



HELPING TO ENERGISE THE WORLD

Isaac Regional Planning Scheme

February 2021

Isaac Regional Council

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Citation and commencement

This planning scheme may be cited as the Isaac Regional Council planning scheme.

A notice was published in the Government Gazette: Volume 386 No. 38 on 19 March 2021 for the planning scheme for the Isaac Regional Council area.

The commencement date for the planning scheme was 1st April, 2021.

Amendments to the planning scheme are included at Appendix 2 Table of amendments.

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Isaac Regional Council planning scheme (planning scheme) has been prepared in accordance with the *Planning Act 2016* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) The planning scheme applies to the planning scheme area of Isaac Regional Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated on **Map LM1—Locality Map** in Schedule 2 (SC2.5).

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

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994* and State development areas.

Editor's note—The planning scheme does not apply to Commonwealth Land, eg. Department of Defence bases, training areas and ranges which are regulated under the *Defence Act 1901* (Commonwealth).

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the zones and, where applicable, zone precincts specified in **Table 1.2.1 (Zones and zone precincts)** below.

Table 1.2.1—Zones and zone precincts

Zones and zone precincts	
Residential zones category	
(a)	Low density residential zone
(b)	Low-medium density residential zone
Centre zones category	
(a)	Centre zone, including:
(i)	Moranbah centre precinct
Industry zones category	
(a)	Industry zone
(b)	Industry investigation zone
Recreation zones category	
(a)	Recreation and open space zone
Environmental zones category	
(a)	Environmental management and conservation zone
Other zones category	
(a)	Community facilities zone
(b)	Emerging community zone
(c)	Limited development zone
(d)	Minor tourism zone
(e)	Rural zone
(f)	Rural residential zone
(g)	Special purpose zone, including:
(i)	Air services precinct
(h)	Specialised centre zone
(i)	Township zone, including:

Zones and zone precincts

(j) Holiday and Residence precinct

(g) there are no local plans

(h) the overlays specified in **Table 1.2.2 (Overlays)** below

Table 1.2.2—Overlays

Overlays	
(a)	Acid sulphate soils overlay
(b)	Agriculture land overlay
(c)	Airport environs overlay
(d)	Bushfire hazard overlay
(e)	Coastal hazard overlay
(f)	Environmental significance overlay
(g)	Extractive resources and minerals overlay
(h)	Flood hazard overlay
(i)	Potential hazardous dust level overlay
(j)	Regional infrastructure overlay
(k)	Water resource catchments overlay

(i) the development codes specified in **Table 1.2.3 (Development codes)** below

Table 1.2.3—Development codes

Development codes	
Use codes	
(a)	Extractive industry code
(b)	Home based business code
(c)	Telecommunications facility use code
Other development codes	
(a)	Development works code
(b)	Landscaping code
(c)	Reconfiguring a lot code

(j) the following other plans:

(i) Galilee Basin State Development Area development scheme

(ii) Moranbah Urban Development Area Development Scheme

Editor's note—Refer to Part 9 of this planning scheme.

(k) schedules and appendices

(2) The following planning scheme policies specified in **Table 1.2.4 (Planning scheme policies)** below support the planning scheme:

Table 1.2.4—Planning scheme policies

Planning scheme policies	
Planning scheme policies relating to Part 7 (Overlay codes)	
(a)	Planning scheme policy for Hazards
Planning scheme policies relating to Part 8 (Development codes)	
(a)	Planning scheme policy for Development works

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

Editor's note—In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

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

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

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

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

1.3.4 Zones for roads, closed roads and reclaimed land

- (1) The following applies to a road, closed road or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road or reclaimed land is in the same zone as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road or reclaimed land is in the same zone as

¹ Footnote—this is an example of a footnote.

the adjoining land when measured from a point equidistant from the adjoining boundaries

- (c) if the road, closed road or reclaimed land is adjoined on one side only by land in a zone—the entire reclaimed land is in the same zone as the adjoining land
- (d) if the road, closed road or reclaimed land is covered by a zone then that zone applies.

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

1.4 Categories of development

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

- (a) accepted development

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

Editor's note—In this planning scheme, some development is categorised as accepted, subject to meeting certain requirements. These requirements are identified in the tables of assessment and in the relevant codes.

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

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

- (c) prohibited development.

Editor's note—A development application may not be made for prohibited development. The Regulation prescribes prohibited development.

(2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in **Part 5 (Tables of assessment)**.

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

1.5 Hierarchy of assessment benchmarks

(1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:

- (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
- (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
- (c) overlays prevail over all other components (other than 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
- (e) provisions of **Part 9 (Other Plans)** may override any of the above.

1.6 Building work regulated under the planning scheme

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

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

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

- (4) There are no building assessment provisions in this planning scheme.

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

1.7 Local government administrative matters

1.7.1 Temporary uses not assessable under this planning scheme

- (1) Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:
 - (a) school fetes;
 - (b) travelling circuses;
 - (c) promotional activities;
 - (d) activities undertaken by a local government associated with infrastructure construction and maintenance.

Editor's note—While not assessable under the planning scheme a temporary use may need to address or adhere to local laws or subordinate local laws

1.7.2 Mining tenements

- (1) The Planning Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administering IDAS for the Heritage Act, in relation to a Queensland heritage place.
- (2) Details of the mining tenements may be obtained from the chief executive of the department in which the *Mineral Resources Act 1989* is administered.

1.7.3 Other documents incorporated in the planning scheme

- (3) **Table 1.7.3.1 (Overlay mapping in the SPP interactive mapping system)** identifies overlays or overlay elements depicted in the State Planning Policy (SPP) interactive mapping system (plan making) that are referenced and incorporated in the planning scheme.

