupants of nearby premises;
 - (c) scenic amenity;
 - (d) the productive value of agricultural land.
- (2) The purpose of the Intensive animal uses code will be achieved through the following overall outcomes—
 - (a) uses dispose of wastewater with minimal adverse environmental effects;
 - (b) intensive animal industries locate in the most sparsely settled and least fragmented rural areas;
 - (c) buffering, separation distances and appropriate management of waste disposal minimise the potential impacts on the amenity of rural dwellers, sensitive land uses and settlements.

9.3.6.3 Performance and acceptable outcomes

Table 9-14—Intensive animal uses code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
Protection of agricultural production	
PO1 The use does not compromise the use of the site or adjoining premises for agricultural production.	AO1.1 Intensive animal industry locates outside the Rural zone – Intensive agriculture precinct.
Small cattle feedlots	
PO2 A cattle feedlot involving less than 150 SCU achieves sufficient separation distance from property boundaries, sensitive land uses and watercourses to maintain an acceptable level of rural amenity	AO2.1 Buildings, structures and waste disposal areas for a cattle feedlot involving less than 150 SCU have the following minimum separation distances— <ol style="list-style-type: none"> (a) from a frontage—200 metres; (b) from a side or rear boundary—100 metres;

Table 9-14—Intensive animal uses code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)																																																																																					
for surrounding users and environmental protection for water sources.	(c) from land in the Township or General residential zone—2000 metres; (d) from a sensitive land use—700 metres; (e) from a referable wetland—200 metres; and (f) from watercourses—100 metres. AO2.2 The minimum lot size is 20 hectares.																																																																																					
For assessable development only																																																																																						
Protection of amenity																																																																																						
<p>PO3 The use does not—</p> <p>(a) cause odour, noise, or air emissions beyond the site boundaries in excess of recognised acceptable limits; or</p> <p>(b) significantly affect the visual amenity of the locality.</p>	<p>AO3.1 Noise or air emissions do not exceed the limits prescribed in—</p> <p>(a) the Environmental Protection (Air) Policy 2019; and</p> <p>(b) the Environmental Protection (Noise) Policy 2019.</p> <p>AO3.2 Either—</p> <p>(a) the minimum distance of buildings, structures and waste disposal areas from property boundaries and sensitive land uses complies with Table 9-15⁶²; or</p> <p>Table 9-15—Intensive animal uses separation distances from boundaries and other uses</p> <table border="1"> <thead> <tr> <th>Use and scale</th> <th>Frontage (m)</th> <th>Side or rear boundary (m)</th> <th>Township or General Residential Zone (m)</th> <th>Sensitive land use (m)</th> </tr> </thead> <tbody> <tr> <td colspan="5">Piggeries (measured in standard pig units)</td> </tr> <tr> <td>1 - 1000</td> <td>200</td> <td>50</td> <td>2500</td> <td>800</td> </tr> <tr> <td>1001 - 5000</td> <td>200</td> <td>50</td> <td>3500</td> <td>1000</td> </tr> <tr> <td>5001 - 10000</td> <td>200</td> <td>50</td> <td>5000</td> <td>1500</td> </tr> <tr> <td>>10000</td> <td>200</td> <td>50</td> <td>8000</td> <td>2000</td> </tr> <tr> <td colspan="5">Feedlots (measured in standard cattle units)</td> </tr> <tr> <td>150 - 500</td> <td>200</td> <td>100</td> <td>2000</td> <td>700</td> </tr> <tr> <td>501 - 5000</td> <td>200</td> <td>300</td> <td>6000</td> <td>1500</td> </tr> <tr> <td>5001 - 10000</td> <td>200</td> <td>300</td> <td>7000</td> <td>2000</td> </tr> <tr> <td>>10000</td> <td>200</td> <td>300</td> <td>15000</td> <td>2500</td> </tr> <tr> <td colspan="5">Poultry farms (measured in numbers of birds)</td> </tr> <tr> <td>1 - 1000</td> <td>80</td> <td>40</td> <td>2000</td> <td>800</td> </tr> <tr> <td>1001 - 10000</td> <td>120</td> <td>40</td> <td>4000</td> <td>1000</td> </tr> <tr> <td>>10000</td> <td>140</td> <td>40</td> <td>5000</td> <td>2000</td> </tr> <tr> <td colspan="5">Animal keeping</td> </tr> <tr> <td>all</td> <td>80</td> <td>40</td> <td>2000</td> <td>1500</td> </tr> </tbody> </table> <p><i>Editor's note—The distances stated in the above table are an indicator of the separation that would probably avoid odour, noise or air emissions extending beyond the site boundaries in excess of</i></p>	Use and scale	Frontage (m)	Side or rear boundary (m)	Township or General Residential Zone (m)	Sensitive land use (m)	Piggeries (measured in standard pig units)					1 - 1000	200	50	2500	800	1001 - 5000	200	50	3500	1000	5001 - 10000	200	50	5000	1500	>10000	200	50	8000	2000	Feedlots (measured in standard cattle units)					150 - 500	200	100	2000	700	501 - 5000	200	300	6000	1500	5001 - 10000	200	300	7000	2000	>10000	200	300	15000	2500	Poultry farms (measured in numbers of birds)					1 - 1000	80	40	2000	800	1001 - 10000	120	40	4000	1000	>10000	140	40	5000	2000	Animal keeping					all	80	40	2000	1500
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⁶² Further information regarding calculation of adequate separation distances for Piggeries is available in the Department of Primary Industries "Separation Guidelines for Queensland Piggeries" 2001.

Table 9-14—Intensive animal uses code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)																						
	<p><i>the recognised acceptable limits. Lesser distances may also be acceptable in particular circumstances and under certain conditions. Proposed intensive animal uses not achieving the above minima may still achieve the relevant performance outcome.</i></p> <p>(b) if a beef cattle feedlot – separation distances are consistent with the Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland; or</p> <p>(c) if a sheep feedlot – separation distances are consistent with the Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010; or</p> <p>(d) if a piggery – separation distances are consistent with the National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.</p>																						
Appropriate lot size																							
<p>PO4 The use locates on a lot of sufficient size to provide necessary infrastructure and achieve adequate separation distance from watercourses, property boundaries and sensitive land uses.</p>	<p>AO4.1 The minimum lot size if—</p> <p>(a) a cattle feedlot exceeding 149 SCU or a piggery is 100 hectares; or</p> <p>(b) a poultry farm is 20 hectares; or</p> <p>(c) animal keeping is 20 hectares.</p>																						
Protection of environmental values																							
<p>PO5 Buildings, structures and waste disposal areas are sufficiently separated from wetlands and watercourses to not cause significant adverse impacts on—</p> <p>(a) the quality of any surface or groundwater resource; or</p> <p>(b) riparian vegetation.</p>	<p>AO5.1 The intensive animal industry or animal keeping, including all associated buildings, structures and waste disposal areas, is more than 200 metres from a referable wetland.</p> <p>AO5.2 The minimum distance of buildings, structures and waste disposal areas from watercourses, other than a referable wetland, complies with Table 9-16.</p> <p>Table 9-16—Intensive animal uses separation distances from watercourses</p> <table border="1" data-bbox="671 1368 1374 1825"> <thead> <tr> <th data-bbox="671 1368 963 1413">Use</th> <th data-bbox="963 1368 1374 1413">Distance (m)</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="671 1413 1374 1451">Piggeries (measured in standard pig units)</td> </tr> <tr> <td data-bbox="671 1451 963 1489">1 - 1000</td> <td data-bbox="963 1451 1374 1489">100</td> </tr> <tr> <td data-bbox="671 1489 963 1527">>1000</td> <td data-bbox="963 1489 1374 1527">200</td> </tr> <tr> <td colspan="2" data-bbox="671 1527 1374 1565">Feedlots (measured in standard cattle units)</td> </tr> <tr> <td data-bbox="671 1565 963 1603">150 - 500</td> <td data-bbox="963 1565 1374 1603">100</td> </tr> <tr> <td data-bbox="671 1603 963 1641">> 500</td> <td data-bbox="963 1603 1374 1641">200</td> </tr> <tr> <td colspan="2" data-bbox="671 1641 1374 1680">Poultry farms</td> </tr> <tr> <td data-bbox="671 1680 963 1718">all</td> <td data-bbox="963 1680 1374 1718">100</td> </tr> <tr> <td colspan="2" data-bbox="671 1718 1374 1756">Animal keeping</td> </tr> <tr> <td data-bbox="671 1756 963 1825">all</td> <td data-bbox="963 1756 1374 1825">100</td> </tr> </tbody> </table>	Use	Distance (m)	Piggeries (measured in standard pig units)		1 - 1000	100	>1000	200	Feedlots (measured in standard cattle units)		150 - 500	100	> 500	200	Poultry farms		all	100	Animal keeping		all	100
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Animal keeping																							
all	100																						

9.3.7 RENEWABLE ENERGY CODE

9.3.7.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving a material change of use or building work for Renewable energy facility and Battery storage facility to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Renewable energy code is to ensure that Renewable energy facilities and Battery storage facilities locate and operate so that they avoid significant adverse impacts on—
 - (a) sensitive land uses, including residents and occupants of nearby premises;
 - (b) scenic or landscape amenity;
 - (c) significant natural resources, including Agricultural Land Classification (ALC) Class A and Class B land; and,
 - (d) natural features.
- (2) The purpose of the Renewable energy code will be achieved through the following overall outcomes—
 - (a) if within the Rural zone, Renewable energy facilities—
 - (i) protect the agricultural productivity of the land;
 - (ii) are located and designed to coexist with agricultural operations;
 - (b) the rural landscape retains its character and appeal;
 - (c) electromagnetic energy associated with renewable energy facilities does not interfere with the operation of other uses;
 - (d) any odours, air or noise emissions meet prescribed limits;
 - (e) are located and designed to function during and immediately after a natural hazard event, by locating outside of areas of natural hazard or can achieve a radiant heat flux less than 10kW/m².

9.3.7.3 Performance and acceptable outcomes

Table 9-17—Renewable energy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
For accepted subject to requirements and assessable development	
PO1 The use does not compromise the use of the site or adjoining premises for agricultural production.	AO1.1 If in the Rural zone, the use is within the Hinterland Precinct.
PO2 If in the Rural zone, the works associated with the use do not significantly reduce the appearance of the site as being in a natural state or compromise its rural landscape values.	AO2.1 Renewable energy facilities and Battery storage facilities are inconspicuous on sufficiently large sites; AO2.2 Renewable energy facility and Battery storage facility buildings and structures are not visible from— (a) any State-controlled road or significant local government road, and (b) any urban area, and (c) any sensitive land uses.
PO3 Buildings, structures and waste disposal areas are sufficiently separated from wetlands and	AO3.1 The facility, including all associated buildings, structures and waste disposal areas, is more than 200

Table 9-17—Renewable energy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)																																																																	
watercourses to not cause significant adverse impacts on— (a) the quality of any surface or groundwater resource; or (b) riparian vegetation.	metres from a referable wetland, or 100 metres for other wetlands or watercourses.																																																																	
PO4 The intensity, direction, overspill or glare of artificial lighting does not adversely affect — (a) the amenity of the locality; or (b) the safety of road users.	AO4.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with <i>AS4282—Control of the Obtrusive Effects of Outdoor Lighting</i> .																																																																	
PO5 The use protects the amenity and future land uses of the locality and sensitive land uses through effective distances to buffer surrounding areas from noise, air, and visual impacts.	<p>AO5.1 Buildings, structures and waste disposal areas have the following minimum separation distances—</p> <p>Table 9-18—Minimum separation distances</p> <table border="1"> <thead> <tr> <th>Use and scale</th> <th>Frontage (m)</th> <th>Side or rear boundary (m)</th> <th>Township or General Residential Zone (m)</th> <th>Sensitive land use (m)</th> </tr> </thead> <tbody> <tr> <td colspan="5">If within the Rural zone—</td> </tr> <tr> <td colspan="5">Bioenergy</td> </tr> <tr> <td></td> <td>100</td> <td>50</td> <td>2000</td> <td>1500</td> </tr> <tr> <td colspan="5">Solar energy</td> </tr> <tr> <td></td> <td>100</td> <td>50</td> <td>1000</td> <td>500</td> </tr> <tr> <td colspan="5">If within the Industry or Community facilities zone—</td> </tr> <tr> <td colspan="5">Bioenergy</td> </tr> <tr> <td></td> <td>50</td> <td>20</td> <td>2000</td> <td>1500</td> </tr> <tr> <td colspan="5">Solar energy</td> </tr> <tr> <td></td> <td>20</td> <td>10</td> <td>1000</td> <td>500</td> </tr> <tr> <td colspan="5">Other renewable energy facility use—</td> </tr> <tr> <td></td> <td>150</td> <td>100</td> <td>5000</td> <td>2500</td> </tr> </tbody> </table>	Use and scale	Frontage (m)	Side or rear boundary (m)	Township or General Residential Zone (m)	Sensitive land use (m)	If within the Rural zone—					Bioenergy						100	50	2000	1500	Solar energy						100	50	1000	500	If within the Industry or Community facilities zone—					Bioenergy						50	20	2000	1500	Solar energy						20	10	1000	500	Other renewable energy facility use—						150	100	5000	2500
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PO6 Facilities are located and designed to function during and immediately after a natural hazard event.	AO6.1 Facilities are located outside of areas of natural hazard including— (a) Bushfire prone area identified in Bushfire prone overlay, and (b) Flood hazard area identified in Flood hazard overlay.																																																																	
For assessable development only																																																																		
Protection of amenity																																																																		
PO7 The facility does not cause odour, noise, or air emissions beyond the site boundaries in excess of recognised acceptable limits.	AO7.1 Air or noise emissions do not exceed the limits prescribed in— (a) the <i>Environmental Protection (Air) Policy 2019</i> ; and (b) the <i>Environmental Protection (Noise) Policy 2019</i> .																																																																	
PO8 The facility uses materials, colours and finishes that are— (a) not highly reflective; and,	no acceptable outcome identified																																																																	

Table 9-17—Renewable energy code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
(b) sympathetic to the— (i) landscape character of its surrounds; (ii) and the visual and scenic amenity of the locality.	
PO9 The electromagnetic radiation associated with the facility does not adversely affect the operation of infrastructure or public utilities.	no acceptable outcome identified
PO10 The facility and supporting infrastructure is located and designed to function during and immediately after a natural hazard event.	AO10.1 The facility does not establish or intensify within a bushfire prone area unless— (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk to achieve a radiant heat flux of less than 10kW/m ² .

9.4 OTHER DEVELOPMENT CODES

9.4.1 ADVERTISING DEVICES CODE

9.4.1.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving carrying out operational work for placing an advertising device on premises to the extent identified in Part 5 Tables of assessment.
- (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 Tables of assessment.

9.4.1.2 Purpose and overall outcomes

- (1) The purpose of the advertising devices code is to ensure that advertising devices have minimal impacts on the visual amenity and character of an area and maintain the safety of pedestrians, cyclists and motorists.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) advertising devices—
 - (i) do not impact on the visual amenity of the Region and the scenic qualities including views and vistas, especially from tourist routes;
 - (ii) do not result in visual clutter;
 - (iii) locate in positions, and have dimensions, that bear a reasonable relationship to the surrounding area;
 - (iv) do not dominate or otherwise adversely affect the surrounding landscape setting;
 - (v) do not create a traffic hazard for road network users.

9.4.1.3 Performance and acceptable outcomes

Table 9-19—Advertising devices code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Visual amenity	
<p>PO1 Advertising devices do not—</p> <p>(a) detract from the desirable characteristics of the natural and built environment in non-residential localities; or</p> <p>(b) cause visual clutter.</p>	<p>AO1.1 In the Centre, Community facilities, Industry, Recreation and open space and Township zones the advertising device—</p> <p>(a) complies with the dimensions and characteristics stated in Table 9-20;</p> <p>(b) is ancillary to, and associated with lawful use of the premises on the same land; and</p> <p>(c) if a freestanding sign—</p> <p>(i) locates on a lot of 2000m² or greater;</p> <p>(ii) is the only freestanding sign on the lot;</p> <p>(iii) is not collocated with any existing moving sign, freestanding sign or three-dimensional sign; and</p> <p>(iv) is a minimum of 6 metres from an adjoining site boundary or road frontage.</p>
<p>PO2 Advertising devices in rural localities do not—</p> <p>(a) adversely impact the visual amenity of adjoining premises;</p> <p>(b) dominate their landscape setting; or</p> <p>(c) detract from the scenic quality of the area including views and vistas; or</p> <p>(d) cause visual clutter.</p>	<p>AO2.1 In the Rural zone—</p> <p>(a) the advertising device complies with the dimensions and characteristics stated in Table 9-20;</p> <p>(b) there is only one advertising device on the lot; and</p> <p>(c) the advertising device is a minimum of—</p> <p>(i) 1 km from any other advertising device, unless it is ancillary to and associated with a lawful use of the premises on the same land; and</p> <p>(ii) 200 metres from any existing dwelling house;</p> <p>(iii) 3 metres from an adjoining site boundary; and</p> <p>(iv) 6 metres from a road frontage.</p>
<p>PO3 Advertising devices—</p> <p>(a) do not adversely impact on the visual amenity of the surrounding area;</p> <p>(b) do not cause visual clutter; and</p> <p>(c) are of a scale commensurate with the residential density of the locality.</p>	<p>AO3.1 In the General residential zone and Rural residential zone—</p> <p>(a) an advertising device is a home-based business sign or a fence sign complying with the dimensions and characteristics stated in Table 9-20; and</p> <p>(b) is ancillary to, and associated with, a lawful use of the premises on the same land.</p>
Safety	
<p>PO4 The advertising device—</p> <p>(a) does not unduly obstruct or distract, vehicular, pedestrian or cycle traffic; and</p>	<p>AO4.1 The advertising device—</p> <p>(a) complies with the dimensions and characteristics stated in Table 9-20;</p>

Table 9-19—Advertising devices code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
(b) does not due to height or illumination, interfere with the use, operation or safety of any airport; and (c) is safely constructed.	(b) is clear of any roadway or vehicular crossover; (c) is clear by a minimum of 1 metre from existing service infrastructure; and (d) construction is in accordance with the standards in Sections 3.1 and 3.2 of AS 1170.1 1989.
Illumination	
PO5 An advertising device that incorporates flashing or pulsating forms of illumination, a digital advertising device or an electronic display component of an advertising device— (a) is compatible with the surrounding amenity and character; (b) does not cause a nuisance; (c) does not cause distraction or compromise traffic safety; and (d) does not cause or contribute to visual clutter.	AO5.1 A flashing sign, digital advertising device or electronic display component of an advertising device— (a) has no content that emulates a traffic control device; and (b) has a maximum surface luminance of 350 cd/m ² during hours of darkness and 6000 cd/m ² during daylight hours. AO5.2 A digital advertising device or electronic display component of an advertising device— (a) includes only static images or text with a dwell time of 8 seconds or more; (b) has no animations, video or scrolling content; (c) incorporates a sensor to adjust illumination levels according to ambient light levels; and (d) defaults to a blank screen in the event of a malfunction.

Table 9-20—Advertising devices: Acceptable dimensions and characteristics

Type of sign	Acceptable dimensions and characteristics
Above awning sign	(a) Maximum height – 1.0 metre; (b) maximum width – 0.3 metre; (c) maximum length – no projection beyond the width of the awning or greater than 2.4 metres, whichever is the shorter; (d) minimum setback from the face of the awning fascia – 0.3 metres; (e) no closer than 0.4 metres from any other Above awning sign or Horizontal projecting wall sign; (f) is attached to the side returns of the awning fascia; and (g) maximum number – 1 sign per two tenancies
Awning fascia sign	(a) No projection above or below the fascia of the awning; (b) no projection within 0.45 m of the vertical projection of the kerb; (c) minimum ground clearance – 2.4 m; and (d) maximum number – 1 sign per tenancy
Below awning sign	(a) Maximum height – 0.5 m; (b) maximum width – 0.3 m; (c) maximum length – no projection beyond the width of the awning or 2.5 m, whichever is the shorter; (d) no projection within 0.45 m of the vertical projection of the kerb; (e) no closer than 2.5 m to any other below awning sign;

Table 9-20—Advertising devices: Acceptable dimensions and characteristics

Type of sign	Acceptable dimensions and characteristics
	(f) minimum ground clearance – 2.4 m; and nothing suspended from it; and (g) maximum number – 1 sign per tenancy.
Business plate	(a) Maximum sign face area – 0.25m ² ; and (b) maximum number – 1 sign per tenancy.
Fence sign	(a) If in the Centre zone, Community facilities zone (on lots greater than 1000m ²), Industry zone, Recreation and open space zone (on lots greater than 1000m ²)— (i) total combined maximum sign face area – the lesser of 15m ² , 25 per cent of the area of the fence, or 1m ² per lineal metre of fence. (ii) maximum sign face area of individual signs – the lesser of 25 per cent of the area of the fence or 1m ² per lineal metre of fence. (b) If in the Rural residential zone or Rural zone – (i) maximum sign face area – 2.0m ² ; (ii) no illumination; (iii) no moving parts; (iv) maximum number – 1 sign per lot. (c) If in the Community facilities zone (on lots 1000m ² or less), General residential zone, Recreation and open space (on lots 1000m ² or less) or Township zone – maximum sign face area – 0.5m ² .
Freestanding sign	(a) Maximum height – 6m; (b) maximum sign face area – 18.0m ² per face; (c) minimum ground clearance – 2.5m; (d) maximum of two sign faces.
Hamper sign	(a) Maximum width – two-thirds the depth of the fascia, or 0.95 m, whichever is the lesser; (b) no projection more than 0.2 m from the vertical face of the fascia; (c) does not extend below the door head of the main entrance; (d) maximum sign face area – that area between the door head and the underside of the veranda or awning roof; (e) do not extend beyond the length of the building wall above the door head; and (f) maximum number – 1 sign per tenancy.
Home-based business sign	(a) Maximum sign face area – 0.6m ² ; (b) maximum number – one home-based business sign per lot; and (c) no other signs on the lot.
Moving sign	(a) Maximum height – 6 m; (b) maximum width – 0.3 m; (c) maximum length – 2.5 m; (d) minimum ground clearance – 2.7 m; (e) maximum sign face area – 6.0m ² per face; (f) minimum setback from any road frontage – 6 m; (g) minimum distance from an adjoining property boundary – half the height of the sign; (h) any illumination is internal illumination; (i) maximum number – one moving sign per lot.
Roof sign	(a) Maximum height – 2.5 m (measured from the top of the roof); (b) maximum width – 0.3 m; (c) maximum length – 3 m; (d) the height of the entire structure (including the building and roof) does not exceed any applicable height limit stated elsewhere in this planning scheme;

Table 9-20—Advertising devices: Acceptable dimensions and characteristics

Type of sign	Acceptable dimensions and characteristics
	(e) no projection beyond the walls or highest point of the roof; (f) maximum sign face area for a sign painted on the roof inclination - the lesser of 12 m ² or 25 per cent of the area of the roof; (g) maximum number – one sign per two tenancies; and (h) design is complementary to the design of the building or place to which it relates.
Projecting wall sign	(a) If a vertical projecting sign— (i) maximum sign face area of 1m ² ; (ii) maximum width – 0.5m; (b) if a horizontal projecting sign— (i) maximum sign face area – 1m ² ; (ii) maximum width – 2.5 m; (c) minimum ground clearance – 3.6 m; (d) no projection above the eaves or the parapet of the façade; (e) minimum distance to side boundaries – 1.5 m; (f) minimum 0.6 m above any awning roof measured from the bottom of the awning; (g) no movement or rotation; and (h) maximum number – one sign per two tenancies
Three-dimensional sign	(a) Maximum sign face area – 10m ² ; (b) maximum height – 6 m; (c) minimum setback from any road frontage – 6 m; and (d) any illumination is internal illumination.
Wall sign	(a) Total maximum sign face area – the lesser of 12 m ² or 25 per cent of the area of the wall; (b) no projection beyond the walls; and (c) maximum number – two signs on any wall.

(1) The following define advertising device types for the purposes of the planning scheme.