Table 1.7.3.1—Overlay mapping in the SPP interactive mapping system

Overlay	SPP interactive mapping system reference
Agriculture land overlay	The following 'Agriculture' elements (mapped under the economic growth theme): (a) important agricultural areas; (b) Land Classification (ALC) Class A and Class B land; (c) stock route network.
Airport environs overlay	The following 'Strategic airports and aviation facilities' elements (mapped under the 'Infrastructure' theme): (a) obstacle limitation surfaces (OLS); (b) airport public safety areas; (c) lighting area buffer and wildlife hazard buffer zones; and (d) aviation facilities and associated building restricted areas.
Bushfire hazard overlay	The following 'Natural hazards risk and resilience' elements (mapped under the 'Hazards and safety' theme): (a) medium, high and very high bushfire hazard areas.
Coastal hazard overlay	Coastal management district (mapped under the 'Environment and heritage' theme, subsection 'Coastal environment'). The following 'Natural hazards risk and resilience' elements (mapped under the 'Hazards and safety' theme): (a) erosion prone areas; (b) medium and high storm tide inundation areas.
Environmental significance overlay	The following 'biodiversity' elements (mapped under the 'Environment and heritage' theme): (a) matters of State Environmental Significance (MSES).
Extractive resources and minerals overlay	The following 'Mining and extractive resources' elements (mapped under the 'Economic growth' theme): (a) resource/processing areas; (b) resource separation areas; and (c) transport route separation areas.
Regional infrastructure overlay	(a) Major electricity infrastructure and electricity substations (mapped under the 'Infrastructure' theme, subsection 'Energy and water supply – major electricity infrastructure'); (b) State controlled road and railway corridors (mapped under the 'Infrastructure' theme, subsection 'State transport infrastructure'); and
Water resource catchments overlay	(a) Water catchment boundaries

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy July 2017 is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated excluding 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 Mackay, Isaac, Whitsunday Regional Plan 2012, as it applies in the planning scheme area.

2.3 Regulated requirements

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

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

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 in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in **Schedule 2 (SC2.2)**.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) liveable communities
 - (ii) diverse economy
 - (iii) protecting natural resources and the environment
 - (iv) safety from natural and other hazards
 - (v) infrastructure for communities
- (4) the strategic outcomes proposed for development in the planning scheme area for each theme.
- (5) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

3.2.1 Overview

- (1) Isaac Region is diverse – geographically, climatically and economically.
- (2) The diversity gives rise to a range of land uses; from intensive aquaculture, agricultural and small scale settlements on the coast; to broad hectare grazing, cropping, mining and larger urban settlements inland.
- (3) Global policy and market influences are felt directly within Isaac's communities and economy. In turn, our communities and economy play an important role in meeting global energy and resource commodity needs. *We are, 'helping to energise the world.'*
- (4) Our region has a strong historical, current and future connection with mining and the resources sector². The Isaac Region is the heart of the Bowen Basin mining and exploration activity and is a major gateway to those activities in the Galilee Basin.
- (5) This connection brings with it economic and social dynamism which influences the demographic make up and the economic performance of the region.
- (6) Our towns and communities need to be adaptable and resilient to respond to this dynamism and to continue to thrive as our economy and society changes.
- (7) The permanent resident and the non-resident worker populations of the region's towns are significantly influenced by the extent of resource activity and the workforce policy of resource companies. Population fluctuations during the life of the planning scheme are challenging to predict because of the sensitivity to these external commercial considerations.³

² Mineral or gas exploration and extraction activities and associated authorised activities are not regulated by the Isaac Regional Planning Scheme. These activities are regulated by the Queensland Government under a range of State legislation including the Mineral Resources Act 1989 and the State Development and Public Works Organisation Act 1971.

³ The Queensland Government Statistician's Office estimated the region's permanent resident population at June 2016 at 24,795. Official 'medium series' projections estimate growth to a resident population of 31,933 by 2036.

- (8) Projections by the Qld Government for non-resident workers on shift from 2017 – 2023 identify that the Isaac Region will continue to have the largest share of the Bowen Basin’s non-resident workers on shift, albeit less than the peak in 2012.⁴
- (9) Up to 30,000 beds of non-resident workforce accommodation are estimated to be constructed or approved in the region⁵ and is indicated on Strategic Framework Map SFM1. In this context, need for further development of non-resident workforce accommodation must be demonstrated.
- (10) Strategies which seek to further diversify economic activity, (capitalising on the natural diversity and competitive advantages of the region) and in doing so moderate dynamism and build social and economic resilience in the region, will support sustained prosperity.
- (11) Our region is a region where economic activity and entrepreneurial initiative are supported and encouraged. Adaptable centres, industrial areas and infrastructure support existing and emerging activities.
- (12) The region’s industries are also adaptable, providing materials and services to the resources and agricultural sectors. Industry areas within the region’s towns capitalise on close proximity to these activities.
- (13) Agricultural and grazing activities are influenced by access to water and defined climatic variations across the region resulting in diverse practices, produce and opportunities for primary production based industries.
- (14) Climatic variations also result in differences in the extent of natural hazards, such as flood, bushfire and coastal hazards experienced in the region. Our region can experience extreme events in the form of cyclones, droughts and flooding rains.
- (15) Historical centres, established to support the first waves of mining and pastoralism in the region in the 1860’s such as Clermont, St Lawrence and Nebo now provide a range of services to urban and rural communities and the agricultural and resource sectors.
- (16) Moranbah, Dysart, Middlemount and Glenden are centres established in the 1970’s which provide a range of urban and administrative services to the community and the resources sector.
- (17) Coppabella, as a privately owned railway settlement, has a specific role in servicing the railway operating in the area but is not intended it expand beyond this role.
- (18) Coastal townships and localities are important focal points for communities and agricultural, lifestyle and tourism activities in these areas.