Table 9-21—Advertising device types


Type of sign	Illustration
Above awning sign —means a sign attached to and supported above an awning.	 <p>Figure 9.4.1—Above awning sign</p>

Table 9-21—Advertising device types



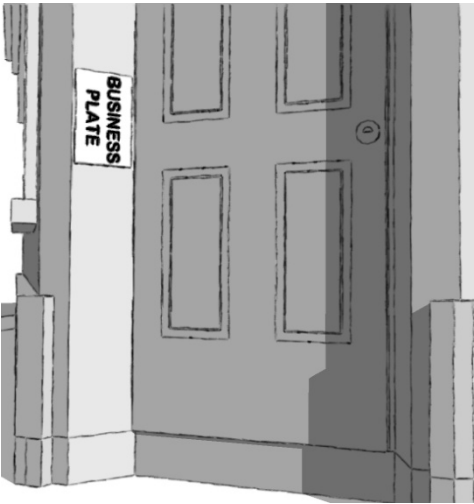
Type of sign	Illustration
<p>Awning fascia sign—means a sign attached to or painted on the fascia of an awning.</p>	 <p>The illustration shows a building facade with a large, flat awning extending over the entrance. Two signs are mounted on the fascia of the awning. One sign is on the left side, and the other is on the right side, both displaying the text 'AWNING FASCIA SIGN'.</p> <p>Figure 9.4.2—Awning fascia sign</p>
<p>Below awning sign—means a sign attached to and supported below an awning.</p>	 <p>The illustration shows a building facade with a large, flat awning extending over the entrance. A sign is mounted below the awning, supported by a bracket. The sign displays the text 'BELOW AWNING SIGN'.</p> <p>Figure 9.4.3—Below awning sign</p>
<p>Business plate—means a sign identifying a business operating in premises, such as medical practitioners and professionals.</p>	 <p>The illustration shows a close-up of a door with a sign mounted on the wall to the left of the door. The sign is a rectangular plate with the text 'BUSINESS PLATE' written vertically.</p> <p>Figure 9.4.4—Business plate</p>

Table 9-21—Advertising device types



Type of sign	Illustration
<p>Hamper sign—means any advertising sign located above the door head or its equivalent height and below the awning level or veranda of a building. It may be painted or otherwise affixed upon the building.</p>	 <p>Figure 9.4.5—Hamper sign</p>
<p>Home-based business sign—means a sign identifying a business, which is operated as a Home-based business</p>	 <p>Figure 9.4.6—Home based business sign</p>
<p>Fence sign—means a sign affixed to a boundary fence. The term does not include—</p> <ul style="list-style-type: none"> (a) a minor sign; or (b) a sign attached to a fence surrounding a sports field where the fence does not form part of a boundary fence; or (c) a home-based business sign. 	

Table 9-21—Advertising device types

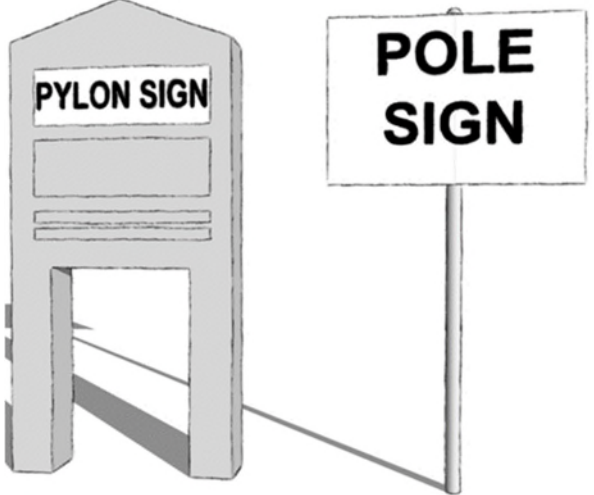
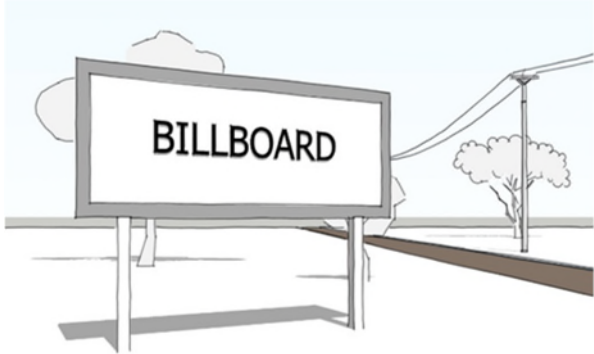
Type of sign	Illustration
<p>Freestanding sign—means a sign erected independent of any building or other structure (i.e. is freestanding) that does not move or rotate and includes a pole sign, pylon sign or billboard.</p>	 <p>Figure 9.4.7—Pylon sign and pole sign</p>  <p>Figure 9.4.8—Billboard sign</p>
<p>Minor sign—means a sign that—</p> <ul style="list-style-type: none"> (a) is not visible from premises other than premises on which the sign is placed; or (b) is placed in a public place (other than that part of a building or structure which lawfully encroaches onto a road from adjoining premises) in accordance with a permit issued under a Local Law; or (c) is required to be placed on premises by legislation (including subordinate legislation); or (d) is temporary in nature, being in situ for less than three months in any 12-month period; or (e) is any small sign that— <ul style="list-style-type: none"> (i) has a sign face area no greater than 0.3m²; and (ii) is not illuminated; and 	

Table 9-21—Advertising device types


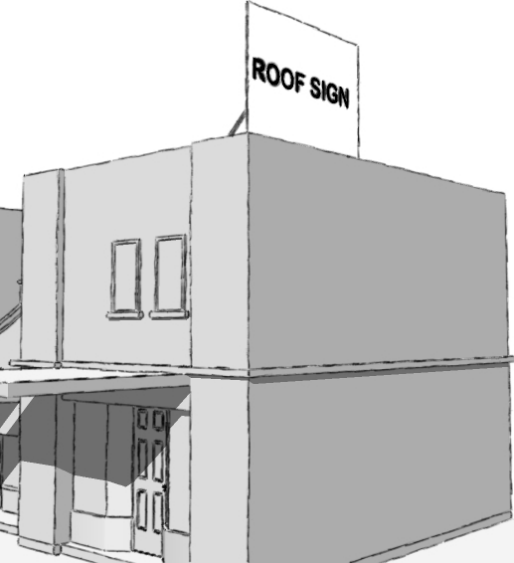

Type of sign	Illustration
<ul style="list-style-type: none"> (iii) is the only sign on the premises; and (iv) has no mechanically moving parts; and (v) is located entirely within premises or on a fence facing the road. 	
<p>Moving sign—means a sign—</p> <ul style="list-style-type: none"> (a) incorporating its own structure that is fixed to the ground (i.e. freestanding) or a building, that operates mechanically to display changing messages; or (b) created on a freestanding structure through the projection of light; or (c) on a freestanding structure or a building that electronically displays flashing lights. <p>The term does not include a mobile device used to provide warning of dangerous or changed road traffic conditions.</p>	
<p>Projecting wall sign—means a sign attached to and projecting from the street façade of a building with the greater dimension being the projecting vertical distance.</p>	 <p style="text-align: center;">Figure 9.4.9—Projecting wall sign</p>

Table 9-21—Advertising device types

Type of sign	Illustration
<p>Roof sign—means a sign erected on a roof or parapet of a building.</p>	 <p>The illustration shows a two-story building with a sign mounted on the roof. The sign is rectangular and contains the text "ROOF SIGN". The building has several windows and a door on the ground floor.</p> <p>Figure 9.4.10—Roof sign</p>
<p>Three-dimensional sign—means a three-dimensional object or structure erected, used or installed for the purpose of advertising. It includes the use of balloons or other floating devices fixed to the ground or a building.</p>	
<p>Wall sign—means a sign attached to, projected onto or painted on the wall of a building.</p>	 <p>The illustration shows a two-story building with a large sign mounted on the upper wall. The sign is rectangular and contains the text "WALL SIGN". The building has several windows and a door on the ground floor.</p> <p>Figure 9.4.11—Wall sign</p>

9.4.2 FILLING AND EXCAVATION CODE

9.4.2.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, for carrying out operational work for filling and excavating, including work for a dam to the extent identified in Part 5 Tables of assessment.

- (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 Tables of assessment.

9.4.2.2 Purpose and overall outcomes

- (1) The purpose of the Filling and excavation code is to manage development for filling and excavation to ensure it occurs in a safe and environmentally responsible manner without adverse impacts on any flood hazard or the visual or acoustic amenity of the site, surrounding premises or its users.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) ground level changes occur in a safe manner in accordance with sound geotechnical engineering standards and are environmentally sound;
 - (b) filling or excavation does not increase the extent or duration of any flood hazard for upstream, downstream or adjoining premises and does not result in an unacceptable risk to people or property from flood hazard; and
 - (c) filling or excavation does not adversely affect the character and amenity of the site or the locality or otherwise adversely impact on surrounding properties.

9.4.2.3 Performance and acceptable outcomes

Table 9-22—Filling and excavation code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Visual amenity and land stability	
PO1 Retaining walls are visually compatible with development on adjoining premises.	<p>AO1.1 Any new retaining wall is set back at least half the height of the wall from any boundary of the site.</p> <p>AO1.2 Any new retaining walls over 1.5 metres are stepped a minimum depth of 0.75 metres for every 1.5 metres in height, terraced and landscaped.</p>
PO2 The type, composition, placement and source of any fill material is adequate to support the proposed development in accordance with sound geotechnical engineering standards.	<p>AO2.1 Any fill material contains no demolition material or construction waste.</p> <p>AO2.2 Any fill material comprises only any of the following—</p> <ul style="list-style-type: none"> (a) soil or earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean, inert material free of organic, putrescible or refuse material. <p>AO2.3 Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.</p>
PO3 Filling or excavation does not result in the contamination of land or receiving water bodies, wetlands and waterways.	<p>AO3.1 There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the <i>Environmental Protection Act 1994</i>.</p> <p>OR</p> <p>AO3.2 Filling or excavation on land included in the Contaminated Land Register or Environmental Management Register occurs in accordance with an approved site management plan or disposal permit issued under the <i>Environmental Protection Act 1994</i>.</p>
PO4 Works minimise onsite erosion and the release of sediment or sediment-laden stormwater from the site.	AO4.1 An Erosion and sediment control plan prepared and implemented in accordance with the “Urban stormwater quality planning guidelines 2010” controls on-site works.
Drainage	
PO5 Filling or excavation does not directly, indirectly or cumulatively, cause an increase in drainage problems on the site or to upstream or downstream properties.	<p>AO5.1 Stormwater drainage contains and manages stormwater to achieve a lawful point of discharge without adversely affecting neighbouring properties, or other receiving areas, both during and after construction.</p> <p>AO5.2 The design and construction of drainage works is in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i>.</p> <p>AO5.3 There is no increase in the volume, frequency, duration and velocity of stormwater at the premises’ boundaries.</p>

Table 9-22—Filling and excavation code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>AO5.4 A Stormwater Quality Management Plan prepared and implemented in accordance with the “Urban stormwater quality planning guidelines 2010” controls stormwater quality leaving the site.</p> <p>AO5.5 Overland flow paths cater for the water from a 1 per cent AEP storm event.</p>
Management of works	
<p>PO6 Emissions of air pollutants from filling or excavation, particularly dust, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO6.1 Dust emissions and other air emissions stay within the site boundaries in accordance with a management plan detailing measures such as—</p> <ul style="list-style-type: none"> (a) water spraying of exposed areas (where in accordance with the erosion and sediment control plan); (b) placing of protective coverings or sealing of exposed earthworks; and (c) installation of wind barriers. <p>AO6.2 There are no other noxious air emissions or odours detectable at the boundaries of the site.</p>
<p>PO7 Emissions of noise from filling and excavation activities including transport to and from the site does not cause significant environmental harm or nuisance impacts.</p>	<p>AO7.1 Haul routes used for transportation of fill or excavated material to or from the site avoid land included in a residential zone and are otherwise the most direct routes via the highest order roads.</p> <p>AO7.2 Truck movements generated by filling or excavation activities do not—</p> <ul style="list-style-type: none"> (a) exceed 20 truck movements per day; or (b) occur for periods longer than 4 weeks. <p>AO7.3 Filling or excavation operations occur only between 7am to 6pm Monday to Saturday.</p>
Dams	
<p>PO8 The construction and location of a dam does not cause significant adverse impacts on adjoining premises.</p>	<p>AO8.1 The dam is wholly contained within the boundary on a lot of 1.0 hectare or greater.</p> <p>AO8.2 The extremity of the full supply level of the dam is at least—</p> <ul style="list-style-type: none"> (a) 6 metres from a gazetted road frontage; and (b) 3 metres from a side or rear property boundary. <p>AO8.3 The dam wall—</p> <ul style="list-style-type: none"> (a) has batter slopes of 1 vertical to a maximum of 3 horizontally; and (b) its height is a maximum 4 metres above natural ground level. <p>AO8.4 There is no alteration to the direction of flow of stormwater discharge to downstream properties.</p>

9.4.3 INFRASTRUCTURE AND OPERATIONAL WORK CODE

9.4.3.1 Application

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, reconfiguring a lot, building work and operational work

(excluding placing an advertising device) involving landscaping, vehicular parking and access, provision of infrastructure and erosion and sediment control to the extent identified in Part 5 Tables of assessment.

- (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 Tables of assessment.

9.4.3.2 Purpose and overall outcomes

- (1) The purpose of the Infrastructure and operational work code is to—
- (a) identify appropriate requirements and circumstances for providing non-trunk infrastructure; and,
 - (b) state relevant standards for design and construction of non-trunk infrastructure;
 - (c) incorporate soft and hard landscaping within development to create a pleasant environment for people who engage with the site;
 - (d) incorporate sufficient car parking spaces, safe and convenient access, appropriate facilities for service vehicles including loading and unloading, all designed and constructed to accepted community standards.
- (2) The purpose of the Infrastructure and operational work code will be achieved through the following overall outcomes—
- (a) non-trunk infrastructure—
 - (i) services development to a suitable level that meets the anticipated needs of users;
 - (ii) is safe, cost-effective and efficient; and
 - (iii) creates no significant adverse environmental effects;
 - (b) the protection and integration of vegetation of ecological, aesthetic and cultural significance into landscape design;
 - (c) landscaping is—
 - (i) attractive and suited to the climate;
 - (ii) enhances townscapes, streetscapes and landscapes in the North Burnett Region;
 - (iii) complements and enhances the uses and other works on-site;
 - (iv) protects the privacy of occupiers of nearby premises;
 - (v) discourages crime and vandalism and enhances personal and property security and safety;
 - (vi) has low maintenance, energy and water requirements; and
 - (d) a safe and efficient road network that avoids excessive traffic, parking, manoeuvring or servicing on roads near the development; and,
 - (e) safe, efficient and convenient pedestrian, cycle, mobility-impaired, and vehicular access to, and manoeuvring within sites; and
 - (f) adequate on-site facilities for servicing by delivery, refuse and other service vehicles.

9.4.3.3 Interpretation

- (1) For the purposes of section 9.4.3 Infrastructure and operational work code, “infrastructure” means non-trunk infrastructure.

9.4.3.4 Performance and acceptable outcomes

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Section 1: Landscaping	
For accepted subject to requirements and assessable development	
<p>PO1 Planting and works incorporated in the landscaping—</p> <p>(a) include species suitable for the region that are non-invasive and drought-tolerant;</p> <p>(b) include existing significant vegetation and other natural features;</p> <p>(c) is safely designed and constructed;</p> <p>(d) protects infrastructure, utilities and adjoining premises.</p>	<p>AO1.1 Any new landscaping work does not include any species identified as an unacceptable species in planning scheme policy SC6.5 Landscaping, section SC6.5.5 Unacceptable plant species for landscaping or are otherwise known to be toxic to people or animals.</p> <p>AO1.2 Landscaping retains and incorporates significant natural features of the site.</p> <p>AO1.3 Any new landscaping work provides universal access in accordance with <i>Australian Standard AS 1428: Design for Access and Mobility</i>.</p> <p>AO1.4 Any new landscaping work enables passive surveillance of car parking areas, communal spaces, children's play areas and pathways.</p> <p>AO1.5 All new pedestrian surfaces are slip-resistant and trafficable in all weather conditions.</p> <p>AO1.6 Root barriers for new landscape work minimise the risk of intrusion and damage to services and utilities.</p> <p>AO1.7 New landscaping work incorporates water conservation measures appropriate to the site, including—</p> <p>(a) grouping plants in mulched beds wherever appropriate;</p> <p>(b) avoiding or minimising impervious surfaces;</p> <p>(c) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and,</p> <p>(d) draining hard surface areas to landscaped areas and water sensitive urban design devices.</p> <p>AO1.8 New landscaping works do not cause ponding of water on the premises or adjoining land.</p>
<p>PO2 Neighbouring premises retain reasonable visual and acoustic privacy.</p>	<p>AO2.1 Landscape buffers between incompatible land uses incorporate—</p> <p>(a) earth mounding;</p> <p>(b) a diverse range of plant species that provide variation in colour, texture and form;</p> <p>(c) layered planting—large tree species planted at 6.0m centres to provide an upper storey, small trees planted at 3.0m centres to provide a mid-storey, and shrubs and groundcovers planted at 1.5m centres.</p>
<p>PO3 Landscaping in car parking areas—</p> <p>(a) screens sensitive neighbouring premises,</p> <p>(b) shades the areas; and</p>	<p>AO3.1 Unless required by a development approval or another planning scheme code, car parking areas incorporate the following—</p>

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>(c) includes works to ensure the safety of users and infrastructure.</p>	<p>(a) screen landscaping at least 1.5m wide adjacent to any sensitive land use or a General residential zone, Rural residential zone, or Township zone;</p> <p>(b) a planter bed at least 2.0m wide adjacent to a frontage; and,</p> <p>(c) shade trees within parking areas at the rate of one tree per six car parking spaces.</p> <p>AO3.2 Wheel stops, bollards, kerbs or other barriers provide protection along the boundaries between landscape areas and parking, manoeuvring and utility spaces.</p> <p>AO3.3 Landscaping, walls or fences conceal storage and utility areas.</p> <p>AO3.4 Landscaping, including any structures, provides visibility for traffic at intersections, access points, and locations where there are likely to be significant pedestrian or cycle activity.</p> <p>AO3.5 Planting within or adjacent to high voltage transmission line easements is consistent with—</p> <p>(a) <i>Screening your home from powerlines, A guide for planting trees and shrubs outside of easements to screen powerlines</i> (Powerlink Queensland)⁶³;</p> <p>(b) <i>Easement co-use information, Building for the future</i> (Powerlink Queensland)⁶⁴.</p>
<p>Section 2: Infrastructure (non-trunk) works</p>	
<p>For accepted subject to requirements and assessable development</p>	
<p>General</p>	
<p>PO4 Uses that are urban in nature or intensity locate where they can readily connect to existing infrastructure and services or connect with only modest extension of infrastructure networks.</p>	<p>no acceptable outcome identified</p>
<p>PO5 The type and scale of uses—</p> <p>(a) is consistent with the capacity of the infrastructure servicing the premises; and,</p> <p>(b) allows the safe and efficient operation of infrastructure without interference by incompatible uses or works.</p>	<p>AO5.1 The development does not exceed the following thresholds—</p> <p>(a) 4000m² gross floor area—if for Agricultural supplies store, Club, Community use, Food and drink outlet, Function facility, Garden centre, Hardware and trade supplies, Hotel, Major sport recreation and entertainment facility, Market, Office, Outdoor sales, Parking station, Sales office, Service station, Shop, Shopping centre, Showroom, Theatre, Tourist attraction, or Veterinary service;</p>

⁶³

http://www.powerlink.com.au/Landowners_and_Property/Property_and_Easements/Documents/Screening_your_home_from_powerlines.aspx

⁶⁴ <http://www.powerlink.com.au/brochures/EasementCo-use>

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(b) not more than an extra 100 students—if for an educational establishment;</p> <p>(c) not more than 50 additional beds—if for a Hospital or Residential care facility.</p>
PO6 The provision of infrastructure maximises the safety of drivers, bicyclists and pedestrians.	no acceptable outcome identified
Water supply and sewerage infrastructure	
PO7 The development has an adequate quantity and quality of water supply for potable use, operational use and firefighting purposes.	<p>AO7.1 Where available – premises have a connection to a reticulated town water supply.</p> <p>OR</p> <p>AO7.2 Where unable to connect to a reticulated water supply—</p> <p>(a) residential premises connect to a rainwater tank with a minimum capacity of 45,000 litres; or</p> <p>(b) non-residential premises – no acceptable outcome identified.</p>
PO8 Reticulated water supply infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	AO8.1 Reticulated water supply infrastructure design and construction is in accordance with SC6.2 Design and construction standards for development works policy.
PO9 The development has an adequate means of treating and disposing of effluent and other wastewater that protects public health and safety and minimises risks to the environment.	<p>AO9.1 For all zones other than the Rural zone and the Recreation and open space zone, all premises connect to a reticulated sewerage system where provided.</p> <p>OR</p>
	AO9.2 If in the Rural zone or Recreation and Open space zone or connection to a reticulated sewerage system is not available, the use incorporates an on-site wastewater treatment system that complies with the <i>Plumbing and Drainage Act 2002</i> .
PO10 Reticulated sewerage infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	AO10.1 Reticulated sewerage infrastructure design and construction is in accordance with SC6.2 Design and construction standards for development works policy.
Roads	
PO11 The development incorporates road infrastructure of appropriate design and capacity that is compatible with the amount of traffic generated by the development, existing uses in the locality and through traffic.	no acceptable outcome identified
PO12 Development generating significant pedestrian movements incorporates footpaths to a standard compatible with the locality.	AO12.1 If in the Centre zone, a full-width paved footpath extends along the full length of the site frontage.
	AO12.2 If in the General residential zone, a 1.2 metre wide paved footpath extends along the full length of the site frontage.

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	AO12.3 If in zones other than the Centre zone or General residential zone – no acceptable outcome identified.
PO13 Development generating high pedestrian and cyclist movements includes the provision of shared cycle and pedestrian paths.	no acceptable outcome identified
<p>PO14 Road infrastructure—</p> <ul style="list-style-type: none"> (a) meets adequate geometric design, design speed, horizontal and vertical alignment, grades and structural design standards for use by vehicles, bicycles and pedestrians; (b) is safe and efficient; (c) maintains the safety of users; and (d) provides for emergency vehicles, buses and service vehicles. 	<p>AO14.1 Road and footpath design and construction is in accordance with SC6.2 Design and construction standards for development works policy.</p> <p>AO14.2 The width and alignment of shared pedestrian and cycle paths are in accordance with <i>Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist Paths</i>.</p>
Stormwater	
<p>PO15 Development incorporates stormwater drainage that—</p> <ul style="list-style-type: none"> (a) avoids or minimises adverse impacts on environmental waters from: <ul style="list-style-type: none"> (i) altered stormwater quality and hydrology; and (ii) the release and mobilisation of sediment, nutrients and other pollutants; (b) protects the stability of buildings upstream and downstream; (c) protects the efficiency of downstream drainage; and, (d) directs stormwater to one or more lawful points of discharge. 	<p>AO15.1 For State-controlled roads—</p> <ul style="list-style-type: none"> (a) development does not create any new points of discharge to a state-controlled road. AND (b) development does not concentrate flows to a state-controlled road. AND (c) stormwater run-off is discharged to a lawful point of discharge. AND (d) development does not worsen the condition of an existing lawful point of discharge to the state-controlled road. <p>AO15.2 Stormwater design and construction is in accordance with SC6.2 Design and construction standards for development works policy and, for any exceptions stated in SC6.2.5, the assessment benchmarks in the two following acceptable outcomes.</p> <p>AO15.3 At the construction phase design and construction of works achieves the stormwater management design objectives included in Table 9.4.6—Part 1 Construction phase: stormwater management design objectives, Table 9.4.7—Part 2 Construction phase: stormwater management design objectives for temporary drainage works and Table 9.4.8—Part 3 Construction phase: stormwater management design objectives for emergency spillways on temporary sediment basins as applicable.</p> <p>AO15.4 At the post-construction phase works achieve—</p> <ul style="list-style-type: none"> (a) the applicable stormwater management design objectives on-site, as identified in

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>Table 9.4.9—Post-construction phase: stormwater management design objectives; or</p> <p>(b) an alternative locally appropriate solution off-site with an equivalent or improved water quality outcome to the relevant stormwater management design objectives in Table 9.4.9—Post-construction phase: stormwater management design objectives.</p>
Electricity	
PO16 Development incorporates a reliable supply of electricity adequate for the proposed use.	<p>AO16.1 For all zones other than the Rural zone and the Recreation and open space zone, all premises have a connection to the reticulated electricity network.</p> <p>OR</p> <p>AO16.2 If in the Rural zone or Recreation and open space zone—</p> <p>(a) premises have a connection to the reticulated electricity network; or</p> <p>(b) premises generate electricity on-site.</p>
PO17 Reticulated electricity infrastructure meets the design, construction and operational standards of the current service provider.	no acceptable outcome identified
PO18 On-site electricity generation infrastructure provides a reliable and safe supply of electricity and meets current applicable design, construction and operational standards.	no acceptable outcome identified
Street lighting and telecommunications	
PO19 Development incorporates street lighting that is compatible with the locality and provides an acceptable level of safety for residents and motorists.	AO19.1 The provision of street lighting is in accordance with <i>AS/NZS 1158:2005 Lighting for roads and public spaces</i> .
PO20 Street lighting infrastructure meets current design, construction and operational standards.	AO20.1 The design and construction of street lighting is in accordance with <i>AS/NZS 1158:2005 Lighting for roads and public spaces</i> .
PO21 Development incorporates telecommunication services that are compatible with the locality and meet reasonable community expectations.	no acceptable outcome identified
PO22 Telecommunication infrastructure meets the design, construction and operational standards of the relevant provider.	no acceptable outcome identified
Section 3: Parking, access and movement	
For accepted subject to requirements and assessable development	
Vehicular access	

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
PO23 Premises have safe and efficient vehicular access for motorists and maintain the safety of pedestrians.	AO23.1 Vehicular access between the local government road network and the ingress and egress points of the site meets the standards stated in SC6.2 Design and construction standards for development works policy.
Vehicle parking	
PO24 The use incorporates sufficient vehicle parking to meet demand for the number and type of vehicles for the type of development considering the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	AO24.1 The number of vehicle parking spaces is not less than that identified as applicable to the defined use in Table 9-25.
PO25 Vehicle parking areas are freely accessible to all employees on-site and visitors to the development during the normal hours of operation of the development with no encumbrance, fee or charge.	AO25.1 Vehicle parking areas have no gateways, doors, or similar devices that restrict vehicular access by employees or visitors.
PO26 Vehicle parking areas, driveways and associated accesses function satisfactorily and are constructed and line-marked to be suitable for their intended purpose.	<p>AO26.1 All vehicle-parking areas on the lot are in accordance with <i>AS2890.1 Parking facilities—Off-street car parking</i> (excepting for sections 4.3 and 4.4 and Appendix C).</p> <p>AO26.2 Where the development includes a combination of 'low turnover' and 'high turnover' car spaces (as defined in the Australian Standard), the parking spaces and aisles meet the high turnover or Class 3 requirements in <i>AS2890.1 Parking facilities—Off-street car parking</i>.</p> <p>AO26.3 Vehicle parking areas are constructed with a hardstand surface.</p> <p>AO26.4 Signs and line marking are in accordance Queensland Department of Main Roads <i>Manual of Uniform Traffic Control Devices</i>.</p> <p>AO26.5 There is no increase in the number of access points to State-controlled roads or significant local government roads as identified on Overlay Map OM-INFR-01.</p>
PO27 The premises incorporate access and parking for people with disabilities or mobility impairment.	<p>AO27.1 Parking spaces for people with disabilities is available at the rate set out in <i>AS2890.6 Parking facilities—Off-street parking for people with disabilities</i>.</p> <p>AO27.2 Access and internal manoeuvring is available in accordance with <i>AS2890.6 Parking facilities—Off-street parking for people with disabilities</i>, and <i>AS1428 Design for access and mobility</i>.</p>
Vehicle manoeuvring	
PO28 Premises avoid the use of the public road system for movement between car	AO28.1 Manoeuvring and circulation areas within the site meet the standards in Austroads Design Vehicles and Turning Path Templates; <i>AS2890.1 Parking facilities—Off-street car parking</i> ; and

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
parking and vehicle service areas in the development.	<i>AS2890.2 Parking facilities—Off-street commercial vehicle facilities.</i> AO28.2 All vehicles can enter and exit the premises in forward gear.
Loading, unloading and service spaces	
PO29 Loading and unloading areas allow for the— (a) collection and set down of passengers; (b) parking of trailers; (c) service vehicle parking; and (d) loading and unloading of goods.	AO29.1 Premises incorporate loading, unloading and set down areas in accordance with <i>AS2890.2 Parking facilities—Off-street commercial vehicle facilities.</i> AO29.2 For sites greater than 4,000m ² in area, provision is made for service vehicles in accordance with Table 9-25.
Bicycle facilities	
PO30 The use incorporates adequate bicycle parking on the lot that meets appropriate design and construction standards.	AO30.1 For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of on-site bicycle parking facilities is not less than that set out in Department of Main Roads <i>Road Planning and Design Manual</i> (Table 5.12). AO30.2 On-site bicycle facilities meet the requirements in <i>AS2890.3 Parking Facilities—Bicycle parking facilities.</i>
Amenity	
PO31 Vehicle parking and manoeuvring areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to— (a) the appearance of such areas; (b) dust emissions; and (c) noise from vehicle movement.	AO31.1 All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in SC6.2 Design and construction standards for development works policy.
For assessable development	
Cyclists and pedestrians	
PO32 Pathways within the site provide for safe and convenient access so that— (a) the main pedestrian access from the street to the building is easily identified; and (b) the vehicular access to the site is separate from the pedestrian access; and (c) design features— (i) delineate areas of potential conflict between vehicles and pedestrians; (ii) provide a low-speed traffic environment within the site; and	no acceptable outcome identified

Table 9-23—Infrastructure and operational work code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
(iii) incorporate appropriate lighting, directional signs, and pavement marking.	
Section 4: Erosion and sediment control	
For accepted subject to requirements and assessable development	
PO33 Construction activities for development avoid degradation of the site and avoid or minimise adverse impacts on stormwater quality.	AO33.1 If in an urban area—the works include the design, installation, construction, operation, monitoring and maintenance of erosion sediment control practices in accordance with the <i>Urban Stormwater Quality Planning Guidelines 2010</i> . OR AO33.2 If in a rural area—no acceptable outcome identified.
Section 5: Fire Services in development accessed by common private title where any part of the development or any building is more than 90 metres from the nearest located fire hydrant	
For assessable development	
PO34 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO34.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO34.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at nor more than 90-metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO35 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied	AO35.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO36 Hydrants are suitably identified so that fire services can locate them at all hours.	AO36.1 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' on the Department of Transport and Main Roads website ⁶⁵ .

⁶⁵ www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf

Table 9-24—Part 1 Construction phase: stormwater management design objectives

Issue	Design Objectives
Drainage control	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for emergency spillways on temporary drainage works (Table 9.4.7). 4. Provide emergency spillways for sediment basins to achieve the stormwater management design objectives for emergency spillways on temporary sediment basins (Table 9.4.8).
Erosion control	<ol style="list-style-type: none"> 1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to the identified erosion risk rating
Sediment control	<ol style="list-style-type: none"> 1. Direct runoff from exposed soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500 metres must be provided with sediment controls that are designed, implemented and maintained to a standard that would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range 6.5-8.5.
Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters 3. Dispose of waste containing contaminants at authorised facilities
Waterway stability and flood flow management	<ol style="list-style-type: none"> 1. Where measures are required to meet post-construction waterway stability objectives (specified in Table 9.4.9), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways that ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017.

Table 9.4.7—Part 2 Construction phase: stormwater management design objectives for temporary drainage works

Temporary drainage works	Anticipated operation design life and minimum design storm event		
	<12 months	12-24 months	>24 months
Drainage structure	1 in 2 year ARI / 39% AEP	1 in 5 year ARI / 18% AEP	1 in 10 year ARI / 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI / 10% AEP		

Table 9.4.7—Part 2 Construction phase: stormwater management design objectives for temporary drainage works

Temporary drainage works	Anticipated operation design life and minimum design storm event		
	<12 months	12-24 months	>24 months
Culvert crossing	1 in 1 year ARI / 63% AEP		

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017.

Table 9.4.8—Part 3 Construction phase: stormwater management design objectives for emergency spillways on temporary sediment basins

Drainage structure	Anticipated operation design life and minimum design storm event		
	<3 months	3-12 months	>12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI / 10% AEP	1 in 20 year ARI / 5% AEP	1 in 50 year ARI / 2% AEP

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017.

Table 9.4.9—Post construction phase: stormwater management design objectives

Climatic region	Reductions in mean annual load from unmitigated development (%)				
	Total suspended solids (TSS)	Total phosphorus (TP)	Total Nitrogen (TN)	Gross pollutants >5mm	Waterway stability management
Central Queensland (south)	85	60	45	90	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017. It does not apply to the whole of the North Burnett Region. For information go to the SPP interactive mapping system.

Table 9-25—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Adult store	One (1) space per 25m ² GFA	1 SRV
Agricultural supplies store	One (1) space per 50m ² GFA	None specified
Air service	Applicant to justify the proposed provision of car parking	None specified
Animal husbandry	Nil	Nil
Animal keeping	None specified	None specified
Aquaculture	One (1) space per 100m ² total use area	None specified
Brothel	None specified	Nil
Bulk landscape supplies	One (1) space per 200m ² of total use area with a minimum of three (3) spaces	1 HRV or AV

Table 9-25—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Caretaker's accommodation	One (1) space	Nil
Car wash	One (1) car queuing space for each car wash bay plus no less than two (2) standard parking spaces on-site	1 SRV
Cemetery	Nil	Nil
Childcare centre	One (1) space per five (5) children capacity of centre	None specified
Club	One (1) space per 25m ² GFA, with a minimum of 5 spaces	1 SRV
Community care centre	None specified	None specified
Community residence	Two (2) spaces	Nil
Community use	None specified	None specified
Crematorium	One (1) space per 20m ² GFA	None specified
Cropping	Nil	Nil
Detention facility	None specified	None specified
Dual occupancy	Acceptable solution A8 of the QDC MP1.3	Nil
Dwelling house	Acceptable solution A8 of the QDC MP1.2	Nil
Dwelling unit	One (1)	Nil
Educational establishment	One (1) space per ten (10) students	One (1) HRV per 300m ² GFA in a dedicated bus collection and drop-off area for students
Emergency services	None specified	None specified
Environmental facility	Nil	Nil
Extractive industry	None specified	None specified
Food and drink outlet	Within the Centre Zone—nil, or otherwise one (1) space per 25m ²	Outside the Centre Zone—1 SRV
Function facility	One (1) space per 25m ² of GFA	1 SRV
Funeral parlour	One (1) space per 20m ² GFA	1 SRV
Garden centre	One (1) space per 100m ² of use area open to the public	1 HRV
Hardware and trade supplies	One (1) space per 50m ² GFA	1 HRV
Health care services	Within the Centre Zone—nil, or otherwise one (1) space per 25m ²	Outside the Centre Zone—1 SRV
High impact industry	One (1) space per 100m ² GFA plus one (1) space per 200m ² external use area	One (1) HRV or AV
Home-based business	For bed and breakfast establishments—one (1) space per guest room. Other home-based business—one (1) dedicated space for the home-based business	Nil
Hospital	None specified	None specified
Hotel	Within the Centre Zone—nil, otherwise—one (1) space per 20m ²	None specified
Indoor sport and recreation	None specified	None specified
Intensive animal industry	None specified	None specified
Intensive horticulture	None specified	None specified
Landing	None specified	None specified

Table 9-25—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Low impact industry	One (1) per 100m ² GFA	None specified
Major electricity infrastructure	Nil	Nil
Major sport, recreation and entertainment facility	None specified	None specified
Market	One (1) space per 30m ² of total use area (excluding pathways)	None specified
Medium impact industry	One (1) space per 100m ² GFA	None specified
Motor sport facility	None specified	None specified
Multiple dwelling	One (1) space per unit plus one visitor space per two (2) units	None specified
Nature-based tourism	None specified	None specified
Nightclub entertainment facility	Within the Centre Zone—nil, otherwise—one (1) space per 20m ²	None specified
Office	Within the Centre Zone—nil, or otherwise one (1) space per 30m ² GFA	None specified
Outdoor sales	One (1) space per 100m ² of total use area	None specified
Outdoor sport and recreation	Nil	None specified
Park	Nil	Nil
Parking station	Nil	Nil
Permanent plantation	Nil	Nil
Place of worship	One (1) space per 20m ² auditorium floor area	None specified
Relocatable home park	One (1) per dwelling unit site, plus one (1) visitor space for every five (5) dwelling unit sites where containing five (5) or more dwelling sites	None specified
Renewable energy facility	None specified	None specified
Research and technology industry	None specified	None specified
Residential care facility	One (1) for every 10 occupants	None specified
Resort complex	None specified	None specified
Retirement facility	One (1) space per dwelling, plus one (1) visitor space for every five (5) dwellings	None specified
Roadside stall	1 space per 40m ² of total use area	Nil
Rooming accommodation	Inside the Centre Zone—one (1) space per ten (10) beds), or otherwise—one (1) space per five (5) beds	None specified
Rural industry	Two (2) spaces plus one (1) space per 100m ² of GFA	None specified
Rural workers' accommodation	One (1) space per two (2) beds	Nil
Sales office	Two (2) spaces per display dwelling	Nil
Service industry	One (1) space per 100m ² GFA	1 SRV
Service station	Two (2) spaces plus one (1) space per 25m ² GFA	1 AV

Table 9-25—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Shop	Within the Centre Zone—nil, or otherwise one (1) space per 25m ² of GFA	None specified
Shopping centre	One (1) space per 50m ² of GFA	None specified
Short-term accommodation	One (1) space per unit plus 50 per cent of the requirement for each ancillary use	1 SRV
Showroom	One (1) space per 40m ² GFA	None specified
Special industry	None specified	None specified
Substation	None specified	None specified
Telecommunications facility	None specified	None specified
Theatre	None specified	None specified
Tourist attraction	None specified	None specified
Tourist park	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites	1 SRV
Transport depot	None specified	None specified
Utility installation	Nil	Nil
Veterinary service	One (1) space per 40m ² of GFA	None specified
Warehouse	1 space per 70m ² GFA	1 SRV
Wholesale nursery	One (1) space per 100m ² of total use area	1 HRV
Winery	One (1) space per 25m ² of retail GFA plus three (3) spaces per 100m ² of manufacturing GFA	None specified
Workforce accommodation	None specified	None specified

9.4.4 RECONFIGURING A LOT (BOUNDARY REALIGNMENT) AND ASSOCIATED OPERATIONAL WORK CODE

9.4.4.1 Application

This code applies to assessable development for reconfiguring a lot involving rearranging the boundaries of a lot, and the operational work associated with such reconfiguring to the extent identified in Part 5 Tables of assessment.

9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot (boundary realignment) and associated operational work code is to ensure that reconfigured lots are appropriate to their intended or likely use and minimise adverse impacts on the environment.
- (2) The purpose of the Reconfiguring a lot (boundary realignment) and associated operational work code will be achieved through the following overall outcomes—
 - (a) lots are suitable for the intended use, or probable uses having regard to the zone in which the site is included;
 - (b) the reconfiguration avoids creating access to lots that is likely to create or exacerbate a traffic problem or adversely affect the function of a road;
 - (c) lots do not compromise the future development of adjoining premises;
 - (d) non-trunk infrastructure services the lots to a suitable level that meets the anticipated needs of users;
 - (e) the reconfiguration protects environmental values, including areas and sites of conservation significance, cultural heritage, and scenic amenity.

9.4.4.3 Performance and acceptable outcomes

Table 9-26—Reconfiguring a lot (boundary realignment) and associated operational work code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
Lot design	
<p>PO1 The reconfiguring results in functional and practical lots having regard to their likely use and the purpose of the zone in which the land is situated.</p>	<p>AO1.1 New boundaries do not increase any non-compliance with the building envelope requirements in—</p> <ul style="list-style-type: none"> (a) Table 6-9; or (b) the Dwelling house code or Dual occupancy code (for Class 1 or 10 buildings). <p>AO1.2 If in the Rural zone, no proposed lot is less than 1.0 hectares in area.</p> <p>AO1.3 The reconfiguring would not result in more than one rear lot behind a standard lot.</p> <p>AO1.4 The reconfiguration ensures that any existing buildings and structures are setback to any new property boundary in accordance with—</p> <ul style="list-style-type: none"> (a) Table 6-9; or (b) the Dwelling house code or Dual occupancy code (for Class 1 or 10 buildings). <p>AO1.5 The configuration of lots enables—</p> <ul style="list-style-type: none"> (a) proposed buildings and structures to avoid easements, such as easements for trunk sewer lines; (b) the construction of buildings and structures where they avoid existing or planned infrastructure. <p>AO1.6 No new boundary is created where the existing slope of the land is 15 per cent or greater.</p>
Infrastructure	
<p>PO2 Lots have appropriate non-trunk infrastructure.</p>	<p>AO2.1 Either—</p> <ul style="list-style-type: none"> (a) for premises within a water supply area, each lot has a connection to the reticulated water supply system; or (b) for premises outside a water supply area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the following— <ul style="list-style-type: none"> (i) residential premises – 45,000 litres; and (ii) other premises – 25,000 litres. <p>AO2.2 Either—</p> <ul style="list-style-type: none"> (a) for premises within a sewerage area, each lot has a connection to the sewerage service; or

**Table 9-26—Reconfiguring a lot (boundary realignment) and associated operational work code:
Assessable development POs and AOs**

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(b) for premises outside a sewerage area, each lot provides for an effluent treatment and disposal system in compliance with the <i>Plumbing and Drainage Act 2002</i>.</p> <p>AO2.3 Either—</p> <p>(a) in all zones other than the Rural zone and the Recreation and open space zone, each lot has a connection to an electricity supply network; or</p> <p>(b) each lot in the Rural zone or Recreation and open space zone has on-site electricity generating infrastructure.</p> <p>AO2.4 Each lot has access to a telecommunications network.</p>
Access	
<p>PO3 Lots incorporate suitable vehicular and pedestrian access having regard to the zone and the context of the land.</p>	<p>AO3.1 Each lot has lawful, safe and practical access to the existing road network via—</p> <p>(a) direct road frontage; or</p> <p>(b) an access strip (for a rear lot); or</p> <p>(c) an access easement.</p> <p>AO3.2 Where access to a lot is proposed via an access strip or easement, the access strip or easement—</p> <p>(a) has a minimum width of—</p> <p>(i) six metres in all zones except the Industry zone; or</p> <p>(ii) eight metres in the Industry zone; and</p> <p>(b) is designed and constructed in accordance with the—</p> <p>(i) Infrastructure and operational work code; and</p> <p>(ii) SC6.2 Design and construction standards for development works policy.</p> <p>AO3.3 The maximum length of an access strip or easement is 50 metres.</p> <p>AO3.4 The gradient of an access strip or easement does not exceed any maximum grade stated in SC6.2 Design and construction standards for development works policy.</p> <p>AO3.5 A driveway crossover to each lot is designed and constructed in accordance with the—</p> <p>(a) Infrastructure and operational work code; and</p> <p>(b) SC6.2 Design and construction standards for development works policy.</p>
Stormwater	

Table 9-26—Reconfiguring a lot (boundary realignment) and associated operational work code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>PO4 Reconfiguring appropriately accommodates stormwater, having regard to the zone and the context of the land.</p>	<p>AO4.1 For land intended to be used for an urban purpose—an erosion and sediment control plan prepared by a suitably qualified person and implemented on-site guides design, installation, construction, operation, monitoring and maintenance of erosion and sediment control practices in accordance with the <i>Urban Stormwater Quality Planning Guidelines 2010</i>.</p> <p>AO4.2 Filling or excavation on the premises does not exceed a maximum of one-metre vertical change in natural ground level at any point.</p> <p>AO4.3 Following filling or excavation—</p> <ul style="list-style-type: none"> (a) the site is self-draining and has a crossfall of 1 in 100; and (b) surface water flow is directed away from neighbouring properties or discharged to a lawful point of discharge.

9.4.5 RECONFIGURING A LOT (EXCEPT EXCLUDED RECONFIGURATION) CODE

9.4.5.1 Application

This code applies to assessable development for reconfiguring a lot, other than excluded reconfiguration, to the extent identified in Part 5 Tables of assessment.

9.4.5.2 Interpretation

For the purposes of this code “excluded reconfiguration” means—

- (1) reconfiguring a lot to which schedule 12 of the Regulation applies⁶⁶; and
- (2) boundary realignment.

9.4.5.3 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot (except excluded reconfiguration) code is to ensure that reconfigured lots are consistent with the purpose and outcomes of the zone in which the land is located and minimises impacts on the environment.
- (2) The purpose of the Reconfiguring a lot (except excluded reconfiguration) code will be achieved through the following overall outcomes—
 - (a) lots are suitable for the intended use, or probable uses having regard to the zone in which the site is included;
 - (b) the reconfiguration avoids exposing people and premises from risks associated with flood, bushfire, and landslide;
 - (c) the reconfiguration avoids creating access to lots that is likely to create or exacerbate a traffic problem or adversely affect the function of a road;
 - (d) the proposed lots satisfy a community need;
 - (e) lots are or will be connected to services in a cost-effective sequence in the local government area considering the feasibility of such connections;
 - (f) lots do not compromise the future development of adjoining premises;

⁶⁶ Refer 9.2.2 Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) code in this planning scheme and schedule 12 of the Regulation.

- (g) the reconfiguration protects environmental values, including areas and sites of conservation significance, cultural heritage, and scenic amenity;
- (h) the productivity of important agricultural areas is not compromised;
- (i) the reconfiguration contributes to achieving overall outcomes sought with respect to the relevant zone codes in which the reconfiguration occurs.

9.4.5.4 Performance and acceptable outcomes

Table 9-27—Reconfiguring a lot (except excluded reconfiguration) code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
General	
<p>PO1 The reconfiguring is compatible with other development in the locality and is suitable for its intended use, or probable use, considering—</p> <ul style="list-style-type: none"> (a) the area, proportion and orientation of the lots; (b) the frontage to a road; (c) the topography of the site; (d) if in the Rural Zone— <ul style="list-style-type: none"> (i) the capability of the land to be sustainably used for crop or animal production, other than intensive animal industry, with a reasonable level of inputs and without causing degradation of land or other natural resources; and (ii) the precinct in which it is located; (iii) the potential for any value-adding enterprise to co-exist with agriculture on the premises; (e) the location of existing features, uses and works on the land or on adjacent land; and (f) existing and proposed access. 	<p>AO1.1 Lots have a regular shape.</p> <p>AO1.2 Subject to AO1.3, lot areas and frontages are not less than the minimum identified in Columns 2 and 3 of Table 9-28 as being applicable in the zones, and circumstances if any, stated in Column 1.</p> <p>AO1.3 If involving a lot registered before the commencement of the planning scheme⁶⁷, in the Rural zone and creating only one additional lot less than the minimum area identified in Column 2 of Table 9-28—</p> <ul style="list-style-type: none"> (a) the smaller of the two lots is greater in area than 1.0 hectares and less than 2.0 hectares; and, (b) enables adequate separation between a potential or existing Dwelling house and areas of rural production; and (c) the larger of the two lots complies with the minimum area identified in Column 2 of Table 9-28. <p><i>Editor's note—The outcomes relating to the minimum lot size in the Rural zone give effect to the SPP, especially the State interest – agriculture “The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.”</i></p> <p>AO1.4 Suitable building envelopes are available and—</p> <ul style="list-style-type: none"> (a) have an area of not less than 80m²; (b) have a width-to-depth ratio of at least 1:2; (c) have lawful, safe and practical access from a constructed road; (d) set back from all property boundaries no less than the minimums prescribed in — Identification of building assessment provisions in the planning scheme.
<p>PO2 The reconfiguring maintains the safety of people and property during flood events, bushfire events or from potential landslip.</p>	<p>AO2.1 Suitable building envelopes are available that—</p> <ul style="list-style-type: none"> (a) are above the level of a 1 per cent AEP flood event;

⁶⁷ This planning scheme commenced on 3 November 2014.