3.2.2 Isaac Region in 2036

- (1) Moranbah is the region’s largest administrative centre providing diverse urban and community services and infrastructure, supporting the local and regional community, including small and medium businesses, education, health, government and administrative services, regional facilities and tourism and visitor facilities.
- (2) Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden are resilient towns providing a wide range of housing, small business, industry and employment opportunities. Urban services and infrastructure support permanent residents, non-resident workers and visitors to the region.
- (3) Urban settlements do not occur outside these towns.
- (4) Our towns are attractive, liveable and supportive of thriving communities and economic activity.

⁴ Depending on the progression of resource projects, the 2016 non-resident population of 9,450 persons may decline to 8,570 persons or increase to 13,310 persons by 2023. These estimates represent a substantial decline from the peak in 2012 of 17,130 persons.

⁵ Queensland Government analysis identifies that as at June/July 2016 there were 19,105 “Worker Accommodation Village” beds constructed in the region.

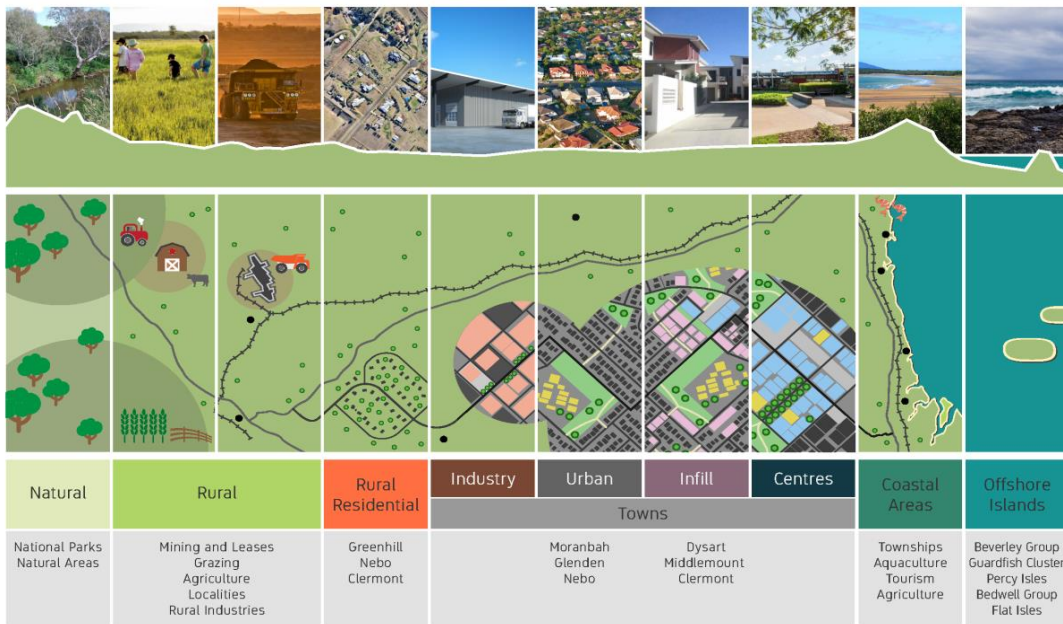
- (5) The region's towns, townships and localities provide the setting for vibrant social and cultural activities which enrich the lifestyle of residents and visitors to the region.
- (6) The region's towns support a range of industries providing materials and services to meet the needs of communities and the industry sectors operating within the region.
- (7) The locality of Coppabella is a railway settlement that provides housing and small scale convenience services, limited in scale to only meet the operational needs of the railways in the region. It does not grow to become an urban area or township that provides housing or services beyond that required of railway operations.
- (8) Carmila services growing tourism, rural and township activities building on existing community facilities, and proximity to major transport infrastructure.
- (9) St Lawrence is one of the region's earliest settlements. It has an important role as the centre within which local government services are provided to the coastal areas.
- (10) Development in other coastal townships is constrained by available infrastructure (Greenhill), natural hazard risks (Clairview and Carmila Beach) and surrounding environmental values.
- (11) Land uses which are sensitive to severe coastal hazard risks do not establish or expand at Clairview or Carmila Beach.
- (12) Rural residential areas at Clermont, Nebo and Greenhill provide housing and lifestyle choice for residents transitioning between rural and urban lifestyles. Rural residential activities do not occur outside these locations.
- (13) Infrastructure is provided to support the health and wellbeing of residents and visitors to the region and to support the safe operation of industry.
- (14) Community infrastructure provides a focal point for community activity in localities across the region including: Clarke Creek, Coppabella, Flaggy Rock, Kilcummin, Mackenzie River, Mistake Creek, Twin Hills, Lotus Creek and Valkyrie.
- (15) The region's economy, in addition to the positive contribution from mining activities, includes thriving rural enterprises incorporating cattle grazing and cropping activities and a wide range of complementary value adding rural industries and diversified tourism activities within the capacity of rural infrastructure networks.
- (16) Productivity of the region's rural areas is enhanced through access to reliable and affordable agricultural water supplies.
- (17) Rural areas support mining activities, renewable energy facilities, infrastructure and hazardous activities that cannot be located within urban areas in locations that do not impact upon surrounding sensitive land uses.
- (18) Extractive industry operations⁶ occur within identified Key Resource Areas or in rural areas where environmental impacts and impacts on infrastructure can be avoided or mitigated.
- (19) The region's towns and rural areas provide opportunities for traditional owners to undertake cultural activities on country.
- (20) Development avoids or mitigates to an acceptable or tolerable level the risks associated with current and future natural hazards and is safe from other hazards affecting community health and wellbeing.
- (21) The cumulative impacts⁷ of development in the region is managed to avoid intolerable or unacceptable health, safety and amenity impacts on residents and visitors to the region.

⁶ Related to hard rock, sand or gravel extraction only. Mineral or gas exploration and extraction activities and associated authorised activities are not regulated by the Isaac Regional Planning Scheme. These activities are regulated by the Queensland Government under a range of State legislation including the Mineral Resources Act 1989 and the State Development and Public Works Organisation Act 1971.

- (22) The region's natural environment supports recreation and cultural activities, tourism and primary production in keeping with the environmental values.
- (23) Development and infrastructure mitigates impacts on cultural heritage, water quality and natural environmental values.
- (24) Land use and land management practices support improvements to water quality in the catchments of the Fitzroy, Burdekin, Styx and a small area of the Pioneer River and Plane Creek which flow to water supply catchments and the Great Barrier Reef.

3.2.3 Places in the Isaac Region

- (1) Isaac is a diverse region which contains many distinct places. The Isaac Places model is a summary of how land use and development is anticipated across the region within these distinct places.



Places	Description	Location in the region
Natural	These areas will remain dominated by the natural environment containing mostly undisturbed natural conditions. These areas will not accommodate urban development but could accommodate tourism and other compatible commercial uses on private land where impacts can be suitably managed.	Various conservation reserves and adjoining natural landscapes across the region included in the Conservation and environmental management zone.
Rural	These areas are used primarily for agriculture, grazing and complementary tourism and agribusiness activities. Other activities may be found in rural areas where they are in keeping with the character, amenity and natural resources of the area. These areas also contain localities which provide small scale community facilities which serve as a focal	Extensive areas of the region included in the Rural Zone, on the coast and inland, surrounding the region's settlements. Localities are dispersed across the rural areas of the

⁷ Mining activities and other large scale projects have the potential to contribute to cumulative impacts on regional air quality and infrastructure. The consideration of these cumulative impacts should be considered when assessing new projects in the region.

Places	Description	Location in the region
	<p>point for the surrounding community.</p> <p>In Rural areas mining and exploration activities occur. These activities are not regulated by the planning scheme but are regulated by the Queensland State Government under other legislation including the Mineral Resources Act 1989 and the State Development and Public Works Organisation Act 1971.</p>	<p>region and include: Clarke Creek, Coppabella, Kilcummin, Mackenzie River, Mistake Creek, Twin Hills, Lotus Creek and Valkyrie.</p>
Rural Residential	<p>These areas provide for residential development on large lots within in a rural setting. The keeping of small numbers of working and companion animals and rural plant is expected in these areas.</p>	<p>Rural residential zoned land at Greenhill, Clermont and Nebo</p>
Towns - Industry	<p>These areas are predominantly for industrial development and contain sufficient capacity to accommodate the future industrial growth needs of the region. These areas have varying lot sizes and standards of infrastructure service consistent with their location and anticipated use.</p>	<p>Industry zoned areas within and on the fringes of the region's major towns – Moranbah, Nebo, Clermont, Glenden, Dysart and Middlemount</p>
Towns - Urban	<p>These areas are predominantly for residential development and contain areas with sufficient capacity to accommodate the future urban growth of the region. These areas (other than emerging community areas) are fully serviced to an urban standard and include current land uses that provide for a localised service function including neighbourhood centres and non-residential uses (community facilities, open space and sport and recreation).</p>	<p>Low density residential zoned areas within the region's major towns – Moranbah, Nebo, Clermont, Glenden, Dysart and Middlemount</p>
Towns - Infill	<p>These areas are located where increased residential densities are desirable to promote compact neighbourhoods. These areas also provide opportunities for replacement of older housing stock and are located in proximity to service centres and major infrastructure.</p>	<p>Low medium density residential zoned areas within key locations within the region's major towns – Moranbah, Nebo, Clermont and Dysart.</p>
Towns - Centres	<p>These areas provide for the day-to-day service needs of the urban community and surrounding rural catchment. The convenience needs include medical and personal services, food and drink outlets, shops and a hotel or other uses that provide a community focal point. Community services that directly support the immediate community and residential development are supported within these centres.</p>	<p>Centre zoned nodes within key locations within the region's major towns – Moranbah, Nebo, Clermont, Glenden, Dysart and Middlemount</p>

Places	Description	Location in the region
Coastal areas	These areas are a mix of rural activities and small scale coastal townships and localities which also service travellers and tourists using the Bruce Highway. The rural activities and industries are distinct from those inland and where environmental impacts can be managed have the potential for growth and expansion supporting a small increase in township activities at Carmila.	Ilbilbie, Greenhill, Carmila, Clairview, St Lawrence, Flaggy Rock and surrounding rural areas and localities.
Offshore Islands	These islands are located offshore and are undeveloped. The majority of these islands are National Parks and protected areas.	Various islands within the Broadsound and beyond included in the Conservation and environmental management zone.

3.3 Liveable communities

3.3.1 Strategic outcomes

3.3.1.1 General

- (1) Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden are established towns and communities and their urban areas are intended to provide for the range of urban housing choices, and urban scale retail, commercial, industrial, administrative, health, community and educational services to the region.
- (2) Moranbah as the region's largest urban area provides the highest order urban services and greatest diversity of urban housing choices.
- (3) Building heights within the urban areas' centres are in keeping with the height of existing buildings. Building heights in Moranbah's town centre are anticipated to be up to four storeys; in all other centres heights do not exceed three storeys.
- (4) Expansion of urban areas does not extend beyond areas included within the following zones:
 - (a) Low density residential
 - (b) Low medium density residential
 - (c) Centre
 - (d) Industry
 - (e) Industry investigation
 - (f) Emerging community
 - (g) Community facilities
 - (h) Open space and recreation
 - (i) Special purpose (where urban infrastructure within a town).
- (5) Development in urban areas contributes to the provision of reticulated water supply and sewerage, open space, stormwater management and transport urban infrastructure networks.
- (6) Urban areas are served by treed streetscapes, community spaces, parkland and sporting facilities supporting community health and wellbeing, active lifestyles, community interaction, and a range of recreational activities.
- (7) Within urban areas a network of roads and walking and cycling paths provide access to places of employment, education, recreation, other community services and other urban areas and localities across the region via the intra regional road network.
- (8) Coppabella as a locality servicing the rail community associated with the operation of the Goonyella to Hay Point rail network does not expand to become an urban area. It is

not intended that Coppabella be the location of land uses serving travellers on the Peak Downs Highway or land uses anticipated in Nebo or Moranbah.