Table 9-27—Reconfiguring a lot (except excluded reconfiguration) code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
	<p>(b) are located outside of the bushfire prone area identified on the bushfire prone area overlay or can be demonstrated to achieve a tolerable or acceptable risk⁶⁸; and</p> <p>(c) have a maximum slope of natural ground level less than 20 per cent.</p>
<p>PO3 Adequate pedestrian and vehicular access is available to all lots.</p>	<p>AO3.1 Vehicular access and driveways crossovers are provided, designed and constructed in accordance with—</p> <p>(a) the Infrastructure and operational work code; and</p> <p>(b) SC6.2 Design and construction standards for development works policy.</p>
<p>PO4 Lots incorporate appropriate buffers or separation to minimise conflicts between incompatible uses.</p>	<p>no acceptable outcome identified</p> <p><i>Editor's note—Refer to Planning Scheme Policy Important Agricultural areas for guidance on buffering techniques.</i></p>
<p>PO5 Where resulting in an increase in the number of lots—</p> <p>(a) the reconfiguring protects areas of high conservation value, significant habitat and other natural features, including watercourses; and,</p> <p>(b) the reconfiguring integrates well with existing uses and works and is suited to the likely future development in the locality.</p>	<p>no acceptable outcome identified</p>
<p>For lots in a residential zone or on which dwellings may be built</p>	
<p>PO6 For all lots in the General residential zone or Rural residential zone, or on which one or more dwellings may be built—</p> <p>(a) the reconfiguring provides an area within each lot suitable for a building able to accommodate the intended or probable use of the site;</p> <p>(b) the orientation of lots facilitates the siting of dwellings to take account of micro-climatic benefits;</p> <p>(c) the design of lots enables the orientation of buildings to moderate climatic extremes using energy conservation principles.</p>	<p>no acceptable outcome identified</p>
<p>If involving the opening of a road</p>	
<p>PO7 The design of each new road—</p> <p>(a) conveys its primary function in the road network in the local government area;</p>	<p>AO9.1 Roads are provided, designed and constructed in accordance with—</p>

⁶⁸ Note—A tolerable or acceptable risk may be demonstrated through a Bushfire Hazard Assessment and Bushfire Management Plan prepared in accordance with the QFES document Bushfire Resilient Communities (QFES, 2019).

Table 9-27—Reconfiguring a lot (except excluded reconfiguration) code: Assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)
<p>(b) encourages safe and proper driver behaviour considering the primary function of that road.</p> <p>PO8 The road layout does not compromise the safe and efficient use of the existing or future road network.</p> <p>PO9 The road layout, design and construction take account of the need for access by emergency vehicles and possible evacuation.</p>	<p>(a) the Infrastructure and operational work code; and</p> <p>(b) SC6.2 Design and construction standards for development works policy.</p>
<p>PO10 Street trees contribute positively to the streetscape—</p> <p>(a) in providing shade to pedestrians; and</p> <p>(b) softening otherwise hard landscapes.</p>	<p>AO10.1 The reconfiguring incorporates street trees in accordance with the relevant parts of—</p> <p>(a) section 9.4.3 Infrastructure and operational work code; and</p> <p>(b) SC6.2 Design and construction standards for development works policy.</p>
Nature conservation	
PO11 The reconfiguration of lots does not result in significant degradation of the natural environment.	no acceptable outcome identified
PO12 The configuration of lots does not adversely affect the drainage of the subject land or adjacent lands.	no acceptable outcome identified
<p>PO13 Each lot is able to accommodate any use that is exempt or self-assessable without—</p> <p>(a) increasing any adverse environmental impacts, particularly on any nearby sensitive land uses, as a result of any infrastructure system or increasing the cumulative effects of the systems in the locality;</p> <p>(b) increasing any health risks during a system failure;</p> <p>(c) deteriorating the water quality of existing and proposed water supplies; and</p> <p>(d) limiting the sustainable disposal of domestic effluent.</p>	no acceptable outcome identified

Table 9-28—Minimum areas and frontages for lots

Column 1 Zone (and circumstances, if any)	Column 2 Minimum area	Column 3 Minimum frontage
Centre	400 square metres	10 metres
Community facilities	4,000 square metres	40 metres
General residential (if not a rear lot)	800 square metres	18 metres
General residential (if a rear lot)	1000 square metres (not including access strip)	6 metres

Table 9-28—Minimum areas and frontages for lots

Column 1 Zone (and circumstances, if any)	Column 2 Minimum area	Column 3 Minimum frontage
Industry	1,000 square metres	20 metres
Recreation and open space	None specified	None specified
Rural residential	2 hectares	70 metres
Rural (Conservation precinct)	None specified	None specified
Rural (Intensive agriculture precinct)	100 hectares	100 metres
Rural (Hinterland precinct)	400 hectares	200 metres
Township	2,000 square metres	20 metres

PART 10 OTHER PLANS

There are no other plans in this planning scheme.



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 SC1.1.1 is an undefined use.

Note—Development comprising a combination of defined uses is not considered to be an undefined use, rather it is both uses.

- (3) A use listed in Table SC1.1.2 has the meaning set out in that table.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Table SC1.1.2 identifies examples of the types of activities that are consistent with the identified uses.

Table SC1.1.1—Index of use definitions

(1) Adult store	(35) High impact industry
(2) Agricultural supplies store	(36) Home-based business
(3) Air service	(37) Hospital
(4) Animal husbandry	(38) Hotel
(5) Animal keeping	(39) Indoor sport and recreation
(6) Aquaculture	(40) Intensive animal industry
(7) Bar	(41) Intensive horticulture
(8) Battery storage facility	(42) Landing
(9) Brothel	(43) Low impact industry
(10) Bulk landscape supplies	(44) Major electricity infrastructure
(11) Caretaker's accommodation	(45) Major sport, recreation and entertainment facility
(12) Car wash	(46) Market
(13) Cemetery	(47) Medium impact industry
(14) Childcare centre	(48) Motor sport facility
(15) Club	(49) Multiple dwelling
(16) Community care centre	(50) Nature-based tourism
(17) Community residence	(51) Nightclub entertainment facility
(18) Community use	(52) Office
(19) Crematorium	(53) Outdoor sales
(20) Cropping	(54) Outdoor sport and recreation
(21) Detention facility	(55) Outstation
(22) Dual occupancy	(56) Park
(23) Dwelling house	(57) Parking station
(24) Dwelling unit	(58) Permanent plantation
(25) Educational establishment	(59) Place of worship
(26) Emergency services	(60) Relocatable home park
(27) Environment facility	(61) Renewable energy facility
(28) Extractive industry	(62) Research and technology industry
(29) Food and drink outlet	(63) Residential care facility
(30) Function facility	(64) Resort complex
(31) Funeral parlour	(65) Retirement facility
(32) Garden centre	(66) Roadside stall
(33) Hardware and trade supplies	(67) Rooming accommodation
(34) Health care service	

(68)	Rural industry	(79)	Telecommunications facility
(69)	Rural workers' accommodation	(80)	Theatre
(70)	Sales office	(81)	Tourist attraction
(71)	Service industry	(82)	Tourist park
(72)	Service station	(83)	Transport depot
(73)	Shop	(84)	Utility installation
(74)	Shopping centre	(85)	Veterinary service
(75)	Short-term accommodation	(86)	Warehouse
(76)	Showroom	(87)	Wholesale nursery
(77)	Special industry	(88)	Winery
(78)	Substation	(89)	Workforce accommodation

Table SC1.1.2—Use definitions

(1)	<p>adult store means the use of premises for the primary purpose of displaying or selling—</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p> <p>sch 24 def <i>adult store</i> ins 2017 SL No. 141 s 24 (1)</p>
(2)	<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> <i>animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</i></p>
(3)	<p>air service means the use of premises for—</p> <p>(a) the arrival or departure of aircraft; or</p> <p>(b) housing, servicing, refuelling, maintaining or repairing aircraft; or</p> <p>(c) the assembly and dispersal of passengers or goods on or from an aircraft; or</p> <p>(d) training and education facilities relating to aviation; or</p> <p>(e) aviation facilities; or</p> <p>(f) an activity that—</p> <p>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p>(ii) directly services the needs of aircraft passengers.</p> <p><i>Examples of an air service—</i> <i>airport, air strip, helipad</i></p>
(4)	<p>animal husbandry means the use of premises for—</p> <p>(a) producing animals or animal products on native or improved pastures or vegetation; or</p> <p>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of animal husbandry—</i> <i>cattle stud, grazing of livestock, non-feedlot dairy</i></p>
(5)	<p>animal keeping means the use of premises for—</p> <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—</i> <i>aviary, cattery, kennel, stables, wildlife refuge</i></p>
(6)	<p>aquaculture see the Fisheries Act, schedule 1.</p>

Table SC1.1.2—Use definitions

	(means the cultivation of live fisheries resources for sale other than in circumstances prescribed by regulation.) sch 24 def <i>aquaculture</i> amd 2019 SL No. 71 s 59 sch 1
(7)	bar means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (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).
(8)	battery storage facility means the use of premises for the operation of 1 or more battery storage devices.
(9)	brothel see the Prostitution Act 1999, schedule 4 . (means premises made available for prostitution by 2 or more prostitutes at the premises)
(10)	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.
(11)	car wash means the use of premises for the commercial cleaning of motor vehicles. sch 24 def <i>car wash</i> ins 2020 SL No. 197 s 18
(12)	caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.
(13)	cemetery means the use of premises for the interment of bodies or ashes after death.
(14)	childcare centre means the use of premises for the care, education and minding, but not residence, of children. <i>Examples of a childcare centre— before or after school care, crèche, early childhood centre, kindergarten, vacation care</i>
(15)	club means the use of premises for— (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).
(16)	community care centre— (a) means the use of premises for— (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 members of the public. <i>Examples of a community care centre— disability support service, drop-in centre, respite centre, indigenous support centre</i>
(17)	community residence— (a) means the use of premises for residential accommodation for— (i) no more than— (A) 6 children, if the accommodation is provided as part of a program or service under the Youth Justice Act 1992 ; or (B) 6 persons who require assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a). sch 24 def <i>community residence</i> amd 2017 SL No. 222 s 4 (5)

Table SC1.1.2—Use definitions

(18)	<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>
(19)	<p>crematorium means the use of premises for the cremation or aquamation of bodies.</p>
(20)	<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 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> <i>forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard</i></p>
(21)	<p>detention facility means the use of premises for the lawful detention of persons.</p> <p><i>Example of a detention facility—</i> <i>correctional facility</i></p>
(22)	<p>dual occupancy—</p> <p>(a) means a residential use of premises involving—</p> <p style="padding-left: 20px;">(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 style="padding-left: 20px;">(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> <p>sch 24 def <i>dual occupancy</i> amd 2022 SL No. 133 s 3(3)</p>
(23)	<p>dwelling house means a residential use of premises involving—</p> <p>(a) 1 dwelling and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p> <p>sch 24 def <i>dwelling house</i> amd 2022 SL No. 133 s 3(4)–(5)</p>
(24)	<p>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.</p>
(25)	<p>educational establishment means the use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of an educational establishment—</i> <i>college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</i></p>
(26)	<p>emergency services means the use of premises by a government entity or community organisation to provide—</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p> <p><i>Examples of emergency services—</i> <i>ambulance station, evacuation centre, fire station, police station</i></p>

Table SC1.1.2—Use definitions

(27)	<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>
(28)	<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>
(29)	<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 or off the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a food and drink outlet—</i> <i>cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</i></p> <p>sch 24 def food and drink outlet amd 2022 SL No. 9 s 7(6)</p>
(30)	<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>
(31)	<p>funeral parlour—</p> <p>(a) means the use of premises for—</p> <p>(i) arranging and conducting funerals, memorials and other similar events; or</p> <p>(ii) a mortuary; or</p> <p>(iii) storing and preparing bodies for burial or cremation; but</p> <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>
(32)	<p>garden centre means the use of premises for—</p> <p>(a) selling plants; or</p> <p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet that is ancillary to the use in paragraph (a).</p>
(33)	<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>
(34)	<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> <i>dental clinic, medical centre, physiotherapy clinic</i></p>
(35)	<p>high 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 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>

Table SC1.1.2—Use definitions

(36)	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.
(37)	hospital means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).
(38)	hotel — (a) means the use of premises for— (b) selling liquor for consumption on the premises; or (c) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (d) does not include a bar.
(39)	indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors. <i>Examples of indoor sport and recreation— amusement parlour, bowling alley, gymnasium, squash court</i>
(40)	intensive animal industry — (a) means the use of premises for— (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. <i>Examples of intensive animal industry— feedlot, piggery, poultry and egg production</i>
(41)	intensive horticulture — (a) means the use of premises for— (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 the use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants. <i>Examples of intensive horticulture— greenhouse, hydroponic farm, mushroom farm</i>
(42)	landing means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.
(43)	low impact industry means the use of premises for an industrial activity— (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 a low impact industry; and (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

Table SC1.1.2—Use definitions

	the number of products manufactured or the level of emissions produced by the activity.
(44)	<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, 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>
(45)	<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 entertainment facility—</i> <i>convention centre, exhibition centre, horse racing facility, sports stadium</i></p>
(46)	<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>
(47)	<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 relating to the number of products manufactured or the level of emissions produced by the activity.</p>
(48)	<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 and 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> <i>car race track, go-kart track, trail bike park, 4WD park</i></p>
(49)	<p>multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.</p> <p>sch 24 def <i>multiple dwelling</i> amd 2022 SL No. 133 s 3(6)</p>
(50)	<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> <i>environmentally responsible accommodation facilities including cabins, huts, lodges and tents</i></p>
(51)	<p>nightclub entertainment facility means the use of premises for—</p> <p>(a) providing entertainment that is cabaret, dancing or music; or</p>

Table SC1.1.2—Use definitions

	(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 omitted 2022—see ‘workforce accommodation’
(52)	<p>office—</p> <p>(a) means the use of premises for—</p> <p>(i) providing an administrative, financial, management or secretarial service or function; or</p> <p>(ii) the practice of a profession; or</p> <p>(iii) providing business or professional advice or services; but</p> <p>(b) does not include the use of premises for making, selling or hiring goods.</p> <p><i>Examples of an office—</i> <i>bank, real estate agency</i></p>
(53)	<p>outdoor sales means the use of premises for—</p> <p>(a) displaying, selling, hiring or leasing vehicles, boats, 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>
(54)	<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> <i>cricket oval, driving range, golf course, swimming pool, tennis court</i></p>
(55)	<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>
(56)	park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.
(57)	parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.
(58)	permanent plantation means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.
(59)	<p>place of worship means the use of premises for—</p> <p>(a) organised worship and other religious activities; or</p> <p>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</p>
(60)	<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>
(61)	<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 bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p>

Table SC1.1.2—Use definitions

	<p>(b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.</p> <p>sch 24 def <i>renewable energy facility</i> ins 2017 SL No. 141 s 14 (2)</p>
(62)	<p>research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p> <p><i>Examples of research and technology industries—</i> <i>aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories</i></p>
(63)	<p>residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who—</p> <p>(a) can not live independently; and</p> <p>(b) require regular nursing or personal care.</p> <p><i>Examples of a residential care facility—</i> <i>convalescent home, nursing home</i></p>
(64)	<p>resort complex means the use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or <i>Examples of integrated leisure facilities—</i> <i>bars, meeting and function facilities, restaurants, sporting and fitness facilities</i></p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>
(65)	<p>retirement facility means a residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or serviced 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>
(66)	<p>roadside stall means the use of premises for the roadside display and sale of goods in a rural area.</p>
(67)	<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 under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, 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—</i> <i>boarding house, hostel, monastery, off-site student accommodation</i></p>
(68)	<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>

Table SC1.1.2—Use definitions

(69)	<p>rural workers' accommodation means the use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.</p> <p>sch 24 def <i>rural workers' accommodation</i> sub 2022 SL No. 9 s 7(1)–(2)</p>
(70)	<p>sales office means the use of premises for the temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>
(71)	<p>service industry means the use of premises for an industrial activity that—</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location with other non-industrial uses.</p> <p><i>Examples of service industries—</i> <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</i></p>
(72)	<p>service station means the use of premises for—</p> <p>(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or</p> <p>(b) 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).</p>
(73)	<p>shop means the use of premises for—</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p> <p><i>Examples of a shop—</i> <i>betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket</i></p>
(74)	<p>shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>
(75)	<p>short-term accommodation—</p> <p>(a) means the use of premises for—</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</p> <p>(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</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>
(76)	<p>showroom means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(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.</p> <p><i>Examples of a showroom—</i> <i>bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom</i></p>
(77)	<p>special 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 special 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</p>

Table SC1.1.2—Use definitions

	the number of products manufactured or the level of emissions produced by the activity.
(78)	<p>substation means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works as defined under the Electricity Act, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>
(79)	telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.
(80)	<p>theatre means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshops;</p> <p>(v) sound stages.</p> <p><i>Example of a theatre—</i> <i>cinema, concert hall, film studio, music recording studio</i></p>
(81)	<p>tourist attraction means the use of premises for—</p> <p>(a) providing entertainment to, or a recreation facility for, the general public; or</p> <p>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a tourist attraction—</i> <i>theme park, zoo</i></p>
(82)	<p>tourist park means the use of premises for—</p> <p>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(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).</p>
(83)	<p>transport depot means the use of premises for—</p> <p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a transport depot—</i> <i>using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery</i></p>
(84)	<p>utility installation means the use of premises for—</p> <p>(a) a service for supplying or treating water, hydraulic power or gas; or</p> <p>(b) a sewerage, drainage or stormwater service; or</p> <p>(c) a transport service; or</p> <p>(d) a waste management service; or</p>

Table SC1.1.2—Use definitions

	(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).
(85)	veterinary service 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).
(86)	warehouse 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— self-storage facility, storage yard</i>
(87)	wholesale nursery 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).
(88)	winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.
(89)	workforce accommodation— (a) means the use of premises for— (i) accommodation that is provided for persons who perform work as part of— (A) a resource extraction project; or (B) a project identified in a planning scheme as a major industry or infrastructure project; or (C) a rural use; or (ii) creation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but (b) does not include rural workers' accommodation. sch 24 def workforce accommodation ins 2022 SL No. 9 s 7(2)

SC1.1.2 Defined activity groups

There are no defined activity groups for the planning scheme.

SC1.1.3 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined use terms listed in **Table SC1.1.2—Use definitions**—for low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.3—Industry thresholds	
Use term	Additional examples include
(1) Low impact industry	(a) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; (b) Repairing and servicing lawn mowers and outboard engines; (c) Fitting and turning workshop; (d) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; (e) Assembling wood products not involving cutting, routing, sanding or spray painting; (f) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components;

Use term	Additional examples include
(2) Medium impact industry	<p>(a) Metal foundry producing less than 10 tonnes of metal castings per annum;</p> <p>(b) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum;</p> <p>(c) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a hazardous chemical facility under the <i>Work Health and Safety Act 2011</i>;</p> <p>(d) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum;</p> <p>(e) Enamelling workshop using less than 15,000 litres of enamel per annum;</p> <p>(f) Galvanising works using less than 100 tonnes of zinc per annum;</p> <p>(g) Anodising or electroplating workshop where tank area is less than 400 square metres;</p> <p>(h) Powder coating workshop using less than 500 tonnes of coating per annum;</p> <p>(i) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum;</p> <p>(j) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components;</p> <p>(k) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum;</p> <p>(l) Processing, smoking, drying, curing, milling, bottling or canning to produce food, beverages or pet food, less than 200 tonnes per annum;</p> <p>(m) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum;</p> <p>(n) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum;</p> <p>(o) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum;</p> <p>(p) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum;</p> <p>(q) Recycling and reprocessing batteries;</p> <p>(r) Repairing or maintaining boats;</p> <p>(s) Manufacturing substrate for mushroom growing;</p> <p>(t) Manufacturing or processing plaster, producing less than 5,000 tonnes per annum;</p> <p>(u) Recycling or reprocessing tyres including retreading;</p> <p>(v) Printing advertising material, magazines, newspapers, packaging and stationery;</p> <p>(w) Transport depot, distribution centre, contractors depot and storage yard;</p> <p>(x) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools);</p> <p>(y) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum;</p> <p>(z) Reconditioning metal or plastic drums;</p> <p>(aa) Glass fibre manufacture less than 200 tonnes per annum;</p> <p>(bb) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>

Table SC1.1.3—Industry thresholds

Use term	Additional examples include
(3) High impact industry	<p>(a) Metal foundry producing 10 tonnes or greater of metal castings per annum;</p> <p>(b) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum;</p> <p>(c) Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes;</p> <p>(d) Scrap metal yard including a fragmentiser;</p> <p>(e) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum;</p> <p>(f) Processing, smoking, drying, curing, milling, bottling or canning to produce food, beverages or pet food, greater than 200 tonnes per annum;</p> <p>(g) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum;</p> <p>(h) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</p> <p>(i) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;</p> <p>(j) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum;</p> <p>(k) Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum;</p> <p>(l) Enamelling workshop using 15,000 litres or greater of enamel per annum;</p> <p>(m) Galvanising works using 100 tonnes or greater of zinc per annum;</p> <p>(n) Anodising or electroplating workshop where tank area is 400 square metres or greater;</p> <p>(o) Powder coating workshop using 500 tonnes or greater of coating per annum;</p> <p>(p) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum;</p> <p>(q) Concrete batching and producing concrete products;</p> <p>(r) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;</p> <p>(s) 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>(t) Manufacturing fibreglass pools, tanks and boats;</p> <p>(u) 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>(v) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum;</p> <p>(w) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre;</p> <p>(x) Abattoir;</p> <p>(y) Recycling chemicals, oils or solvents;</p> <p>(z) Waste disposal facility (other than waste incinerator);</p> <p>(aa) Recycling, storing or reprocessing regulated waste;</p> <p>(bb) Manufacturing batteries;</p> <p>(cc) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</p> <p>(dd) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum;</p> <p>(ee) Crematoria;</p>

Use term	Additional examples include
	(ff) Glass fibre manufacture producing 200 tonnes or greater per annum; (gg) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
(4) Special industry	(a) Oil refining or processing; (b) Producing, refining or processing gas or fuel gas; (c) Distilling alcohol in works producing greater than 2,500 litres per annum; (d) Power station; (e) Producing, quenching, cutting, crushing or grading coke; (f) Waste incinerator; (g) Sugar milling or refining; (h) Pulp or paper manufacturing; (i) Tobacco processing; (j) Tannery or works for curing animal skins, hides or finishing leather; (k) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; (l) Rendering plant; (m) Manufacturing chemicals, poisons and explosives; (n) Manufacturing fertilisers involving ammonia; (o) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms and definitions

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

Table SC1.2.1—Index of administrative terms and definitions

(1) Access strip	(17) Caretaker
(2) Active resource interest	(18) Combined use area
(3) Adjoining premises	(19) Constructed road
(4) Advertising device	(20) Council land
(5) Agricultural Land Classification (ALC) Class A and Class B land	(21) Defined flood event
(6) Ancillary	(22) Defined flood level
(7) Annual exceedance probability	(23) Designated commercial frontage
(8) Basement	(24) Development footprint
(9) Battery storage device	(25) Domestic outbuilding
(10) Bioenergy	(26) Dwelling
(11) Borrow pit	(27) Extractive resources
(12) Boundary clearance	(28) Filling or excavation
(13) Buffer	(29) Frontage
(14) Building height	(30) Gravel pit
(15) Building work	(31) Gross floor area
(16) Bushfire prone area	(32) Ground level
	(33) Habitable room

(34)	Higher density residential development	(54)	Service area
(35)	Household	(55)	Setback
(36)	Identified road corridor	(56)	Sewered area
(37)	Industrial activity	(57)	Site
(38)	Key resource area	(58)	Site cover
(39)	Local heritage place	(59)	Solar energy
(40)	Local resource area	(60)	SPP Interactive Mapping
(41)	Matters of state environmental significance (MSES)	(61)	State land
(42)	Minor building reuse	(62)	Stock route
(43)	Minor building work	(63)	Storey
(44)	Minor operational work	(64)	Streetscape
(45)	Outermost projection	(65)	Structure
(46)	Overland flow path	(66)	Temporary use
(47)	Plot ratio	(67)	Total use area
(48)	Private open space	(68)	Urban purpose
(49)	Public sector entity	(69)	Use
(50)	Rear lot	(70)	Watercourse
(51)	Rural use	(71)	Water supply area
(52)	Secondary dwelling	(72)	Wetland
(53)	Sensitive land uses	(73)	Wetland protection area

Table SC1.2.2—Administrative terms and definitions

Column 1	Column 2
Term	Definition
(1) Access strip	means that part of a site used for providing access to a road.
(2) Active resource interest	means an active mining lease area, active gas exploration area, or an existing extractive industry.
(3) Adjoining premises	means premises that share a common boundary, including premises that meet at a single point on a common boundary.
(4) Advertising device	(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.
(5) Agricultural Land Classification (ALC) Class A and Class B land	see the State Planning Policy <i>Editor's note—Mapping for Agricultural Land Classification (ALC) Class A and Class B land is available from the SPP interactive mapping system at https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking.</i>
(6) Ancillary	means incidental and subordinate.
(7) Annual exceedance probability	means the likelihood of occurrence of a flood of a given size or larger in any one year; usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of 5 per cent, it means that there is a 5 per cent risk (i.e. probability of 0.05 or a likelihood of 1 in 20) of a peak flood discharge of 500 cubic metres per second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

Table SC1.2.2—Administrative terms and definitions

Column 1 Term	Column 2 Definition
(8) Basement	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.
(9) Battery storage device	(a) means plant that— (i) converts electricity into stored energy; and (ii) releases stored energy as electricity; and (b) includes any equipment necessary for the operation of the plant. sch 24 def battery storage device ins 2022 SL No. 195 s 10(2)
(10) Bioenergy	means energy derived from organic material to generate electricity and heat or to produce fuels for transport.
(11) Borrow pit	means an extractive industry operated without the use of explosives adjacent to a road reserve to provide quarry materials for road maintenance and construction.
(12) Boundary clearance	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 (b) a rainwater fitting. <i>Examples—</i> <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.</i> <i>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.</i>
(13) Buffer	means an area of the land including watercourses required for maintaining separation distances— (a) between different land uses; or (b) from a major noise source; or (c) from a conservation area or a public recreation area
(14) Building height	of a building, means— (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 (b) the number of storeys in the building above ground level.
(15) Building work	as defined in the <i>Planning Act 2016</i> .
(16) Bushfire prone area	see the State Planning Policy <i>Editor's note—Mapping for the Bushfire prone area is available from the SPP interactive mapping system at https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking/.</i>
(17) Caretaker	means a person responsible for the security or maintenance of premises.
(18) Combined use area	means the GFA of the building or structure plus the sum of the covered but unenclosed floor areas of all storeys of the building or structure on the site measured within the supporting columns or posts of the building or structure.
(19) Constructed road	means a State-controlled road or a road identified on Council's interactive mapping as 'local road' <i>Editor's note—Mapping of local roads is available from North Burnett Regional Council's interactive mapping system at http://www.nbrc.qld.gov.au/?id=191</i>
(20) Council land	means freehold land owned by North Burnett Regional Council.