- (9) Carmila due to its location in proximity to major transport infrastructure is anticipated to experience increased economic activity. This activity will support growth and development within and surrounding the existing township and community facilities where risks from natural and other hazards can be mitigated to an acceptable level.
- (10) St Lawrence provides small scale convenience level activities servicing tourists and the southern coastal communities of the region and is a centre of local government service delivery for coastal areas.
- (11) The coastal township of Greenhill is a low density residential settlement. Retail and commercial services in this locality does not expand beyond small scale convenience level activities servicing the local community and tourists.
- (12) Community facilities across the region's rural areas are the focal point for community events and activities in the localities within which they are located.
- (13) Urban, rural residential, township and rural areas support home based business activities which are compatible with the amenity of the surrounding areas.
- (14) Development preserves the cultural heritage values of local and state⁸ significance.
- (15) Development does not diminish places or values of cultural significance to traditional owners.⁹

3.3.1.2 Housing choice and diversity

- (1) Existing urban areas are the focus for the majority of housing growth through a mix of:
 - (a) infill development in the form of:
 - (i) multiple dwellings, dual occupancy and retirement facilities in the Low medium density residential zone and the Centre zone;
 - (ii) dual occupancy and lot reconfiguration for detached dwellings on suitably sized allotments in the Low density and Low medium density residential zones;
 - (b) greenfield urban development in the Emerging community zone.
- (2) Multiple dwelling development is only anticipated in the Low medium density residential zone or Centre zone in areas in proximity to centre activities.
- (3) Infill development within urban areas must compliment neighbourhood character, present to the street and include design elements that reduce building bulk, minimise overlooking and overshadowing of adjoining properties and sufficient area for vehicle parking and storage.
- (4) Greenfield urban development is anticipated in the Emerging community zone, in the Belyando Estate and on Cunningham Way and Grosvenor Drive in Moranbah and on Airstrip Road in Nebo, Jeffrey Street Clermont and Turner Avenue Glenden. The establishment of new urban residential areas does not occur outside the Emerging community zone.
- (5) Development within the Emerging community zone:
 - (a) allows for the staging of development in line with the provision of community infrastructure (including parks) and services;
 - (b) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure;
 - (c) provides accessibility for all modes of transport including pedestrian, cyclist, and private motor vehicles;

⁸ Areas of state heritage significance are regulated by the Queensland State Government.

⁹ The region's traditional owners have deep historical and contemporary connections to the region and ongoing interest in the planning and management of land use across their traditional lands. Development that may impact upon matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage supports the requirements of the Aboriginal Cultural Heritage Act 2013 and the Torres Strait Islander Cultural Heritage Act 2003.

- (d) creates clear, direct pedestrian and cycle access to centres and local parks;
 - (e) provides for a range of housing types and associated lot sizes while avoiding large tracts of any one housing type;
 - (f) increases residential densities in and around centres, along connector streets and close to parks and schools;
 - (g) includes provision for convenience level centres where this does not impact on the viability of the existing centres;
 - (h) locates community facilities including schools, where appropriate, requiring high levels of accessibility within or adjoining centres;
 - (i) mitigates and minimises impacts on the natural terrain, natural environment and water quality;
 - (j) achieves the construction and post construction design objectives for stormwater management relevant to the Western Queensland climatic region;
 - (k) avoids risks to future residents from natural hazards and hazardous dust levels;¹⁰
 - (l) avoids impacts associated with the location of sensitive uses in proximity to hazardous land uses, major electricity, pump station, substations and bulk water infrastructure and corridors;
 - (m) provides an open space network suitable for community needs;
 - (n) provides for the provision of telecommunication infrastructure; and
 - (o) provides for appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles to protect people, property and the environment.
- (6) Small scale residential growth is anticipated within the Township zone in Carmila on land free of natural hazards and on lot sizes suitable to achieve onsite sewage disposal.
- (7) Rural residential housing occurs at Greenhill, Nebo and Clermont in the rural Residential zone on lot sizes sufficient to allow for onsite treatment of effluent and the transition to rural areas from urban scale development.
- (8) Diverse housing options are provided for on rural zoned properties to enable accommodation options for multiple generations of families to live on farms in conjunction with employees.

3.3.1.3 Non-residential workforce accommodation

- (1) Existing non-resident workers accommodation within the region's urban centres provide substantial accommodation for non-resident workers. These existing facilities are located in the Specialised centre zone. No further development is intended in the Specialised centre zone until this specialised accommodation use ceases.
- (2) Non-resident workforce accommodation is provided in response to a legitimate and demonstrated need¹¹.
- (3) Where need has been demonstrated in accordance with 3.3.1.3(2) the following applies:
- (i) non-resident workforce accommodation are located in areas that:
 - A. do not result in unacceptable impacts, including cumulative impacts on established towns and communities including:
 - social services;
 - infrastructure;
 - built form character;
 - visual amenity;

¹⁰ Hazardous dust levels is defined as the dust concentrations that exceed the Fifth Highest 24-hour Average Ground-Level Concentration of PM10 (greater than 50µg/m³) including background levels of dust.

¹¹ Council acknowledges that non-resident workforce accommodation is a housing form which arises in response to the operational needs of industries in the region. Council acknowledges that this form of development will continue to be present in the region in the future. Council supports well designed and suitably located non-resident workforce accommodation. Council does not support workforce arrangements that reduce a workers choice to live in the region and have their housing needs met by permanent housing options within the region's established communities. Significant amounts of NRWA is constructed and approved in the region as indicated on the Strategic Framework Maps in Schedule 2 (SC2.2). New proposals must demonstrate need in the context of this supply.