Table SC1.2.2—Administrative terms and definitions


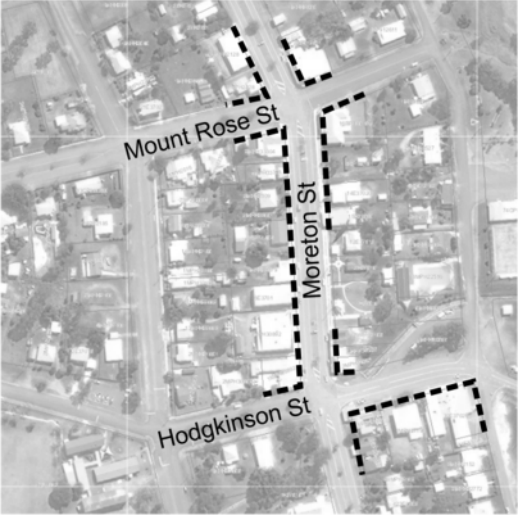
Column 1 Term	Column 2 Definition
(21) Defined flood event	means a flood event equivalent to the January 2013 flood in the Burnett catchment. <i>Editor's note—Overlay Maps OM-FH-009 to OM-FH-015 represent the Defined Flood Event as blue shaded areas.</i>
(22) Defined flood level	see the Building Regulation, section 8(5)
(23) Designated commercial frontage	means a frontage to land in the Centre zone identified by a black dashed line in the following figures—  <p data-bbox="568 1106 1273 1133">Figure SC1.4.1—Biggenden designated commercial frontages</p>  <p data-bbox="568 1697 1273 1724">Figure SC1.4. 2—Eidsvold designated commercial frontages</p>

Table SC1.2.2—Administrative terms and definitions

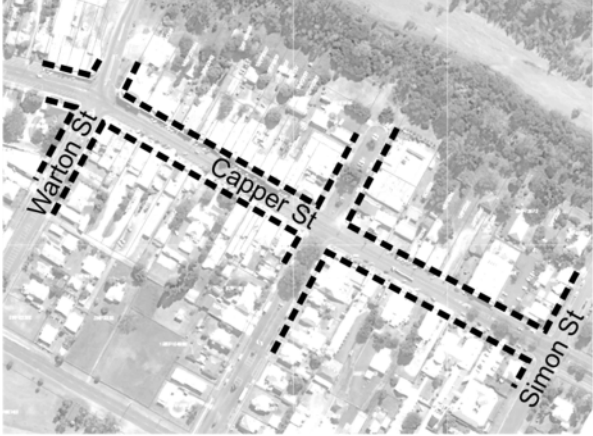
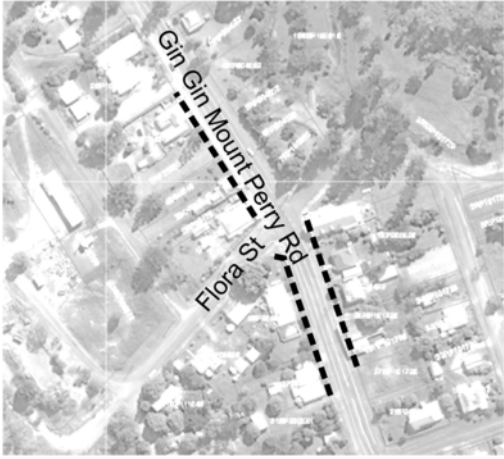

Column 1 Term	Column 2 Definition
	 <p data-bbox="566 824 1257 857">Figure SC1.4.3—Gayndah designated commercial frontages</p>  <p data-bbox="566 1361 1294 1395">Figure SC1.4.4—Mount Perry designated commercial frontages</p>  <p data-bbox="566 1899 1299 1933">Figure SC1.4.5—Mundubbera designated commercial frontages</p>

Table SC1.2.2—Administrative terms and definitions


Column 1 Term	Column 2 Definition
	 <p data-bbox="571 860 1225 891">Figure SC1.4.6—Monto designated commercial frontages</p>
(24) Development footprint	<p>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> <ul style="list-style-type: none"> (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
(25) Domestic outbuilding	<p>means a non-habitable class 10a building that is—</p> <ul style="list-style-type: none"> (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
(26) Dwelling	<p>means all or part of a building that—</p> <ul style="list-style-type: none"> (a) is used, or capable of being used, as a self-contained residence; and (b) contains— <ul style="list-style-type: none"> (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
(27) Extractive resources	<p>means naturally-occurring deposits of clay, gravel, sand, rock, soil, and turf, other than minerals under the <i>Mineral Resources Act 1989</i>, extracted for use in construction.</p>
(28) Filling or excavation	<p>means the removal or importation of material to or from a lot that will change the ground level of the land.</p>
(29) Frontage	<p>means any boundary between a lot and a road</p>
(30) Gravel pit	<p>means an extractive industry quarry where only surface gravel deposits are removed (i.e. does not extend into bedrock) with topsoil preserved and after the gravel is removed the topsoil is replaced so as to be suitable for rural purposes.</p>
(31) Gross floor area	<p>means for a building, the total floor area of all storeys of a 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>

Table SC1.2.2—Administrative terms and definitions

Column 1 Term	Column 2 Definition
	(a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading and manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
(32) Ground level	means the— (a) level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
(33) Habitable room	as defined in the Building Code of Australia.
(34) Higher density residential development	see section 9.3.6.1
(35) Household	means one or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
(36) Identified road corridor	means a road corridor identified on the Overlay Map Infrastructure as a State controlled road or a Significant local government road.
(37) Industrial activity	means premises used for trade or business that involves the following— (a) the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas; (b) scientific or technological research, investigation or testing; the disposal of waste.
(38) Key resource area	or KRA—see the State Planning Policy—the term includes the resource/processing area, separation area, transport route and transport route separation area <i>Editor's note—Mapping for matters of state environmental significance is available from the SPP interactive mapping system at https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking.</i>
(39) Local heritage place	means a local heritage place under the <i>Queensland Heritage Act 1992</i> . ⁶⁹
(40) Local resource area	or LRA—means an identified location that contains extractive resources of local significance as shown on the Council's interactive mapping system.
(41) Matters of state environmental significance (MSES)	see the State Planning Policy <i>Editor's note—Mapping for matters of state environmental significance is available from the SPP interactive mapping system at https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking.</i>
(42) Minor building reuse	means starting or re-establishing the use of an existing building whether or not such use necessitates or involves building work being only minor building work or a change of classification under the Building Code of Australia. The term includes the ancillary use of the curtilage of the building.
(43) Minor building work	means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.

⁶⁹ Refer to Council's local heritage register available from Council's website.

Table SC1.2.2—Administrative terms and definitions

Column 1 Term	Column 2 Definition
(44) Minor operational work	means operational work associated with a dwelling house.
(45) Outermost projection	means the outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings or ornamental attachments.
(46) Overland flow path	means where— (a) a piped drainage system exists—the path where flood waters exceeding the capacity of the underground drainage system would flow; or (b) no piped drainage system or other form of defined waterway exists—the path taken by surface run-off from higher parts of the catchment. This does not include a watercourse or wetland.
(47) Plot ratio	means the ratio of the gross floor area of a building on a site to the area of the site.
(48) Private open space	means an outdoor space for the exclusive use of occupants of a building.
(49) Public sector entity	as defined in the <i>Planning Act 2016</i> .
(50) Rear lot	means a lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
(51) Rural use	means the use of premises for any one or more of the following—Animal husbandry, Animal keeping, Aquaculture, Cropping, Intensive animal industry, Intensive horticulture, Permanent plantation, Wholesale nursery, or Winery.
(52) 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.
(53) Sensitive land uses	means— (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) a relocatable home park; or (o) a residential care facility; or (p) a resort complex; or (q) a retirement facility; or (r) rooming accommodation; or (s) rural workers' accommodation; or (t) short-term accommodation; or (u) a supervised accommodation service; or (v) a tourist park. (w) workforce accommodation

Table SC1.2.2—Administrative terms and definitions

Column 1 Term	Column 2 Definition
(54) Service area	see the <i>Water Supply (Safety and Reliability) Act 2008</i>
(55) 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.
(56) Sewered area	means a service area for a sewerage service declared under the <i>Water Supply (Safety and Reliability) Act 2008</i> .
(57) Site	of development, means the land that the development is to be carried out on. <i>Examples—</i> <i>1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.</i> <i>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.</i>
(58) 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— (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
(59) Solar energy	means energy radiated from the sun. Solar power is produced when this energy is converted into electricity or used to heat air, water, or other substances.
(60) SPP Interactive Mapping	see the State Planning Policy <i>Editor's note—The State Planning Policy Interactive Mapping System, accessible at https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking, is a repository for all available Geographic Information System (GIS) mapping layers kept, prepared or sourced by the state that relate to matters of state interest under the Planning Act 2016 and referenced in the State Planning Policy.</i> <i>Note—This planning scheme only refers to Agricultural Land Classification (ALC) Class A and Class B, Bushfire prone area, Matters of State Environmental Significance (MSES), Stock route network and Transport noise corridors.</i>
(61) State land	means land that is vested in, or held in trust by, the State, and includes any interests in or rights over land that are held by the State or a statutory body.
(62) Stock route	see the <i>Land Act 1994</i> , schedule 6 <i>Editor's note—Mapping for the stock route network is available from the SPP interactive mapping system at https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking/.</i>
(63) 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

Table SC1.2.2—Administrative terms and definitions

Column 1 Term	Column 2 Definition
	<p>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</p> <p><i>A mezzanine is a storey.</i></p> <p><i>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</i></p> <p><i>A basement is not a storey.</i></p>
(64) Streetscape	means the collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
(65) Structure	as defined in the Building Code of Australia.
(66) Temporary use	<p>means a use that—</p> <p>(a) is carried out on a non-permanent basis; and</p> <p>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</p> <p><i>Note—Provisions for temporary use timeframes for defined uses may be provided within section 1.7 Local government administrative matters.</i></p>
(67) Total use area	<p>means the sum of all parts of the lot used for that particular use including any ancillary use, but does not include areas used for—</p> <p>(a) car parking;</p> <p>(b) landscaping; and</p> <p>(c) vehicle manoeuvring.</p> <p>For the purpose of calculating carparking requirements the term includes the total floor area of all buildings.</p>
(68) Urban purpose	<p>means a purpose for which land is used in cities or towns—</p> <p>(a) including residential, industrial, sporting, recreation and commercial purposes; but</p> <p>(b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.</p>
(69) Use	as defined in the <i>Planning Act 2016</i> .
(70) Watercourse	as defined in the <i>Planning Regulation 2017</i> .
(71) Water supply area	means a service area for a water service declared under the <i>Water Supply (Safety and Reliability) Act 2008</i> .
(72) Wetland	see the <i>Environmental Protection Regulation 2019</i> , schedule 12, part 2.
(73) Wetland protection area	see the <i>Environmental Protection Regulation 2019</i> , schedule 12, part 2.

Schedule 2 Mapping

SC2.1 Map index

- (1) The tables below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework map		
SF-001	North Burnett Region	24 October 2014
Zone maps		
ZM-001	Rural Sheet 1 of 8	24 October 2014
ZM-002	Rural Sheet 2 of 8	24 October 2014
ZM-003	Rural Sheet 3 of 8	24 October 2014
ZM-004	Rural Sheet 4 of 8	24 October 2014
ZM-005	Rural Sheet 5 of 8	24 October 2014
ZM-006	Rural Sheet 6 of 8	24 October 2014
ZM-007	Rural Sheet 7 of 8	24 October 2014
ZM-008	Rural Sheet 8 of 8	24 October 2014
ZM-009	Monto Sheet 1 of 2	24 October 2014
ZM-010	Monto Sheet 2 of 2	24 October 2014
ZM-011	Mount Perry	24 October 2014
ZM-012	Eidsvold	24 October 2014
ZM-013	Mundubbera	24 October 2014
ZM-014	Gayndah	24 October 2014
ZM-015	Biggenden	24 October 2014
ZM-016	Kalpowar, Mungungo, Moonford, Bancroft	24 October 2014
ZM-017	Mulgildie, Abercorn, Ideraway, Byrnestown	24 October 2014
ZM-018	Dallarnil, Degilbo, Coalstoun Lakes	24 October 2014
Local plan maps		
	There are no Local plan maps.	
Overlay maps		
SPP Interactive Mapping System	Agricultural Land Classification (ALC) class A and B	
SPP Interactive Mapping System	Bushfire prone area	
OM-ER-01	Extractive Resources and Mining Sheet 1 of 8	24 October 2014
OM-ER-02	Extractive Resources and Mining Sheet 2 of 8	24 October 2014
OM-ER-03	Extractive Resources and Mining Sheet 3 of 8	24 October 2014
OM-ER-04	Extractive Resources and Mining Sheet 4 of 8	24 October 2014
OM-ER-05	Extractive Resources and Mining Sheet 5 of 8	24 October 2014
OM-ER-06	Extractive Resources and Mining Sheet 6 of 8	24 October 2014
OM-ER-07	Extractive Resources and Mining Sheet 7 of 8	24 October 2014

Map number	Map title	Gazettal date
OM-ER-08	Extractive Resources and Mining Sheet 8 of 8	24 October 2014
OM-FH-001	Flood Hazard Sheet 1 of 15	24 October 2014
OM-FH-002	Flood Hazard Sheet 2 of 15	24 October 2014
OM-FH-003	Flood Hazard Sheet 3 of 15	24 October 2014
OM-FH-004	Flood Hazard Sheet 4 of 15	24 October 2014
OM-FH-005	Flood Hazard Sheet 5 of 15	24 October 2014
OM-FH-006	Flood Hazard Sheet 6 of 15	24 October 2014
OM-FH-007	Flood Hazard Sheet 7 of 15	24 October 2014
OM-FH-008	Flood Hazard Sheet 8 of 15	24 October 2014
OM-FH-009	Flood Hazard Sheet 9 of 15	24 October 2014
OM-FH-010	Flood Hazard Sheet 10 of 15	24 October 2014
OM-FH-011	Flood Hazard Sheet 11 of 15	24 October 2014
OM-FH-012	Flood Hazard Sheet 12 of 15	24 October 2014
OM-FH-013	Flood Hazard Sheet 13 of 15	24 October 2014
OM-FH-014	Flood Hazard Sheet 14 of 15	24 October 2014
OM-FH-015	Flood Hazard Sheet 15 of 15	24 October 2014
OM-HL-01	Historic Lots – Monto Sheet 1 of 6	2 June 2017
OM-HL-02	Historic Lots – Mount Perry Sheet 2 of 6	2 June 2017
OM-HL-03	Historic Lots – Eidsvold Sheet 3 of 6	2 June 2017
OM-HL-04	Historic Lots – Kalpowar, Mulgildie, Rawbelle, Bancroft Sheet 4 of 6	2 June 2017
OM-HL-05	Historic Lots – Abercorn, Wetheron, Ideraway, Byrnestown Sheet 5 of 6	2 June 2017
OM-HL-06	Historic Lots – Shamrock, Dallarnil, Lakeside Sheet 6 of 6	2 June 2017
OM-INFR-01	Infrastructure Sheet 1 of 8	24 October 2014
OM-INFR-02	Infrastructure Sheet 2 of 8	24 October 2014
OM-INFR-03	Infrastructure Sheet 3 of 8	24 October 2014
OM-INFR-04	Infrastructure Sheet 4 of 8	24 October 2014
OM-INFR-05	Infrastructure Sheet 5 of 8	24 October 2014
OM-INFR-06	Infrastructure Sheet 6 of 8	24 October 2014
OM-INFR-07	Infrastructure Sheet 7 of 8	24 October 2014
OM-INFR-08	Infrastructure Sheet 8 of 8	24 October 2014
SPP Interactive Mapping System	Matters of State Environmental Significance (MSES) (All)	
SPP Interactive Mapping System	Stock Route Network	
Other plan maps		
	There are no other plan maps.	

SC2.2 Strategic framework map

Refer to strategic framework map

SC2.3 Zone maps

Refer to zoning maps

SC2.4 Local plan maps

There are no local plan maps

SC2.5 Overlay maps

Refer to overlay maps

Refer to 'SPP Interactive Mapping System – Agricultural land classification class A and B' layer for the Agricultural land overlay

Refer to 'SPP Interactive Mapping System – Bushfire prone area' layer for the Bushfire prone area overlay.

Refer to 'SPP Interactive Mapping System – Biodiversity (All MSES)' layer for the Matters of environmental significance overlay

Refer to 'SPP Interactive Mapping System – Stock route network' layer for the Infrastructure overlay (Stock route)

SC2.6 Other plans maps

There are no other plans maps

Schedule 3 Priority infrastructure plan mapping and supporting material

SC3.1 Priority infrastructure plan

There is no priority infrastructure plan

SC3.2 Priority infrastructure area maps

There are no priority infrastructure area maps

SC3.3 Plans for trunk infrastructure

There are no plans for trunk infrastructure

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—

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

SC4.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the SP Act and Chapter 4, Part 2, Division 2 of the Act (charges for trunk infrastructure)

Table SC4.2.1—Notation of resolutions under Chapter 8, Part 2, Division 1 of the SP Act and Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
Resolutions made under Chapter 8, Part 2, Division 1 of the SP Act⁷¹			
17 December 2013	30 March 2014	'Adopted Infrastructure Charges Resolution (No 7) 2013'	1300 696 272 http://www.northburnett.qld.gov.au/res/file/Building/aicr_2013.pdf
5 May 2015	19 May 2015	Charges resolution (No.1) 2015	1300 696 272 http://www.northburnett.qld.gov.au/planning-and-building
6 October 2015	7 October 2015	Charges resolution (No.2) 2015	1300 696 272 http://www.northburnett.qld.gov.au/planning-and-building
Resolutions made under Chapter 4, Part 2, Division 2 of the Act			

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.

⁷¹ The Charges Resolutions became redundant as from 1 July 2018.

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 decision	Location of premises (real property description)	Details of registration	Term of registration
<insert details>	<insert details>	<insert details>	<insert details>

Schedule 5 Notations of land designated for community infrastructure under section 211 of the SP Act, and designation of premises for development of infrastructure under section 42 of the Act

Editor's note—The State's interactive Development Assessment Mapping System at <https://dams.dsdp.esriaustraliaonline.com.au/damappingsystem/?accordions=SARA%20DA%20Mapping> shows designations. (See 'Other State Planning Matters, then 'Infrastructure Designations'.')

SC5.1 Burnett River Dam

- (1) The Ministerial designation applies to those parts of the land required to construct and operate the proposed Burnett River Dam with the capacity of up to 300,000 megalitres on the lower Burnett River at approximately 131km Adopted Middle Thread Distance (AMTD), consisting of the beds and banks of the Burnett River and its tributaries as identified in Table SC5.1.1 below.
- (2) Date of designation—10 October 2002 by the Minister for State Development.
- (3) Type of community infrastructure—Community infrastructure for the construction and operation of the proposed Burnett River Dam.

Table SC5.1.1—Land designated for community infrastructure: Burnett River Dam

Real property description		Approximate area of land affected (ha)	Real property description		Approximate Area of Land Affected (ha)
Lot	Plan		Lot	Plan	
1	RP56328	18.61	33	BON321	57.15
2	RP151435	23.71	34	BON640	51.14
2	RP56328	63.88	35	BON321	16.96
16	BON1281	1.03	82	BON640	16.85
23	BON293	2.43	30	BON310	126.17
44	BON652	37.07	66	BON1146	6.40
46	BON319	251.22	83	BON310	74.61
26	BON690	66.26	87	BON1146	0.9882
1	RP151435	5.43	49	BON347	52.11
57	BON348	44.04	58	BON349	2.01
89	BON1257	5.612	59	BON349	5.92
65	BON1097	24.85	41	RP861167	82.79
27	BON705	0.28	24	BON294	6.26
2	RP159428	22.74	45	BON319	12.82
25	BON705	0.67	86	BON690	33.58
1	BN37317	127.07	16	SP160044	597.22
1	RP159428	84.03	17	BON663	522.45
2	BON68	22.02	18	MZ80	65.15
15	BON512	39.58	1	SP158196	0.52
23	BON854	316.24	1	SP160044	3.18
24	RP234293	49.74	1	SP163112	15.17
39	BON704	2.125	22	MCK37102	89.03
43	BON1379	11.88	22	SP163112	379.8
62	BON453	29.02	27	SP158196	78.47
21	BON664	30.02	2	SP160044	2.99
29	BON304	92.78	80	BON180	244.03
32	BON340	76.05			

SC5.2 Powerlink transmission lines

- (74) The Ministerial designation applies to those parts of the land required for the construction and operation of Powerlink transmission lines from—
 - (a) Calvale to Tarong 275kV;
 - (b) South Pine to Gladstone (1); and

(c) South Pine to Gladstone (2).

(75) Date of designation—24 March 2000 by the Minister Assisting the Deputy Premier on Regional Development, Minister for Mines and Energy.

(76) Type of community infrastructure—(k) operating works under the *Electricity Act 1994*.**Table SC5.2.1—Land designated for community infrastructure: Powerlink (Calvale to Tarong)**

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
5	SP148239	41.54	8	CP912606	4.93
17	NT91	7.48	60	RW840	34.15
23	SP123939	21.89	57	SP234767	1.34
13	RW305	25.33	69	FTY1305	0.00
21	NT116	22.13	2	WK39	40.38
24	RW220	9.17	132	FTY1348	21.37
69	FTY1305	10.63	2	WK47	1.58
8	CP912606	17.29	231	FTY995	15.43
22	RW643	9.88	69	FTY1305	10.63
28	FTY1711	13.89	8	CP912606	17.29
9	NT75	24.94	23	WK150	21.57
44	FTY892	16.94	13	RW305	6.00
8	CP912606	4.93	57	SP234767	17.98
132	FTY1348	13.92	5	NT7	0.11
132	FTY1348	71.38	28	FTY1711	0.00
59	WK108	25.42	2	WK47	1.58
28	FTY1711	23.66	231	FTY995	15.43
17	NT369	32.05	57	SP234767	17.98
12	CP912606	2.49	4	RW278	9.32
2	WK47	60.03	132	FTY1348	7.55
23	WK150	0.38	18	RW699	20.22
2	BO557	19.58	59	WK108	25.42
132	FTY1348	3.81	28	FTY1711	23.66
14	SP228929	10.32	48	RW194	0.76
24	RW220	18.61	4	PM425	19.92
1	SP228928	9.79	28	FTY1711	13.75
4	PM425	33.06	48	RW194	30.16
36	RW603	6.92	132	FTY1348	28.45
47	RW194	19.60	59	WK27	11.07
8	CP912606	4.93	16	WK196	11.19
60	RW840	34.15	5	SP148239	6.31
57	SP234767	1.34	23	WK150	0.38
23	WK150	21.57	1	NT76	18.61
69	FTY1305	0.00	1	SP228928	25.81
2	WK47	1.58	132	FTY1348	0.00
231	FTY995	15.43	9	RP816988	37.09
2	WK39	40.38	5	SP148239	41.54
69	FTY1305	10.63	6	WK183	29.36
8	CP912606	17.29	17	NT369	32.05
132	FTY1348	21.37	12	CP912606	2.49
13	RW305	6.00	2	WK47	60.03
28	FTY1711	0.00	2	BO557	19.58
57	SP234767	17.98	132	FTY1348	7.55
5	NT7	0.11	18	RW699	20.22
2	SP228927	35.22	48	RW194	0.76
6	NT7	32.83	4	PM425	19.92
25	RW611	20.86	28	FTY1711	13.75
63	SP157907	63.74	132	FTY1348	0.00
4	RW278	9.32	9	RP816988	37.09
132	FTY1348	7.55	132	FTY1348	13.92
18	RW699	20.22	6	WK183	29.36
48	RW194	0.76	47	RW194	19.60
4	PM425	19.92	17	NT91	7.48
28	FTY1711	13.75	69	FTY1305	0.00
28	FTY1711	13.89	44	FTY892	16.94
2	BO557	19.58	57	SP234767	17.98
1	SP228928	9.79	132	FTY1348	13.92
132	FTY1348	21.37	132	FTY1348	71.38

Table SC5.2.1—Land designated for community infrastructure: Powerlink (Calvale to Tarong)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
2	WK47	1.58	59	WK108	25.42
63	SP157907	63.74	28	FTY1711	23.66
4	PM425	19.92	5	NT7	0.11
48	RW194	30.16	18	RW699	20.22
60	RW840	34.15	1	NT76	18.61
57	SP234767	1.34	1	SP228928	25.81
2	WK47	1.58	48	RW194	30.16
69	FTY1305	0.00	132	FTY1348	28.45
231	FTY995	15.43	59	WK27	11.07
28	FTY1711	0.00	16	WK196	11.19
2	WK39	40.38	5	SP148239	6.31
132	FTY1348	21.37	1	NT76	18.61
57	SP234767	17.98	1	SP228928	25.81
13	RW305	6.00	132	FTY1348	0.00
23	WK150	21.57	9	RP816988	37.09
5	NT7	0.11	6	WK183	29.36
2	SP228927	35.22	57	SP234767	0.05
6	NT7	32.83	132	FTY1348	13.92
25	RW611	20.86	132	FTY1348	71.38
63	SP157907	63.74	59	WK108	25.42
4	RW278	9.32	28	FTY1711	23.66
132	FTY1348	7.55	17	NT369	32.05
18	RW699	20.22	12	CP912606	2.49
48	RW194	0.76	2	WK47	60.03
4	PM425	19.92	23	WK150	0.38
28	FTY1711	13.75	14	SP228929	10.32
48	RW194	30.16	24	RW220	18.61
132	FTY1348	28.45	2	BO557	19.58
59	WK27	11.07	1	SP228928	9.79
16	WK196	11.19	4	PM425	33.06
5	SP148239	6.31	36	RW603	6.92
6	WK183	29.36	47	RW194	19.60
1	NT76	18.61	5	SP148239	41.54
1	SP228928	25.81	23	SP123939	21.89
132	FTY1348	0.00	13	RW305	25.33
9	RP816988	37.09	21	NT116	22.13
57	SP234767	0.05	24	RW220	9.17
132	FTY1348	13.92	132	FTY1348	71.38
132	FTY1348	71.38	59	WK108	25.42
59	WK108	25.42	132	FTY1348	3.81
28	FTY1711	23.66	17	NT91	7.48
17	NT369	32.05	22	RW643	9.88
12	CP912606	2.49	28	FTY1711	13.89
2	WK47	60.03	132	FTY1348	21.37
23	WK150	0.38	9	NT75	24.94
2	BO557	19.58	44	FTY892	16.94
132	FTY1348	3.81	8	CP912606	4.93
14	SP228929	10.32	60	RW840	34.15
24	RW220	18.61	57	SP234767	1.34
132	FTY1348	21.37	2	WK39	40.38
69	FTY1305	10.63	69	FTY1305	0.00
8	CP912606	17.29	2	WK47	1.58
23	WK150	21.57	231	FTY995	15.43
48	RW194	30.16	69	FTY1305	10.63
132	FTY1348	28.45	8	CP912606	17.29
59	WK27	11.07	132	FTY1348	71.38
16	WK196	11.19	59	WK108	25.42
132	FTY1348	3.81	28	FTY1711	23.66
23	WK150	0.38	17	NT369	32.05
5	SP148239	41.54	23	SP123939	21.89
22	RW643	9.88	13	RW305	25.33
231	FTY995	15.43	8	CP912606	4.93
69	FTY1305	10.63	60	RW840	34.15
132	FTY1348	7.55	28	FTY1711	0.00

Table SC5.2.1—Land designated for community infrastructure: Powerlink (Calvale to Tarong)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
6	WK183	29.36	25	RW611	20.86
57	SP234767	0.05	48	RW194	0.76
28	FTY1711	23.66	16	WK196	11.19
5	NT7	0.11	5	SP148239	6.31
13	RW305	6.00	23	WK150	21.57
28	FTY1711	0.00	13	RW305	6.00
2	SP228927	35.22	57	SP234767	17.98
6	NT7	32.83	63	SP157907	63.74
25	RW611	20.86	4	RW278	9.32
63	SP157907	63.74	5	NT7	0.11
4	RW278	9.32	132	FTY1348	7.55
132	FTY1348	3.81	28	FTY1711	0.00
14	SP228929	10.32	18	RW699	20.22
24	RW220	18.61	2	SP228927	35.22
1	SP228928	9.79	6	NT7	32.83
4	PM425	33.06	25	RW611	20.86
36	RW603	6.92	48	RW194	0.76
47	RW194	19.60	4	PM425	19.92
17	NT91	7.48	28	FTY1711	13.75
22	RW643	9.88	48	RW194	30.16
23	SP123939	21.89	132	FTY1348	28.45
13	RW305	25.33	59	WK27	11.07
21	NT116	22.13	16	WK196	11.19
24	RW220	9.17	5	SP148239	6.31
28	FTY1711	13.89	57	SP234767	0.05
44	FTY892	16.94	1	NT76	18.61
8	CP912606	4.93	1	SP228928	25.81
69	FTY1305	0.00	132	FTY1348	0.00
60	RW840	34.15	9	RP816988	37.09
57	SP234767	1.34	132	FTY1348	13.92
2	WK39	40.38	6	WK183	29.36
9	NT75	24.94	17	NT369	32.05
2	SP228927	35.22	12	CP912606	2.49
6	NT7	32.83	2	WK47	60.03
25	RW611	20.86	23	WK150	0.38
57	SP234767	0.05	2	BO557	19.58
132	FTY1348	13.92	132	FTY1348	3.81
132	FTY1348	71.38	14	SP228929	10.32
63	SP157907	63.74	24	RW220	18.61
22	RW643	9.88	1	SP228928	9.79
5	SP148239	41.54	4	PM425	33.06
17	NT91	7.48	36	RW603	6.92
28	FTY1711	13.89	47	RW194	19.60
1	SP228928	9.79	5	SP148239	41.54
4	PM425	33.06	17	NT91	7.48
36	RW603	6.92	23	SP123939	21.89
47	RW194	19.60	13	RW305	25.33
9	NT75	24.94	21	NT116	22.13
23	SP123939	21.89	24	RW220	9.17
13	RW305	25.33	22	RW643	9.88
21	NT116	22.13	28	FTY1711	13.89
5	SP148239	6.31	9	NT75	24.94
57	SP234767	0.05	44	FTY892	16.94
1	NT76	18.61	12	CP912606	2.49
1	SP228928	25.81	2	WK47	60.03
4	PM425	33.06	14	SP228929	10.32
36	RW603	6.92	24	RW220	18.61
21	NT116	22.13	24	RW220	9.17
8	CP912606	17.29	9	NT75	24.94
23	WK150	21.57	57	SP234767	1.34
13	RW305	6.00	2	WK39	40.38
4	RW278	9.32	2	SP228927	35.22
132	FTY1348	0.00	6	NT7	32.83
9	RP816988	37.09	28	FTY1711	13.75

Table SC5.2.1—Land designated for community infrastructure: Powerlink (Calvale to Tarong)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
24	RW220	9.17	132	FTY1348	28.45
44	FTY892	16.94	59	WK27	11.07

Table SC5.2.2—Land designated for community infrastructure: Powerlink (South Pine to Gladstone 1)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
1	RP168323	1.33	94	CK123	4.82
5	RP837489	1.56	130	C371283	6.95
1	RP47823	2.90	129	C371283	3.93
3	RP838354	4.07	80	CK381	3.21
60	C371325	2.22	1	MPH20063	0.64
59	C371098	7.84	105	C371287	4.42
202	CK670	9.49	1	MPH20062	3.64
2	CK2156	1.24	4	C37805	5.48
110	CK32	3.57	54	CK259	0.24
2	RP214035	3.97	155	CK3678	2.78
100	C371287	2.21	3	RP176501	4.50
175	CK2289	14.65	908	CP880942	3.35
129	C371283	3.93	10	SP221788	7.69
50	SP214525	6.83	2	RP47823	0.12
55	C371351	7.31	176	CK2290	9.97
913	CP866809	0.36	906	CP818082	3.03
53	SP214525	4.29	61	C371085	4.16
109	C371030	4.78	61	SP109380	0.24
3	C37805	2.42	132	C371279	4.25
94	CK123	4.82	156	SP158157	7.41
907	CP818082	0.92	96	CK527	3.68
106	CK2167	2.72	179	CK894	6.99
3	RP176501	4.50	166	CK647	5.72
166	CK647	5.72	2	RP182406	6.75
177	CK2291	0.39	164	CK2643	7.74
139	C371279	5.38	124	CK1358	5.14
138	C371279	4.92	1	MPH65	0.55
112	C371332	0.47	3	C37805	2.42
906	CP818082	3.03	99	C371236	5.74
55	C371351	7.31	1	RP191905	1.85
908	CP880942	3.35	60	C371325	0.06
2	RP28442	4.05	110	CK32	3.57
166	CP896183	6.07	2	RP214035	3.97
202	CK670	9.49	913	CP866809	0.36
60	C371325	0.06	53	SP214525	4.29
1	RP191905	1.85	55	C371351	7.31
1	RP47823	2.90	59	C371098	7.84
2	RP214035	3.97	202	CK670	9.49
105	C371287	4.42	2	CK2156	1.24
99	C371236	5.74	60	C371325	2.22
913	CP866809	0.36	3	RP838354	4.07
108	C371117	1.29	1	RP168323	1.33
61	C371085	4.16	5	RP837489	1.56
124	CK1358	5.14	1	RP47823	2.90
94	CK123	4.82	106	CK2167	2.72
80	CK381	3.21	112	C371332	0.47
1	MPH20063	0.64	2	RP837489	0.25
105	C371287	4.42	907	CP818082	0.92
1	MPH20062	3.64	166	CP896183	6.07
908	CP880942	3.35	60	C371325	2.22
10	SP221788	7.69	55	C371351	7.31
2	RP47823	0.12	59	C371098	7.84
176	CK2290	9.97	202	CK670	9.49

Table SC5.2.2—Land designated for community infrastructure: Powerlink (South Pine to Gladstone 1)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
54	CK259	0.24	2	CK2156	1.24
155	CK3678	2.78	913	CP866809	0.36
3	RP176501	4.50	53	SP214525	4.29
906	CP818082	3.03	110	CK32	3.57
61	C371085	4.16	2	RP214035	3.97
61	SP109380	0.24	169	NPW846	4.00
132	C371279	4.25	177	CK2291	0.39
100	C371287	2.21	142	C371241	8.73
190	CK669	1.16	60	C371325	0.06
2	RP191905	0.04	101	CK156	6.54
5	RP191906	0.61	170	CK638	0.32
1	RP837489	0.76	106	CK2167	2.72
139	C371279	5.38	112	C371332	0.47
2	RP28442	4.05	2	RP837489	0.25
164	CK2643	7.74	907	CP818082	0.92
156	SP158157	7.41	166	CP896183	6.07
96	CK527	3.68	1	RP168323	1.33
179	CK894	6.99	5	RP837489	1.56
166	CK647	5.72	101	CK156	6.54
50	SP214525	6.83	170	CK638	0.32
108	C371117	1.29	2	RP191905	0.04
138	C371279	4.92	5	RP191906	0.61
5	RP191906	0.61	1	RP837489	0.76
1	RP837489	0.76	190	CK669	1.16
139	C371279	5.38	100	C371287	2.21
2	RP28442	4.05	139	C371279	5.38
164	CK2643	7.74	2	RP28442	4.05
124	CK1358	5.14	169	NPW846	4.00
1	MPH65	0.55	177	CK2291	0.39
3	C37805	2.42	142	C371241	8.73
908	CP880942	3.35	50	SP214525	6.83
10	SP221788	7.69	110	CK32	3.57
54	CK259	0.24	2	RP214035	3.97
155	CK3678	2.78	169	NPW846	4.00
3	RP176501	4.50	177	CK2291	0.39
100	C371287	2.21	142	C371241	8.73
132	C371279	4.25	50	SP214525	6.83
61	SP109380	0.24	913	CP866809	0.36
2	RP47823	0.12	53	SP214525	4.29
176	CK2290	9.97	138	C371279	4.92
190	CK669	1.16	108	C371117	1.29
2	RP191905	0.04	167	CK796	0.13
1	MPH20062	3.64	196	CK3595	10.06
105	C371287	4.42	109	C371030	4.78
4	C37805	5.48	97	CK728	3.87
1	MPH20063	0.64	175	CK2289	14.65
906	CP818082	3.03	94	CK123	4.82
61	C371085	4.16	130	C371283	6.95
80	CK381	3.21	129	C371283	3.93
175	CK2289	14.65	55	C371351	7.31
94	CK123	4.82	80	CK381	3.21
130	C371283	6.95	1	MPH20063	0.64
129	C371283	3.93	54	CK259	0.24
109	C371030	4.78	155	CK3678	2.78
97	CK728	3.87	3	RP176501	4.50
138	C371279	4.92	908	CP880942	3.35
167	CK796	0.13	10	SP221788	7.69
108	C371117	1.29	2	RP47823	0.12
196	CK3595	10.06	176	CK2290	9.97
5	RP837489	1.56	61	SP109380	0.24
1	RP47823	2.90	132	C371279	4.25
3	RP838354	4.07	100	C371287	2.21
60	C371325	2.22	190	CK669	1.16
59	C371098	7.84	60	C371325	2.22

Table SC5.2.2—Land designated for community infrastructure: Powerlink (South Pine to Gladstone 1)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
202	CK670	9.49	3	RP838354	4.07
2	CK2156	1.24	59	C371098	7.84
913	CP866809	0.36	202	CK670	9.49
53	SP214525	4.29	1	MPH65	0.55
55	C371351	7.31	3	C37805	2.42
110	CK32	3.57	99	C371236	5.74
2	RP214035	3.97	1	RP191905	1.85
169	NPW846	4.00	60	C371325	0.06
177	CK2291	0.39	101	CK156	6.54
142	C371241	8.73	170	CK638	0.32
50	SP214525	6.83	106	CK2167	2.72
138	C371279	4.92	112	C371332	0.47
108	C371117	1.29	2	RP837489	0.25
167	CK796	0.13	907	CP818082	0.92
196	CK3595	10.06	166	CP896183	6.07
109	C371030	4.78	2	RP191905	0.04
97	CK728	3.87	5	RP191906	0.61
80	CK381	3.21	1	RP837489	0.76
175	CK2289	14.65	190	CK669	1.16
94	CK123	4.82	61	SP109380	0.24
129	C371283	3.93	100	C371287	2.21
130	C371283	6.95	132	C371279	4.25
1	RP168323	1.33	124	CK1358	5.14
5	RP837489	1.56	1	RP191905	1.85
2	RP182406	6.75	2	RP182406	6.75
124	CK1358	5.14	2	CK2156	1.24
130	C371283	6.95	105	C371287	4.42
1	MPH20063	0.64	1	MPH20062	3.64
167	CK796	0.13	4	C37805	5.48
176	CK2290	9.97	906	CP818082	3.03
170	CK638	0.32	61	C371085	4.16
53	SP214525	4.29	156	SP158157	7.41
97	CK728	3.87	96	CK527	3.68
4	C37805	5.48	179	CK894	6.99
2	RP182406	6.75	166	CK647	5.72
2	RP837489	0.25	2	RP182406	6.75
1	RP168323	1.33	1	RP168323	1.33
5	RP837489	1.56	5	RP837489	1.56
196	CK3595	10.06	1	RP47823	2.90
110	CK32	3.57	99	C371236	5.74
164	CK2643	7.74	1	RP191905	1.85
1	MPH20062	3.64	60	C371325	0.06
61	SP109380	0.24	101	CK156	6.54
190	CK669	1.16	170	CK638	0.32
3	RP838354	4.07	106	CK2167	2.72
59	C371098	7.84	112	C371332	0.47
142	C371241	8.73	2	RP837489	0.25
80	CK381	3.21	907	CP818082	0.92
10	SP221788	7.69	166	CP896183	6.07
156	SP158157	7.41	2	RP191905	0.04
101	CK156	6.54	5	RP191906	0.61
155	CK3678	2.78	1	RP837489	0.76
196	CK3595	10.06	139	C371279	5.38
96	CK527	3.68	2	RP28442	4.05
167	CK796	0.13	164	CK2643	7.74
108	C371117	1.29	156	SP158157	7.41
138	C371279	4.92	96	CK527	3.68
5	RP191906	0.61	179	CK894	6.99
2	RP191905	0.04	166	CK647	5.72
169	NPW846	4.00	2	RP182406	6.75
177	CK2291	0.39	124	CK1358	5.14
142	C371241	8.73	1	MPH65	0.55
50	SP214525	6.83	3	C37805	2.42
54	CK259	0.24	99	C371236	5.74

Table SC5.2.2—Land designated for community infrastructure: Powerlink (South Pine to Gladstone 1)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
132	C371279	4.25	101	CK156	6.54
179	CK894	6.99	170	CK638	0.32
60	C371325	2.22	1	RP191905	1.85
1	RP837489	0.76	60	C371325	0.06
169	NPW846	4.00	106	CK2167	2.72
2	CK2156	1.24	112	C371332	0.47
1	MPH65	0.55	2	RP837489	0.25
2	RP47823	0.12	907	CP818082	0.92
109	C371030	4.78	166	CP896183	6.07
97	CK728	3.87	1	RP168323	1.33
175	CK2289	14.65	1	RP47823	2.90
908	CP880942	3.35	99	C371236	5.74
10	SP221788	7.69	1	RP191905	1.85
2	RP47823	0.12	60	C371325	0.06
176	CK2290	9.97	101	CK156	6.54
54	CK259	0.24	170	CK638	0.32
155	CK3678	2.78	106	CK2167	2.72
3	RP176501	4.50	112	C371332	0.47
906	CP818082	3.03	2	RP837489	0.25
61	C371085	4.16	907	CP818082	0.92
1	MPH20062	3.64	166	CP896183	6.07
4	C37805	5.48	1	MPH20063	0.64
1	MPH65	0.55	105	C371287	4.42
3	C37805	2.42	167	CK796	0.13
99	C371236	5.74	130	C371283	6.95
139	C371279	5.38	196	CK3595	10.06
2	RP28442	4.05	109	C371030	4.78
164	CK2643	7.74	97	CK728	3.87
156	SP158157	7.41	129	C371283	3.93
96	CK527	3.68	175	CK2289	14.65
179	CK894	6.99	1	RP47823	2.90
166	CK647	5.72	3	RP838354	4.07

Table SC5.2.3—Land designated for community infrastructure: Powerlink (South Pine to Gladstone 2)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
201	RP200032	0.01	16	CK719	31.98
2	RP803483	15.18	5	CK956	5.07
16	CK719	31.98	102	CK642	7.53
169	LX620	0.00	5	RP210906	4.63
3	RP200631	5.11	40	CK848	47.12
5	CK956	5.07	69	NPW841	1.73
102	CK642	7.53	2	C37389	11.80
5	RP210906	4.63	14	CK719	30.19
40	CK848	47.12	2	RP199918	8.44
69	NPW841	1.73	4	CK956	14.65
2	C37389	11.80	12	RP200032	5.32
13	CK718	21.93	2	RP200631	12.56
5	CK956	5.07	201	RP200032	0.01
169	LX620	0.00	2	RP803483	15.18
3	RP200631	5.11	169	LX620	0.00
201	RP200032	0.01	3	RP200631	5.11
2	RP803483	15.18	40	CK848	47.12
5	RP210906	4.63	102	CK642	7.53
16	CK719	31.98	41	CK847	43.51
169	LX620	0.00	13	CK718	21.93
3	RP200631	5.11	2	C37389	11.80
5	CK956	5.07	69	NPW841	1.73
102	CK642	7.53	41	CK847	43.51

Table SC5.2.3—Land designated for community infrastructure: Powerlink (South Pine to Gladstone 2)

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
40	CK848	47.12	14	CK719	30.19
5	RP210906	4.63	2	RP199918	8.44
69	NPW841	1.73	4	CK956	14.65
13	CK718	21.93	12	RP200032	5.32
2	C37389	11.80	2	RP200631	12.56
13	CK718	21.93	14	CK719	30.19
41	CK847	43.51	2	RP199918	8.44
41	CK847	43.51	4	CK956	14.65
14	CK719	30.19	12	RP200032	5.32
2	RP199918	8.44	169	LX620	0.00
4	CK956	14.65	3	RP200631	5.11
12	RP200032	5.32	2	RP200631	12.56
2	RP200631	12.56	201	RP200032	0.01
201	RP200032	0.01	12	RP200032	5.32
2	RP803483	15.18	2	RP200631	12.56
16	CK719	31.98	2	RP200631	12.56
40	CK848	47.12	12	RP200032	5.32
5	RP210906	4.63	2	RP199918	8.44
102	CK642	7.53	4	CK956	14.65
69	NPW841	1.73	14	CK719	30.19
2	C37389	11.80	41	CK847	43.51
13	CK718	21.93	102	CK642	7.53
41	CK847	43.51	5	CK956	5.07
14	CK719	30.19	5	RP210906	4.63
2	RP199918	8.44	16	CK719	31.98
4	CK956	14.65	40	CK848	47.12
201	RP200032	0.01	2	C37389	11.80
169	LX620	0.00	69	NPW841	1.73
3	RP200631	5.11	13	CK718	21.93
5	CK956	5.07	16	CK719	31.98
2	RP803483	15.18	2	RP803483	15.18

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 title
Design and construction standards for development works policy
Agricultural land policy
Information local government may request policy
Landscaping policy
Third party advice or comment policy
Building form for the Centre zone policy

SC6.2 Design and construction standards for development works policy

Editor's note—North Burnett Regional Council adopted planning scheme policy SC6.2—Design and construction standards for development works policy at its General Meeting held on 22 July 2020 and, while forming part of this planning scheme, published such policy as a separate document.