- economy; and
 - B. contribute to the regions' economy; and
 - C. avoid conflicts with adjoining or nearby land; and
 - D. are or can be appropriately serviced with the necessary infrastructure; and
 - E. avoid impacts on the planned orderly growth of established communities;
- (ii) non-resident workforce accommodation that is located within or in close proximity to an established town and community:
- A. is of a scale (size, extent and built form) in keeping with the character of the established community; and
 - B. is designed to meet contemporary urban design standards¹² so as to make a positive contribution to the amenity and character of the established community; and
 - C. provides onsite commercial services and facilities where they do not impact upon the economy of the established community; and
 - D. is serviced by appropriate urban infrastructure; and
 - E. provides a high level of residential amenity for its occupants and achieves best practice emergency site management, water sensitive urban design, crime prevention through environmental design (CPTED) and ecologically sustainable design;
- (iii) relocatable modular non-resident workforce accommodation buildings that do not meet the specific outcomes in 3.3.1.3(3)(ii)B are not located in established communities;
- (iv) non-resident workforce accommodation outside the region's established towns and communities:
- A. is located to avoid natural hazards and other hazards, and impacts upon visual amenity, infrastructure and ecologically sensitive areas; and
 - B. provides a safe and functional living environment for its occupants, including reliable infrastructure to support essential utilities.

3.4 Diverse economy

3.4.1 Strategic outcomes

3.4.1.1 Diverse rural economy

- (1) Isaac Region has a strong and diverse rural economy with a mix of agricultural, animal husbandry, and complementary and value-adding activities, such as agri-tourism, associated with rural production. A wide range of activities including, grazing, cropping, horticulture, forestry, aquaculture, intensive animal industries and renewable energy facilities may occur on rural zoned land.
- (2) Cattle feedlots are the primary example of Intensive animal industries in the region.
- (3) A sustainable rural economy is supported by the retention of rural zoned lots of a size sufficient to support economically viable farming enterprises.
- (4) Industry uses occurring in rural areas are those only where need for the use to be located in a rural area has been demonstrated and which are directly related to primary production activities or natural resource processing, or are hazardous activities which require separation from urban areas.
- (5) Development which facilitates cultural activities, outdoor recreation or tourism occurs provided that it does not encroach upon rural production or significantly disturb the landscape character or rural amenity, and is not impacted upon by mining activities, extractive resource activities or other incompatible uses.

¹² Refer to the SPP State interest guideline, Housing supply and diversity - Policy 4 Supporting information, as a minimum standard.

- (6) Tourism and recreation related development generally has a limited building footprint and does not involve significant modification of the natural landform. Short-stay tourism accommodation may occur in the form of bed and breakfasts, farm stay facilities, ecotourism cabins and camping, as well as larger scale tourist accommodation facilities.
- (7) Tourism uses accessible from the Bruce Highway and Peak Downs Highway are supported where they avoid the impacts from natural hazards, are compatible with surrounding land uses and any commercial activities do not impact on the economy of the region's towns.
- (8) The siting of rural industries and tourism, recreation, industry uses does not negatively impact on infrastructure networks in the area or the productivity of adjoining land.
- (9) Renewable energy facilities are located in rural areas where impacts on infrastructure, productive rural lands and adjoining land uses can be avoided or mitigated.
- (10) Sensitive land uses do not encroach upon the Galilee Basin State Development Area.¹³

3.4.1.2 Thriving urban area

- (1) The region's urban areas include town centres which provide a range of commercial, retail, professional, administrative, community, entertainment, cultural, social, residential and associated activities.
- (2) The urban areas provide the setting for the establishment of small business where in keeping with the residential character and amenity of the site and surrounding areas.
- (3) Development within the region's centres:
 - (a) provide for accessible, convenient and attractive retail, commercial, administrative and community activities;
 - (b) manage the interface between centre activities and adjoining residential activities; and
 - (c) promote high quality centre design that creates safe places, is highly accessible and activates streets and public spaces.
- (4) Development in the Clermont and Nebo centres is designed to integrate with the character of existing historic commercial buildings within these centres.
- (5) Small scale centres in Moranbah at Cunningham Way and Clements Street are intended as convenience centres providing retail and food and drink outlets to the community. These areas do not exceed three storeys in height.
- (6) Industry zoned land within the region's urban areas support a range of industrial activities compatible with the amenity of surrounding residential areas.
- (7) Sensitive land uses do not encroach upon industry zoned land.
- (8) Industry areas provide a range of lot sizes to support the establishment and operations of a diverse range of industrial uses.
- (9) An area of industry investigation zoned land at Moranbah provides for the establishment of land extensive uses such as outdoor storage and laydown (outdoor warehouse) activities.
- (10) Development in the Industry investigation zone:
 - (a) allows for the staging of development in line with the provision of necessary urban infrastructure and services;
 - (b) provides for a range of lot sizes suitable to respond to a diverse range of industry activities;
 - (c) mitigates and minimises impacts on the natural terrain, natural environment and water quality;

¹³ Refer Development and Construction Other Map.

- (d) achieves the construction and post construction design objectives for stormwater management relevant to the Western Queensland climatic region;
- (e) avoids risks to industrial activities from natural hazards;
- (f) avoids risks to occupants of the area from hazardous dust levels;
- (g) ensures regional infrastructure (such as high pressure gas pipelines) are protected from inappropriate development; and
- (h) provides for appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles to protect people, property and the environment.