SC6.3 Agricultural land policy

SC6.3.1 Purpose

- (1) The purpose of this policy is to protect Important agricultural areas with the Agricultural Land Classification (ALC) of Class A and Class B from development that leads to its loss, fragmentation, alienation or diminished productivity and achieve the relevant outcomes in 8.2.5 Natural features or resources overlays code.

SC6.3.2 Criteria for determining appropriate use of Important agricultural areas

- (1) Important agricultural areas should be reserved for agricultural uses and not developed for other uses unless—
 - (a) there is an overriding need for a particular use in terms of the public benefit; and
 - (b) no other site is suitable for the particular use; and,
 - (c) any loss or fragmentation is minimal.
- (2) An explanation of these criteria is set out below.
- (3) Overriding need for a particular use in terms of the public benefit—
 - (a) Overriding need is achieved if—
 - (i) the land is demonstrated through an appropriately detailed independent land suitability assessment report not to be ALC (Class A or Class B); or
 - (ii) only a minor portion of the site is classified as ALC (Class A or Class B); or
 - (iii) there are significant additional direct and indirect employment benefits; or
 - (iv) there are significant local, enterprise or regional economic benefits in terms of the growth of an existing industry or the introduction of a new industry; or
 - (v) there are significant State economic benefits in terms of the growth of a new industry or export potential.
 - (b) Overriding need is not achieved in the following circumstances, where alienation will, or is likely to—

- (i) threaten the ongoing viability of an existing rural industry in the district/region; or
 - (ii) adversely affect or constrain any potential new or ongoing operations of an adjoining or nearby rural industry located on ALC (Class A or Class B); or
 - (iii) adversely affect the existing use and ongoing operation of the rural enterprise on the property.
 - (c) Other issues that should be considered in determining overriding need include—
 - (i) existing industry use of the property in terms of the purported or actual long-term viability of that existing enterprise and industry in the district/region; and
 - (ii) purported or actual potential for rehabilitation of the land for other agricultural purposes in the event that the non-rural use ceases.
- (4) Other sites suitable for a particular use—
 - (a) Characteristics of other suitable sites—
 - (i) the land is demonstrated through an appropriately detailed land suitability assessment report not to an Important agricultural area; and
 - (ii) the land is included in the urban footprint designated in a statutory-based regional plan or in a zone that is designed to accommodate non-rural uses.
- (5) Urban development located in close proximity to Important agricultural areas should not adversely affect, either directly or indirectly, normal farming practice, achieved through consistency with the following principles—
- (6) Locate new residential areas so that the impact of agricultural chemical spray drift on amenity and health is avoided—
 - (a) the separation distance between a sensitive receptor and agricultural land is a minimum of 300 metres; or
 - (b) a vegetated buffer designed by an appropriately qualified person is located between the sensitive receptor and the agricultural land, that—
 - (i) is provided with a suitable watering system;
 - (ii) includes access strips on either side which are kept clear of vegetation and other flammable materials; and
 - (iii) is of a height, density and width (40 metres minimum) acceptable to council prior to the development of residential areas within 300 metres of the agricultural land; or be of a height, density and width (40 metres minimum) acceptable to council prior to the development of residential areas within 150 metres of the agricultural land; or
 - (c) other measures which meet the performance outcome and are acceptable to council.
- (7) Locate new residential areas so that the impact of odour generated by agricultural activities on residential areas is minimised—
 - (a) the separation distance between a sensitive receptor and agricultural land is a minimum of 500 metres; or
 - (b) a buffer area design based on a report consistent with the Environment Protection Policy (Air) from an appropriately qualified person and acceptable to council detailing relevant factors and verifying that odour design goals in the EPP (Air) will be met at sensitive receptors within the development; or
 - (c) other measures which meet the performance criteria and area are acceptable to council.
- (8) Locate new residential areas so noise from agricultural activities is attenuated to safeguard amenity in noise sensitive places—

- (a) residential development to be located or incorporate designs to minimise the impact of noise in excess of the duration threshold from night-time agricultural activities at dwellings within the development—
 - (i) the separation distance between the sensitive receptor and agricultural land is a minimum of 60 metres for intermittent noise and 500 metres for long-term noise; or
 - (ii) a buffer width and design based on a report from a qualified acoustic consultant acceptable to council detailing relevant factors and verifying that noise design goals consistent with the Environment Protection Policy (Noise) will be met at sensitive receptors within the development; or
 - (iii) other measures which meet the performance criteria and area acceptable to council;
 - (b) residential development is located or incorporates designs to minimise the impact of noise in excess of the duration threshold from day-time agricultural activities at dwellings within the development—
 - (i) the separation distance between the sensitive receptor and agricultural land is a minimum of 1000 metres; or
 - (ii) other measures which meet the performance criteria and are acceptable to council;
 - (c) in areas of aerial agricultural activity, development should be located to minimise noise impacts from aircraft—
 - (i) the separation distance between the sensitive receptor and agricultural land to be a minimum of 100 metres to comply with Air Navigation Order 20.21 which prohibits aircraft flying close than 100 metres to a private dwelling; or
 - (ii) other measures which meet the performance criteria and which are acceptable to council.
- (9) Locate new residential areas so that the impact of dust, smoke and ash generated by agricultural activities on residential areas is minimised—
- (a) the separation distance between the sensitive receptor and agricultural land is a minimum of 150 metres; or
 - (b) a vegetated buffer (designed by a suitably qualified person acceptable to council) is located between the sensitive receptor and adjacent agricultural land; the vegetated buffer should be provided with a suitable watering system, and include access strips on either side which are kept clear of vegetation and other flammable materials; or
 - (c) other measures which meet the performance criteria which are acceptable to council.
- (10) Design new residential areas so that the impact of run-off and sediment from residential development areas on agricultural land is minimised—
- (a) residential development proposals are to include the following—
 - (i) an erosion control plan for the construction and operation phases of the development which meets the standards set out in the *Urban Stormwater Quality Planning Guidelines 2010*;
 - (ii) stormwater run-off from all hard surfaces (including roads, roofs, driveways) to be carried to stable waterways;
 - (iii) other measures which meet the performance criteria which are acceptable to council.

SC6.4 Information local government may request policy

Guideline about making an application—

Under the Act, section 51(5), each application must—

- (1) be in the approved form (which contains a mandatory requirements part);
- (2) be accompanied by any supporting information the approved form states is mandatory supporting information for the application; and
- (3) be accompanied by the appropriate application fee; and
- (4) be accompanied by the consent of the owner of the land, if required under section 51(2).

SC6.4.1 Preliminary

- (1) The Local Government may ask the applicant, by written request (an information request), to give further information identified in SC6.4.2 below needed to assess an application.
- (2) Without limiting subsection (1), an assessment manager or concurrence agency may, within the limits of its jurisdiction, include in an information request advice to the applicant about how the applicant may change the application.

SC6.4.2 Information for assessment of development application

SC6.4.2.1. Zone assessment

Council may request the following information—

- (1) if an application requiring assessment against a zone code—
 - (a) an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone;
 - (b) if applicable, an assessment of measures proposed to adequately manage the potential impediments to achieving the outcomes identified in the zone code.
- (2) for development involving subdivision in an unsewered area—a report prepared by a suitably qualified person, in accordance with the *Plumbing and Drainage Act 2002*, detailing the suitability of the site for on-site effluent disposal;
- (3) for development involving Animal keeping (cattery or kennel)—
 - (a) a report prepared by a suitably qualified person detailing the expected noise levels associated with the *use* of the site and measures to mitigate noise levels when measured at the site boundaries; and,
 - (b) a report prepared by a suitably qualified person detailing how wastes from the site will be treated and disposed of;
- (4) for development involving Intensive animal industry—
 - (a) details of—
 - (i) the number of animals to be kept on the site at any time; and,
 - (ii) vehicle movements including service and delivery vehicles and proposed routes; and,
 - (iii) proposed access routes; and,
 - (iv) the extent of the highest known flood event and the 1% and 2% *AEP* flood events in respect of the site and all *use areas*; and,
 - (v) existing and proposed water supply including location and capacity of existing and proposed dams; and,
 - (vi) details of all watercourses on or near the *premises*; and,
 - (b) a report prepared by a suitably qualified person detailing the expected noise levels associated with the *use* of the site and measures to mitigate noise levels; and,
 - (c) an report prepared by a suitably qualified person to identify the implications in respect of Important agricultural areas; and,

- (d) a report prepared by a suitably qualified person detailing how wastes from the site will be treated and disposed of;
- (5) for development that may generate significant levels of traffic a report prepared by a suitably qualified person detailing—
 - (a) the likely traffic generation associated with the *development*; and,
 - (b) proposed measures to deal with the traffic impacts; and,
 - (c) the likely parking requirements of the *development*; and,
 - (d) the number of car parking spaces proposed for the *development*.
- (6) for development involving changes to a local heritage place—
 - (a) a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance;
 - (b) an archival quality photographic record of the features of the place proposed to be destroyed, removed or altered as part of the development;
- (7) for development that may result in significant environmental impact an impact assessment and management report for development including—
 - (a) Animal keeping; or,
 - (b) Aquaculture; or,
 - (c) Bulk landscape supplies; or,
 - (d) Extractive industry; or,
 - (e) General industry; or,
 - (f) High impact industry; or,
 - (g) Intensive animal industry; or,
 - (h) Public utility; or,
 - (i) Rural industry; or,
 - (j) Service station; or,
 - (k) Special industry; or,
 - (l) Other.

SC6.4.2.2. Overlay assessment

Council may request the following information—

- (1) if an application for use or works located within 1 km of an identified extractive or mineral resource—information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the resources;
- (2) if an application involving land identified as Agricultural Land Classification (ALC) Class A and Class B—information identified in Planning Scheme SC6.3 Policy Agricultural land;
- (3) if an application involving creeks or rivers—
 - (a) for making a material change of use of premises an impact assessment and management report detailing—
 - (i) likely impacts of the development on the integrity and function of the watercourse; and,
 - (ii) measures available or proposed to mitigate any identified likely adverse impacts of the development on the integrity and function of the natural watercourse are, including the identification of distances appropriate for buffer areas; and,
 - (iii) retention of existing on-site vegetation; and,
 - (b) if involving reconfiguring a lot an impact assessment and management report detailing measures taken in the design of the development to—
 - (i) arrange lots so that buildings and associated infrastructure are located outside areas of natural watercourses; and,

- (ii) arrange higher density development in clusters in areas of the site least likely to impact upon natural watercourses and wetland areas (lot sizes may be calculated to enable an increased lot yield in return for the conservation of natural watercourses and wetland areas and buffers); and,
 - (iii) intersect and treat runoff from developed sites; and,
 - (iv) avoid artificial walls or rock structures along watercourses except where such materials are used for rehabilitation purposes; or
- (4) if an application involving land identified as containing a Matter of State Environmental Significance (MSES)—
 - (a) a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of environmental significance;
 - (b) a report certified by an appropriately qualified person demonstrating how the proposed development mitigates impacts, including on water quality, hydrology, and biological processes
- (5) if an application requiring assessment against an overlays code (other than covered elsewhere in this policy)—
 - (a) an assessment of how the development—
 - (i) or effects of the development may affect the values of the relevant feature or resource; or
 - (ii) may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
 - (b) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development.

SC6.4.2.3. Infrastructure or operational works assessment

- (1) Full scale Engineering Drawings are required for plan checking although the Engineer may approve submission of reduced scale plans for details such as road cross-sections.
- (2) Engineering Drawings and Specifications, and Inspection and Testing Plans are to be submitted accompanied by the statement of compliance sheets.
- (3) Engineering calculations for the design of any stormwater drainage catchments should accompany any application involving stormwater drainage.
- (4) The local government may request the following drawings—
 - (a) engineering and “as-constructed” plans submitted for approval for development work and internal and external civil work;
 - (b) Engineering drawings and specifications, and Inspection and Testing Plans;
 - (c) full scale Engineering Drawings—for plan checking;
 - (d) reduced scale plans—for use by Council during the construction phase provided they conform to the approved design.
- (5) For all development applications involving operational work—
 - (a) sufficient information to allow assessment of the design of the proposed development and its effects on future development in the locality, including drainage catchment area, sewerage or water reticulation area;
 - (b) with the submission of designs for approval—a Statement of Compliance—Design, certifying that the designs have been prepared in accordance with this policy unless specifically otherwise noted;
 - (c) if the proposed development would not comply with the standards in this policy—supporting evidence for the variation;
 - (d) various works, designs, plans, drawings, calculations or other data where required—specific certification by appropriately qualified professionals.
- (6) If an application involving subdivision of land, an erosion and sediment control plan prepared by a suitably qualified person showing design, installation, construction, operation, monitoring

and maintenance of erosion and sediment control practices in accordance with the *Urban Stormwater Quality Planning Guidelines 2010*;

- (7) If an application involving infrastructure works, including works for reconfiguring a lot—
- (a) an assessment of the capacity of existing infrastructure and the effect of the proposed use connecting;
 - (b) an assessment of any proposed variation of the standards stated in Planning Scheme Policy Design and Construction Standards for Infrastructure Works including—
 - (i) a description of the existing situation;
 - (ii) the reason for the variation; and
 - (iii) an outline of other variations that have been considered but not proposed.
 - (c) drainage calculations and catchment plans demonstrating that the works would not compromise the achievement of the objectives and design philosophy of QUDM;
 - (d) any additional calculations in support of overland flow path capacities, weir flows over kerbs, flood fill studies;
 - (e) where the downstream drainage system is not capable of carrying an increased discharge—an indication of what measures, including upgrading the existing downstream system, are proposed to ensure that downstream systems can adequately accommodate such increased discharge;
 - (f) certification from a suitably qualified consultant that the proposal would achieve the specific outcomes for stormwater drainage in the planning scheme Infrastructure and operational work code.
 - (g) *for subgrade stabilisation*—any submission for the use of alternative methods of stabilisation are to be supported by technical information from the manufacturer or a recognised geotechnical testing authority.
- (8) The use of appropriate computer programs in the design or modelling of drainage is encouraged provided results are presented on a calculation sheet.

SC6.5 Landscaping policy

SC6.5.1 General

- (1) This planning scheme policy identifies the local government's requirements regarding—
- (a) the circumstances in which information about landscaping may be required;
 - (b) the standards applying to landscape plans; and,
 - (c) acceptable and unacceptable species of plants for inclusion in landscaping.

SC6.5.2 Circumstances in which plans may be required

- (1) Council may require landscaping plans—
- (a) if the application involves reconfiguring a lot resulting in additional lots; or
 - (b) if a planning scheme code identifies landscaping, buffering or screening within a *performance outcome* or an *acceptable outcome*; or
 - (c) if the application involves a material change of use for other than a Dwelling house.

SC6.5.3 Standards of landscape plans and specific information required

- (1) The local government's standards are—
- (a) applications for a variation approval under section 43 (1) of the Act—a *Landscape Concept Plan*;
 - (b) applications for building work assessable against a planning scheme—a *Limited Concept Plan*;
 - (c) applications for development approval for subdivision of land—a *Limited Landscape Plan*;

- (d) applications for development approval for material change of use—a *Limited Landscape Plan*; and
 - (e) application for operational works—a *Full Landscape Plan*.
- (2) The local government may—
- (a) require the information to assess the application, or
 - (b) in approving the application, subject the approval to a condition requiring that landscaping be carried out in accordance with satisfactory landscaping plans.

Table SC6.5.3.1—Standard of landscape plans

Specific information required	Standard of Plan		
	Concept	Limited	Full
Landscape areas defined	Yes	Yes	Yes
Existing vegetation identified		Yes	Yes
Growth form and purpose of vegetation identified	Yes	Yes	Yes
Surface treatments, fencing and other hardscape elements identified		Yes	Yes
Locations and species to be planted —plotted to scale		Yes	Yes
Additional details shown in SC6.5.4 Additional information for			Yes

SC6.5.4 Additional information for full landscape plans

- (1) General information—
- (a) Date;
 - (b) North point;
 - (c) Scale (1:100 preferred);
 - (d) Project description and location; and
 - (e) Designer's name, address and contact number.
- (2) General site and design information—
- (a) clear definition of extent of landscape areas;
 - (b) clear definition between existing and proposed building and landscape areas (where applicable);
 - (c) clear definition of property boundaries, adjacent allotments, roads and street names;
 - (d) location of drainage, sewerage and other underground services and overhead power lines;
 - (e) location and name of all existing trees, clearly nominating those trees which are to be removed;
 - (f) soil type (e.g. sand, clay, loam) and condition (e.g. well drained, low lying);
 - (g) locality plan, showing site boundaries in relation to adjacent properties and streets.
- (3) Landscape area calculation—
- (a) calculation of the square metre area of landscaping required by Council;
 - (b) calculation of the square metre area of landscaping actually provided broken down into turfed and planted areas.
- (4) Detail design information—
- (a) surface treatment e.g. paving, mulch, turf, roadway;
 - (b) edge treatments, particularly garden edges;

- (c) plant schedule including common and botanical name, pot sizes, quantity and staking;
- (d) location and species of proposed plants;
- (e) planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge;
- (f) subgrade treatment of planting beds in areas of compaction, particularly involving vehicle parking areas.
- (g) details and soil depths of planter boxes and podiums;
- (h) mounding, contouring, levelling or shaping of the surface levels, particularly around areas of proposed changes of levels;
- (i) surface and subsurface drainage and collection points;
- (j) method of erosion control on slopes steeper than 1:4;
- (k) position of external elements, e.g. seats, bollards, bins, lights, walls and fences;
- (l) fence and retaining wall height, material and finish;
- (m) irrigation systems;
- (n) paving type if area includes public footpaths;
- (o) the arrangements proposed to be made for the future maintenance of the landscaping.

SC6.5.5 Unacceptable plant species for landscaping

(1) The following species are unacceptable for landscaping.

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
<i>Acacia farnesiana</i>	Mimosa Bush
<i>Acalypha sinensis</i>	Chinese Acalypha
<i>Acetosa sagittata</i>	Rambling Dock
<i>Agave americana</i>	Century Plant
<i>Agave sisalana</i>	Sisal
<i>Agave vivipara</i> var. <i>vivipara</i>	Sisal
<i>Ageratina adenophora</i>	Crofton Weed
<i>Ageratina riparia</i>	Mistflower
<i>Ageratum houstonianum</i>	Blue Billygoat Weed
<i>Alternanthera philoxeroides</i>	Aligator Weed
<i>Anredera cordifolia</i>	Madeira Vine, Lamb's Tail, Potato Vine
<i>Araujia horotum</i>	White Moth Vine
<i>Ardisia crispa/crenata</i>	Coral Berry, Ardisia
<i>Ardisia humilis</i>	Spice Berry
<i>Arecastrum</i> (syn. <i>Syagrus</i>) <i>romanzoffianum</i>	Cocos Palm
<i>Aristolochia elegans</i>	Dutchman's Pipe or Calico Flower
<i>Arunda donax</i>	Giant Reed
<i>Asclepias curassavica</i>	Red Cotton Bush
<i>Asparagus africanus</i>	Asparagus fern
<i>Asparagus</i> (<i>Myrsiphullum</i>) <i>asparagoides</i>	Bridal Creeper
<i>Asparagus densiflora</i>	Asparagus fern
<i>Asparagus plumosus</i>	Ferny Asparagus
<i>Baccharis halimifolia</i>	Groundsel Bush
<i>Bidens pilosa</i>	Cobbler's Pegs
<i>Brachiaria decumbens</i>	Signal Grass

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
<i>Brachiaria multica</i>	Para Grass
<i>Bryophyllum delagoense</i> (Syn. <i>B. diagremontianum</i> x <i>tubiflorum</i>)	Mother-of-Millions Hybrid
<i>Bryophyllum pinnatum</i>	Live Plant
<i>Bryophyllum tubiflorum</i>	Mother-of-Millions
<i>Caesilpinia decapetala</i>	Thorny Poinciana
<i>Callisia fragrans</i>	Purple Succulent
<i>Canna</i> species (<i>indica</i> and <i>generalis</i>)	Canna Lilly
<i>Cardiospermum grandiflorum</i>	Balloon Vine
<i>Cascabela thevetia</i> syn. <i>Thevetia peruviana</i>)	Yellow Oleander
<i>Cassia coluteoides</i>	Easter Cassia
<i>Catharanthus roseus</i>	Pink Periwinkle
<i>Celtis sinensis</i>	Chinese Elm, Chinese Celtis
<i>Cenchrus caliculatis</i>	
<i>Cenchrus echinatus</i>	Mossman River Grass
<i>Cestrum parqui</i>	Cestrum
<i>Chloris gayana</i>	Rhodes Grass
<i>Chrysanthemoides monilifera</i> subsp. <i>rotunda</i>	Bitou Bush
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Commelina benghalensis</i>	Hairy Wandering Jew
<i>Conyza bonariensis</i>	Flax-leaf Fleabane
<i>Conyza canadensis</i>	Canadian Fleabane
<i>Conyza sumantrensis</i>	Tall Fleabane
<i>Corymbia torelliana</i>	Cadaga or Cadaghi
<i>Cynodon dactylon</i>	Bahama Grass / Green Couch
<i>Cyperus brevifolius</i>	Mullumbimy Couch
<i>Cyperus involucratus</i>	African Sedge
<i>Cyperus rotundus</i>	Nut Grass
<i>Desmodium intortum</i>	Green-leaved Desmodium
<i>Desmodium uncinatum</i>	Silver-leaved Desmodium
<i>Digitaria eriantha</i>	Pangola Grass
<i>Duranta erecta</i>	Duranta, Blue Sky Flower
<i>Eichornia crassipes</i>	Water Hyacinth
<i>Eleusine indica</i>	Crowsfoot Grass
<i>Eragrostis curvula</i>	African Lovegrass
<i>Erythrina crista-galli</i>	Cockspur Coral Tree
<i>Eugenia uniflora</i>	Brazilian Cherry
<i>Euphorbia cyathophora</i>	Painted Spurge
<i>Euphorbia heterophylla</i>	Milk Weed
<i>Furcraea foetida</i>	Cuban Hemp
<i>Furcraea selloa</i>	Hemp
<i>Gleditsia triacanthos</i> (+ all ornamental varieties)	Honey Locust Tree
<i>Gloriosa superba</i>	Glory Lilly
<i>Gomphocarpus physocarpus</i>	Balloon Cotton Bush

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
<i>Gymnocoronis spilanthoides</i>	Senegal Tea
<i>Hymenachne amplexicaulis</i>	
<i>Hypoestes phyllostachya</i>	Polka-dot Plant
<i>Impatiens walleriana</i>	Balsam
<i>Ipomoea cairica</i>	Mile a Minute
<i>Ipomoea indica</i>	Morning Glory
<i>Juncus articulatus</i>	Jointed Rush
<i>Koelreuteria elegans</i>	Golden Rain Tree
<i>Lantana camara</i> var. <i>camara</i>	Lantana
<i>Lantana montevidensis</i>	Creeping Lantana
<i>Leucaena leucocephala</i>	Leucaena
<i>Ligustrum lucidum</i>	Privet Broad Leaf
<i>Ligustrum sinense</i>	Privet Small Leaf, Chinese Privet
<i>Lilium formosanum</i>	Taiwan Lily
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Ludwigia ochoualis</i>	
<i>Lycium ferocissimum</i>	African Boxthorn
<i>Macfadyena unuis-cati</i>	Cats Claw Creeper
<i>Macroptilium atropurpureum</i>	Siratro
<i>Macrotyloma axillare</i>	Perrenia Horse Gram
<i>Melinis minutiflora</i>	Molasses Grass
<i>Melinis repens</i>	Red Natal Grass
<i>Mimosa pudica</i>	Common Sensitive Plant
<i>Murraya paniculata</i> cv. <i>Exotica</i>	Murraya, mock orange
<i>Myriophyllum aquaticum</i>	Parrot's Feather
<i>Nasella neessiana</i>	Chilean Needle Grass
<i>Neonotonia wightii</i>	Glycine
<i>Nephrolepis cordifolia</i>	Fish bone fern
<i>Nymphaea caerulea</i> subsp. <i>zanzibarensis</i>	Blue Lotus
<i>Ochna serrulata</i>	Ochna, Mickey Mouse Bush
<i>Oenothera drummondii</i> subsp. <i>drummondii</i>	Beach evening Primrose
<i>Olea africana</i>	African Olive
<i>Olea europea</i>	Olive
<i>Optunia</i> spp.	Drooping Pear Tree, prickly pears
<i>Oxalis corniculata</i>	Creeping Oxalis, Yellow Wood Sorrell
<i>Panicum maximum</i>	Green Panic / Guinea Grass
<i>Parkinsonia aculeata</i>	Jerusalem Thorn
<i>Paspalum conjugatum</i>	Paspalum
<i>Paspalum dilatatum</i>	Paspalum
<i>Paspalum mandiocanum</i>	
<i>Paspalum notatum</i>	Bahia Grass
<i>Passiflora edulis</i>	Passion Fruit
<i>Passiflora foetida</i>	Stinking Passion Vine
<i>Passiflora suberosa</i>	Corky Passion Vine
<i>Passiflora subpeltata</i>	White Passion Fruit

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
<i>Parthenium hysterophorus</i>	Parthenium Weed
<i>Paulownia</i> spp	Paulownia
<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum purpureum</i>	Elephant Grass
<i>Pennisetum setaceum</i>	African Fountain Grass
<i>Phyla canescens</i>	Condamine Couch / Lippia
<i>Phyllostachys aurea</i>	Fishpole Bamboo
<i>Phytolacca octandra</i>	Inkweed
<i>Pinus caribaea</i>	Caribbean Slash Pine
<i>Pinus elliottii</i>	Slash Pine
<i>Pistia stratiotes</i>	Water Lettuce
<i>Prosopis pallida</i>	Algaroba
<i>Prunus munsoniana</i>	Wild Goose Plum
<i>Psidium guajava</i>	Guajava, Guava
<i>Pueraria lobata</i>	Kudzu
<i>Pyrostegia venusta</i>	Flame Vine
<i>Rhaphiolepis indica</i>	Indian Hawthorn
<i>Ricinus communis</i>	Castor Oil Plant
<i>Rivina humilis</i>	Spice Berry
<i>Rorippa nasturtium-aquaticum</i> (syn. <i>Nasturtium officinale</i>)	Watercress
<i>Rubus bellobatus</i>	Kittatinny Blackberry
<i>Rubus discolor</i> (<i>R. fruticosus</i> complex)	a Blackberry
<i>Rubus ellipticus</i>	Yellow Berry
<i>Rubus fruticosus</i>	Blackberry
<i>Ruellia malacosperma</i>	Ruellia
<i>Ruppia maritima</i>	Sea Tassel
<i>Salvia coccinea</i>	Red Salvia
<i>Salvinia molesta</i>	Salvinia
<i>Sansevieria trifasciata</i>	Mother in Laws Tongue
<i>Scheffera actinophylla</i>	Umbrella Tree
<i>Schinus molle</i>	Pepper Tree
<i>Schinus terebinthifolia</i>	Broad Leafed Pepperina Tree, Pepper Tree
<i>Senecio madagascariensis</i>	Fire Weed
<i>Senecio tamoides</i>	Canary Creeper
<i>Senna pendulina</i>	Easter cassia, Winter senna
<i>Senna septentrionalis</i> (syn. <i>floribunda</i>)	Arsenic Bush
<i>Setaria sphacelata</i>	South African Pigeon Grass
<i>Sida rhombifolia</i>	Paddy's Lucerna
<i>Solanum erianthum</i>	Tobacco Bush
<i>Solanum hispidum</i>	Giant Devil's Fig
<i>Solanum mauritianum</i>	Wild tobacco tree
<i>Solanum seaforthianum</i>	Brazilian nightshade
<i>Solanum torvum</i>	Devil's Fig

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
<i>Solidago canadensis</i> var. <i>scabra</i>	Canadian Goldenrod
<i>Spathodea campanulata</i>	African Tulip Tree
<i>Sphagneticola</i> (syn. <i>Wedelia</i>) <i>trilobata</i>	Singapore Daisy
<i>Sporobolus africanus</i>	Paramatta Grass
<i>Sporobolus fertilis</i>	Giant Paramatta Grass
<i>Sporobolus jacquemontii</i>	American rat's tail Grass
<i>Sporobolus pyramidalis</i> and <i>S. natalensis</i>	Giant Rat's Tail Grass
<i>Stylosanthes scabra</i>	Shrubby Stylo
<i>Tagetes minuta</i>	Stinking Roger
<i>Stenobium stans</i>	Yellow Bells, Yellow Bell Flower
<i>Themada quadrivalvis</i>	Grader Grass, Thatch Grass
<i>Thunbergia alata</i>	Black-eyed Susan
<i>Thunbergia grandiflora</i>	Blue Thunbergia
<i>Tithonia diversifolia</i>	Mexican Sunflower
<i>Tradescantia albiflora</i>	Wandering jew
<i>Tradescantia zebrina</i>	Zebrina
<i>Triumfetta rhomboidea</i>	Chinese Burr
<i>Verbesina enceloides</i>	Crownbeard
<i>Xanthium spinosum</i>	Bathurst Burr

SC6.5.6 Acceptable plant species

(1) The following species are acceptable for open forests and woodlands.

Table SC6.5.6.1—Acceptable plant species for open forests and woodlands

Species	Common name	Notes
<i>Eucalyptus moluccana</i>	gum-top box	good shade tree (unusual for eucalypt), generally straight trunk, long-lived
<i>Angophora leiocarpa</i>	smooth-bark apple	attractive red-orange bark, flowers abundantly, gnarled branches
<i>Eucalyptus longirostrata</i>	grey gum	attractive tall tree, handsome bark, unusual buds
<i>Corymbia cloeziana</i>	Gympie Messmate	tall attractive tree, with both smooth & rough bark, peels off in strips
* <i>Corymbia watsoniana</i>	large-fruit yellowjack	v. large gumnuts, interesting yellow-orange bark, large flowers
<i>Eucalyptus rhombica</i>	ironbark	large flowers and fruits, moderate size, leaves grey-green, local to area
<i>Eucalyptus melanoleuca</i>	nanango ironbark	tall attractive local ironbark with smooth-white upperbranches
<i>Acacia rhodoxylon</i>	rosewood	well-known and long-lived wattle, attractive bark and trunk features

(2) The following species are acceptable for scrubs and vine forests.

Table SC6.5.6.2—Acceptable plant species for scrubs and vine forests

Species	Common Name	Features
* <i>Cadellia pentastylis</i>	ooline, solid wood	terrific shade tree, hardy, v. attractive flowers and fruits, locally v. well-known
* <i>Brachychiton australis</i>	* <i>Brachychiton australis</i>	great shade tree, large white flowers, seasonal changes with periodic leaf shed
<i>Brachychiton rupestris</i>	Qld bottletree	common around district, well-liked, slow growing, strange shape main feature
* <i>Flindersia collina</i>	leopardwood	attractive bark, green and white spotted, can be shady
* <i>Flindersia australis</i>	crows ash	well-known, attractive when flowering, large interesting woody fruits (star-shaped)
* <i>Casuarina cristata</i>	belah	v. good shade tree, fast-growing, attractive and shapely, great habitat tree
<i>Owenia venosa</i>	emu apple	nice dense shade tree, produces large red fruits, difficult to grow from seed
* <i>Lysiphyllum carronii</i>	red-flowered butterfly tree	v. attractive tree, attracts birds and insects, good shade tree, attractive flrs
<i>Austromyrtus bidwillii</i>	python tree	v. unusual and attractive bark, like carpet snake pattern, slow growing
<i>Geijera salicifolia</i>	scrub wilga	v. dense shade, pleasant aromatic leaves, small white flowers, slow-growing?

(3) The following species are acceptable for banks of watercourses.

Table SC6.5.6.3—Acceptable plant species for banks of watercourses

Species	Common Name	Features
<i>Eucalyptus tereticornis</i>	Qld bluegum	familiar tree, attractive, great habitat tree, can be v. tall sometimes
* <i>Lysiphyllum hookerii</i>	white-flowered butterfly tree	also v. attractive, larger flowers than one above, also attracts butterflies
* <i>Callistemon viminalis</i>	dawson river bottlebrush	familiar and commonly grown, still worth a look, v. hardy and works well
* <i>Livistona nitida</i>	dawson river fan-palm	v. tall and hardy palm from near Cracow area, pleasant and easy growing
<i>Casuarina cunninghamiana</i>	river oak	attractive tall tree, reasonable to moderate shade, tolerates flooding well
<i>Acacia glaucocarpa</i>	silver powder wattle	tall to 10 m, attractive, can get a bit tatty, longish-lived, great habitat tree

(4) The following species are acceptable smaller trees and tall shrubs.

Table SC6.5.6.4—Acceptable plant species for smaller trees and tall shrubs

Species	Common Name	Features
* <i>Acacia conferta</i>	crowded leaf wattle	small wattle to 3 m tall, v. heavy flowering and attractive, prob. short-lived
* <i>Acacia bancroftiorum</i>	Bancrofts wattle	wattle with attractive phyllodes, honours historical identity from Eidsvold, to 4 m

Table SC6.5.6.4—Acceptable plant species for smaller trees and tall shrubs

Species	Common Name	Features
*Acacia decora	pretty or golden wattle	shrub to 2 m tall, attractive for ornamental use
*Acacia jucunda	delightful wattle	showy grey-green phyllodes, attractive yellow pom-pom flower heads, ornamental
Acacia semilunata	half-moon wattle	as above, short-lived
*Callitris endlicherii	black cypress pine	attractive little "christmas tree" pine tree with good form to 6 m, dark green foliage
*Leptospermum neglectum	*Leptospermum neglectum	attractive local leptospermums, pretty flowers, often massed flower display
Eucalyptus exserta	Qld peppermint	interesting bark (local form often a mallee) v. heavily scented leaves
Eucalyptus bakeri	black mallee	this is a locally uncommon mallee eucalyptus with interesting multi-stem habit
*Leptospermum venustum	ti tree	leptospermum from near Eidsvold, very large and attractive flowers, to about 1m

An asterisk () denotes attractive flowers or foliage, and would be particularly decorative.*

Editor's note—Most of the smaller wattles probably only have a lifespan of about 6-12 years. Most other plants have a much longer lifespan. Some plants are slow-growing, others faster. Please consult local society for growing Australian Plants group about availability of some of these plants. All plants grow locally within the North Burnett Regional Council local government area.

SC6.6 Third party advice or comment policy

SC6.6.1 When local government may consult on a development application

Without limiting its discretion under section 34 Third party advice of the Development assessment rules⁷², the local government may seek advice or comment about an application in any circumstances the local government determines, including, in the local government's opinion, if—

- (1) the development may conflict with a code;
- (2) specialised technical advice is required to assess the development; or
- (3) the development may affect premises being of special interest to a person.

SC6.6.2 Who may be consulted

- (1) The local government may seek advice or comment about an application for development from any person, including any considered by the local government to have specialist knowledge or a special interest in an application.
- (2) Without limiting subsection (1), the local government may seek advice or comment from a State department or agency about an application for development if—
 - (a) A use identified as being unsuitable for establishment in a zone—for a material change of use identified as unsuitable for establishment in the applicable zone code—from the owners, occupiers of adjoining or nearby premises, or the public generally;
 - (b) Designated bushfire prone area—on land in a designated bushfire prone area;
 - (c) Heritage—if included on a local heritage register or Queensland Heritage Register;
 - (d) Indigenous cultural heritage on land known to have a high probability of having indigenous cultural heritage—from designated aboriginal representatives;
 - (e) Mineral resources—within 1 km of identified extractive or mineral resources or a gravel pit;

⁷² Made under section 68(4) of the Act

- (f) Native Title—on land adjacent to land over which Native Title has been established or a claim has been made—from the Native Title claimant or Native Title holder;
- (g) High impact industry—the appropriateness of the impact assessment undertaken; and,
- (h) Agricultural Land Classification—on or adjacent to *Agricultural Land Classification (ALC) Class A or Class B land*.

SC6.6.3 How consultation may be undertaken

- (1) The local government may seek advice or comment in any way considered appropriate for the circumstances, including any one or more of the following—
 - (a) personal notification or contact;
 - (b) placing a notice at a public place;
 - (c) placing a notice on the premises;
 - (d) placing an advertisement in the electronic media;
 - (e) public notification in a newspaper.

SC6.7 Building form for the Centre zone policy

SC6.7.1 Preliminary

- (1) Building form in town centres has a significant influence on appeal and character of such towns.
- (2) For town centres, the Centre zone and the Centre zone code applies to the majority of development involving building work assessable under the planning scheme.
- (3) The Centre zone code incorporates performance outcomes and acceptable outcomes relating to building form and design to assist in achieving the overall outcomes of that code.
- (4) The Centre zone code identifies design outcomes for *designated commercial frontages*.
- (5) This planning scheme policy incorporates the following figures to illustrate how buildings complying with the performance outcomes and acceptable outcomes for sites fronting a designated commercial frontage may appear.

SC6.7.2 Illustrative examples—acceptable building form for designated commercial frontages

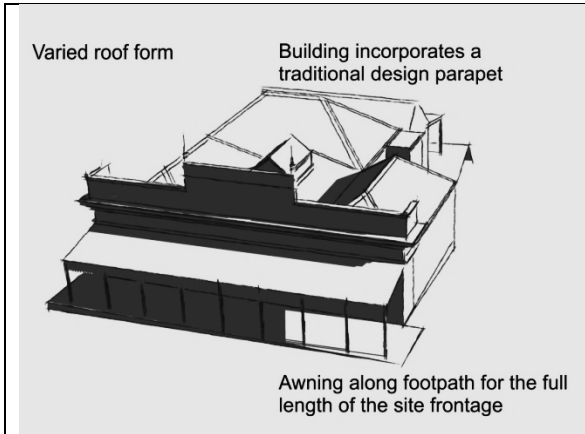


Figure SC6.7.1—Varied roof form and awning 1

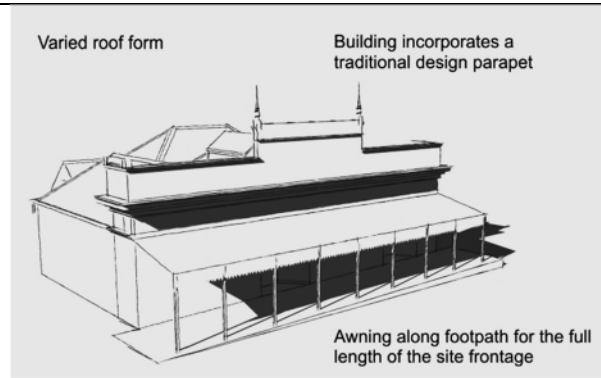


Figure SC6.7.2—Varied roof form and awning 2

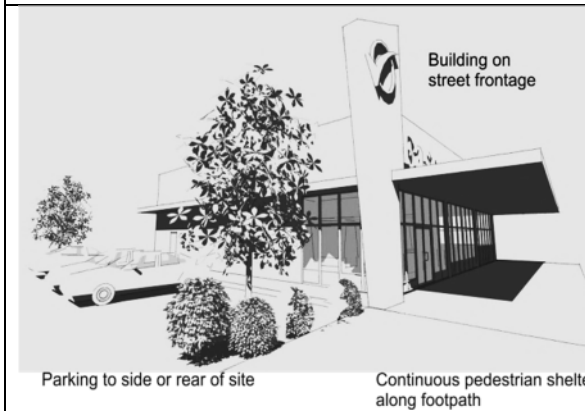


Figure SC6.7. 3—Preferred parking location on designated commercial frontage

Corner sites

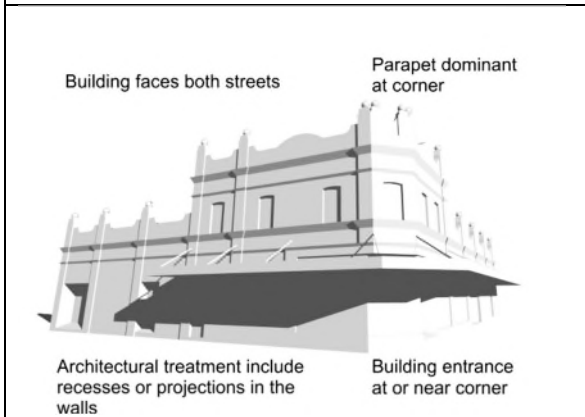


Figure SC6.7.4—Preferred corner site treatment 1 on designated commercial frontage



Figure SC6.7. 5—Preferred corner site treatment 2 on designated commercial frontage

SC6.7.3 Illustrative examples—generally unacceptable building form for designated commercial frontages

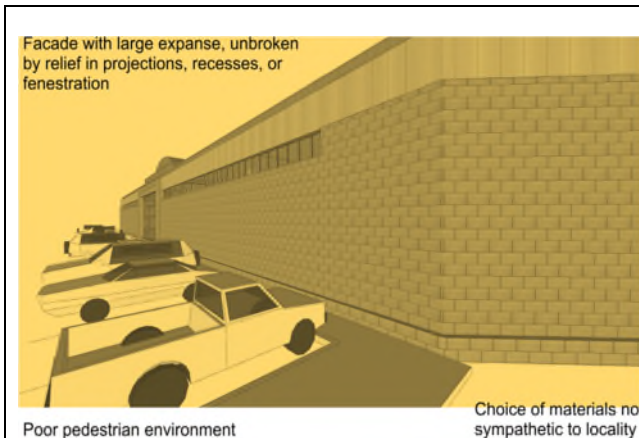


Figure SC6.7.6—Unacceptable building form on designated commercial frontage



Figure SC6.7.7—Unacceptable site layout on designated commercial frontage



Figure SC6.7.8—Unacceptable building form and site layout on designated commercial frontage

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/acronym	Description
AEP	Annual exceedance probability
ALC	Agricultural Land Classification
AV	Articulated vehicle
DFE	Defined flood event
DFL	Defined flood level
DSS	Desired standard of service
GFA	Gross floor area
HRV	Heavy rigid vehicle
MCU	Material change of use as defined in the Act
MRV	Medium rigid vehicle
PFTI	Plans for trunk infrastructure
PIP	Priority infrastructure plan
PIA	Priority infrastructure area
QDC	Queensland Development Code
ROL	Reconfiguring a lot as defined in the Act
SRV	Small rigid vehicle
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>

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
<p>Adopted: 17 May 2017</p> <p>Effective: 2 July 2017</p>	1.0	Major amendment	<p>Overlay maps OM-HL-01 to OM-HL-06—new Historic lots overlay in areas including Monto, Mount Perry, Eidsvold and the villages of Kalpowar, Mulgildie, Rawbelle, Bancroft, Abercorn, Wetheron, Ideraway, Byrnestown, Shamrock, Dallarnil and Lakeside.</p> <p>Assessment categories If affected by the Historic lots overlay—MCU for 'Dwelling house' is self-assessable if complying with AO1.1 to AO1.4 of the Dwelling house code—otherwise is code assessable.</p> <p>Codes New self-assessable provisions for infrastructure provision for a Dwelling house if on a designated Historic lot—</p> <ul style="list-style-type: none"> (a) connection to water and sewerage networks if in a PIA; (b) outside a PIA connection to a— <ul style="list-style-type: none"> (i) reticulated water supply network; or (ii) water supply system with minimum capacity of 45,000 litres; (c) stormwater to connect to a lawful point of discharge; (d) lawful access to a 'constructed road'. <p>The provisions also apply to all Dual occupancy except that (d) only applies if on a designated Historic lot.</p> <p>Performance outcome if code assessable—connection to infrastructure appropriate to its setting and commensurate with its needs.</p> <p>Minor consequential amendments Renumbering of provisions as necessary.</p> <p>New definition 'Constructed road'—either a State-controlled road or a local road on Council's interactive mapping.</p>
<p>Adopted: 15 March 2017</p> <p>Effective: 2 July 2017</p>	1.1	Minor and administrative amendments	<p>Transport noise corridors Insert provisions to reflect the requirements of s246Z of the <i>Building Act 1975</i> for compliance with QDC 4.4.</p> <p>New definitions Insert two new administrative definitions to include unroofed areas as part of a use.</p> <p>Small feedlots Feedlots less than 150 SCU self-assessable in the Rural zone</p> <p>Reconfiguring a lot Revise the instances when lots under the minimum size become impact assessable. Clarify the applicability of assessment criteria.</p> <p>Advertising devices</p>

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			<p>Insert provisions for billboard signs and incorporate a new definition that applies to pylon, pole and billboard signs.</p> <p>Other</p> <ul style="list-style-type: none"> • Clarify for flood hazard overlay no change to assessment level if exempt development • Clarify that maximum height provisions apply to structures and buildings • Delete reference to construction standards for parking surfaces • Insert comparable assessment criteria for Rooming accommodation in the Rural zone • Insert site cover as an assessment criteria for domestic outbuildings • Amend performance outcome in Rural zone code to acknowledge prospect of non-rural uses e.g. in the Conservation precinct • Minor formatting amendments
<p>Adopted: 17 May 2017 Gazetted: 30 June 2017 Effective: 3 July 2017</p>	1.2	Alignment amendment	<p>Replace terminology and language from the soon-to-be-repealed planning legislation with terminology consistent with the <i>Planning Act 2016</i> including but not limited to categories of development and assessment.</p> <p>Replace definitions from QPP3.1 with changed definitions from QPP4.0.</p>
<p>Adopted: 11 December 2019 Gazetted: 24 January 2020 Commenced: 3 February 2020</p>	1.3	<p>Integrate SPP 2017; Regulated requirements; formatting, cross-reference, typo corrections References to PSP SC6.2 Development Works - Minor corrections</p>	<p>Appropriately integrate SPP 2017</p> <ul style="list-style-type: none"> • minor text changes to Strategic framework for 'environment and heritage' – biodiversity, cultural heritage • removed redundant local heritage provisions—categories of development and assessment, zone codes for 'environment and heritage' – cultural heritage • text changes relating to 'environment and heritage' – water quality • text changes relating to 'economic growth' – agriculture, extractive resources • text change to reflect revised assessment benchmark 'liveable communities' – access for fire emergency vehicles <p>Reflect the regulated requirements</p> <ul style="list-style-type: none"> • replaced zone purpose statements; • removed local government zone purpose statements • replaced QPP use definitions with regulated definitions in <i>Planning Regulation 2017</i> format • amended administrative terms as per regulated definitions <p>Other improvements</p> <ul style="list-style-type: none"> • included industry thresholds to support industry definitions • deleted redundant administrative terms • minor changes associated with redundant PIP • correct reference to QDC MP1.3 in s9.3.1

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			<ul style="list-style-type: none"> • make car parking requirement for Dwelling house and Dual occupancy in Table 9.4.7 consistent with sections 9.3.1 and 9.3.2 • minor formatting corrections • minor text corrections • incorporate 'public sector entity' definition for later amendments • refer to declared service areas • Corrected references to PSP for development works
<p>Adopted: 22 July 2020 Gazetted: 14 August 2020 Commenced: 17 August 2020</p>	1.4	Minor amendment	<ul style="list-style-type: none"> • Inclusion of amended planning scheme policy for development works – SC6.2 Design and construction standards for development works. • PSP SC6.2 amended to include contemporary standards used by the Institute of Public Works Engineers of Australasia and locally relevant for the Region, for consistency with local governments in the Wide Bay Burnett Region.