3.5 Protecting natural resources and the environment

3.5.1 Strategic outcomes

3.5.1.1 Productive rural lands

- (1) Rural land use is the dominant land use (by area) within Isaac Region, and rural production is a major source of economic activity and employment. Reconfiguration (where not associated with a mining or petroleum activity¹⁴) in rural areas avoids the fragmentation of rural land into allotment sizes which do not support the long term economic viability of farming enterprises.
- (2) Reconfiguration (where not associated with a mining or petroleum activity) on rural land classified as Class A and Class C to allotments of a minimum area of 50 hectares and 1000 hectares respectively will occur only where it has been demonstrated that the reconfiguration:
 - (a) can support an ongoing and viable rural enterprise¹⁵ on the land; and
 - (b) will not impact on adjoining farming activities through the inclusion of sufficient buffers within the proposed allotments¹⁶; and
 - (c) will not adversely impact upon Important Agricultural Areas; and
 - (d) will not adversely impact on infrastructure and services.
- (3) Reconfiguration where directly associated with a mining or petroleum activity is limited to aligning lot boundaries with mining or petroleum tenements or establishing necessary infrastructure corridors or buffers.
- (4) Important agricultural areas support high value agricultural activities in the region and are protected from fragmentation and encroachment by sensitive land uses.
- (5) Intensive animal industries, cropping and other larger scale and higher impacting activities are protected from encroachment by sensitive land uses.
- (6) Intensive animal industries and other larger scale and higher impacting activities are not located where they would adversely impact on urban areas or existing sensitive uses. These activities minimise impacts on sensitive uses including residential, tourist and recreation facilities established on rural land.
- (7) Stock routes are protected from encroachment by sensitive land uses or other development that might prevent or constrain current or future operations.
- (8) Development does not significantly impact on the amenity of rural residential lots which are used primarily for residential purposes.

¹⁴ A mining or petroleum activity is an activity authorised under the Mineral Resources Act, 1989, the Offshore Minerals Act 1998, or the Petroleum Act 1993, or the Petroleum and Gas (Production and Safety Act) 2004.

¹⁵ Viability can be demonstrated through a detailed business plan for the long-term viability of an agricultural enterprise on the new lot. This would include analysis of: the proposed agricultural land use and markets (market opportunities and competition, market prices and long-term trends); and all relevant costs including establishment costs, fixed operating costs, and variable input costs. Furthermore, soil capabilities, water availability and cost, climate and climate change, and infrastructure should also be considered. A suitably qualified professional is to prepare the detailed business plan in order to ensure the content of the plan is sufficiently detailed to inform decision making of both the applicant and the assessment manager.

¹⁶ This should be cognisant of industry best practice, including risks to adjacent properties (eg. consideration of spray drift).

3.5.1.2 Extractive, mineral, gas and petroleum resources

- (1) Mineral gas and petroleum resources are abundant in the region.¹⁷ These areas are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations.
- (2) Urban areas are contained within Restricted Areas¹⁸ declared under the Mineral Resources Act. Future mineral, gas and petroleum extraction and exploration activities do not occur within these areas.
- (3) Key Resource Areas (KRA's) and their haul routes are shown on **Map OM7— Extractive Resources and Minerals Overlay Map**. These areas are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations.
- (4) Extractive resource operations only occur where compatible with the intentions of the relevant zone and overlays applying to the site, and where impacts on visual amenity, the natural environment including Matters of State Environmental Significance or the safety and amenity of the surrounding area can be mitigated to an acceptable standard.
- (5) Extractive resource operations whether within a KRA or not are managed to avoid or mitigate to an acceptable standard, impacts including impacts on visual amenity, the natural environment and water quality and offsite impacts on adjoining uses caused by noise, dust, light, blasting or vibration.
- (6) Resource extraction areas are progressively rehabilitated following extraction to restore the natural environment and to mitigate environmental impacts including impacts associated with dust.

3.5.1.3 Biodiversity, water quality and the natural environment

- (1) Development avoids or mitigates impacts on Matters of National and State Environmental Significance¹⁹ and maintains a connected network of habitat areas. Where development results in a significant residual impact on these areas, the impacts are offset.²⁰
- (2) Development ensures impacts on local biodiversity values are minimised.
- (3) Development avoids the introduction or spread of pest plant and animals in the region.
- (4) Development minimises disturbances to natural topography and avoids changes to natural waterways, their bed and banks and riparian vegetation.
- (5) Development avoids the disturbance to areas of potential acid sulfate soil or treats disturbed soils to a standard required to neutralise impacts.
- (6) Urban stormwater is managed to mitigate impacts upon the region's waterways and their water quality.
- (7) The environmental values of the region's waterways are protected or enhanced, and development does not adversely impact on the quality of receiving waters, including waterways, wetlands and Great Barrier Reef waters.
- (8) Development does not adversely impact upon water quality within the region's water supply catchments including Theresa Creek Dam catchment, Nebo Borefields, St Lawrence Creek Weir catchment and the Burdekin Falls Regulated Dam catchment.

¹⁷ Mineral, gas and petroleum extraction leases and exploration permits are identified on the Queensland government online mapping portal - MyMinesOnline.

¹⁸ Restricted Areas are identified on the Queensland government online mapping portal.

¹⁹ Matters of national environmental significance are identified on the Commonwealth Protected Matters Search Tool and interactive mapping and are regulated under the Environment Protection and Biodiversity Conservation Act 1999. Matters of state environmental significance are identified on the Queensland government online mapping portal and are also included in the Biodiversity Significance Overlay Map.

²⁰ Environmental Offsets for significant residual impacts on Matters of State Environmental Significance are regulated by the Environmental Offsets Act 2014 and the Environmental Offsets Regulation 2014.

- (9) Development avoids or mitigates impacts on natural coastal values and functions.
- (10) Coastal-dependent development including boat ramps and vehicle access points to the foreshore are consolidated in existing locations.
- (11) Development does not impede public access to and along coastal foreshores.
- (12) Reclamation of land under tidal water is avoided.
- (13) Development in or adjacent to protected areas mitigates ecological impacts on these areas.

3.6 Safety from natural and other hazards

3.6.1 Strategic outcomes

3.6.1.1 All hazards

- (1) Development does not materially increase the extent or severity of natural hazards or their impacts.
- (2) Exposure of people and property to hazards is avoided, or where it is not possible to avoid the hazard, the risks are mitigated to an acceptable or tolerable level.
- (3) Areas at significant risk to natural hazards in and adjacent to urban areas are included within the Limited development zone. The establishment or intensification of sensitive uses in these areas (including parts of Clermont and Nebo) is not anticipated.
- (4) The establishment of community activities and infrastructure and services that require continuous operation during natural hazard events in hazard areas is avoided.
- (5) Development does not reduce the functions of landforms or vegetation in providing protection against natural hazards.
- (6) The cost to the public of measures to mitigate the risks of natural hazards is minimised.
- (7) Activities involving the manufacture or bulk storage of hazardous material are not located in hazard areas.

3.6.1.2 Flood hazard

- (1) Sensitive land uses avoid flood hazards, or where it is not possible to avoid the hazard, the risks are mitigated to an acceptable or tolerable level.
- (2) In existing urban areas (other than the Limited development zone and Emerging community zone), development other than sensitive uses mitigates risks to people and property to an acceptable or tolerable level.
- (3) In the Limited Development zone and Emerging community zone and all other areas²¹, development avoids flood hazard or where it is not possible to avoid the hazard, risks to people and property are mitigated to an acceptable or tolerable level.

3.6.1.3 Storm tide inundation and erosion prone hazard

- (1) Development (including any material change of use, operational work or building work, except for coastal dependant development) is not supported on land seaward of areas identified in the Zone of imminent threat.
- (2) Clairview and Carmila Beach are small localities made up of dwelling houses as identified within the Township zone (Holiday and Residence precinct). Parts of Clairview and Carmila Beach are affected by coastal hazards (within foreshore limit areas) described as the area of imminent erosion threat, storm tide inundation, erosion prone area and area of reduced foundation capacity. Any intensification of dwelling houses (including any associated structures and operational works) is limited in Clairview and Carmila Beach to mitigate risks to people and property associated with coastal hazards.
- (3) Sensitive uses in areas affected by storm tide inundation must ensure all habitable and enclosed habitable levels are equal to, or above the designated coastal planning level for that area. This includes new dwelling houses or major extensions to existing dwelling houses.

²¹ Clarke Creek experienced severe flooding resulting from ex Tropical Cyclone Debbie in March 2017. This flooding in the environs of the Clarke Creek State School and adjacent community facilities posed a sever risk to people and property as a result of deep, fast flowing water. Unlike many other areas that experienced similar flooding at this time, the flooding at Clarke Creek is known to have occurred beyond the extent of the state-wide flood mapping for the region.

- (4) Development does not occur within erosion prone areas unless it is
 - (i) coastal-dependent development;
 - (ii) is temporary, readily relocatable or able to be abandoned; or
 - (iii) where unable to be feasibly located elsewhere, it mitigates the risks to people and property to an acceptable or tolerable level.
- (5) Development within the zone of reduced foundation capacity ensures the engineering design of structural elements and foundations associated with buildings and associated structures can mitigate the short-term erosion impacts from a major coastal hazard events.
- (6) The number of lots within an erosion prone area is not increased.

3.6.1.4 Bushfire and landslide hazard

- (1) The establishment or intensification of development involving the accommodation or congregation of vulnerable sectors of the community is avoided in areas of bushfire and/or landslide hazard.
- (2) Development within or near bushfire and/or landslide hazard areas incorporates appropriate siting, design and management practices to mitigate risk to an acceptable or tolerable level.

3.6.1.5 Safety and emissions

- (1) Development that is likely to generate off-site adverse impacts is adequately separated from sensitive land uses and natural receiving environments, and is protected from encroachment by sensitive land uses. Such development may include:
 - (a) wastewater treatment and disposal facilities;
 - (b) solid waste management sites;
 - (c) industrial development;
 - (d) extractive industry;
 - (e) intensive animal industries such as feedlots;
 - (f) high pressure gas pipelines; and
 - (g) aquaculture.
- (2) Development with the potential to cause harm or nuisance as a result of air, noise or odour emissions is appropriately located, designed and managed to minimise impacts upon existing sensitive land uses and natural receiving environments.
- (3) Development that has the potential to cause land or water contamination is located, designed and managed to minimise environmental and community health risks.
- (4) Development involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances is located, designed and managed to minimise the health and safety risks to communities.
- (5) Sensitive uses do not establish in areas subject to adverse noise impacts arising from mining operations and along major transport noise corridors²².
- (6) Areas subject to potentially hazardous dust levels due to mining activities surrounding Moranbah are shown on Overlay Map OM10. Sensitive uses do not establish in areas subject to hazardous dust levels.²³
- (7) Establishment of sensitive uses in rural areas is separated from mining activities to mitigate the impact of hazardous dust levels on those uses.

²² Transport noise corridors are identified on map AM1.

²³ A site based assessment is required to determine the extent to which a site identified within the Overlay Map OM10 is exposed to hazardous dust levels. Hazardous dust levels is defined as the dust concentrations that exceed the Fifth Highest 24-hour Average Ground-Level Concentration of PM10 (greater than 50µg/m3) including background levels of dust.

- (8) Sensitive land uses do not occur in proximity to former mining activities and related hazards e.g. abandoned underground mines, tunnels and shafts, which may cause risk to people and property.

3.7 Infrastructure for communities

3.7.1 Strategic outcomes

3.7.1.1 General

- (1) Development does not encroach on or adversely impact upon the safety, efficiency and operational integrity of Moranbah Strategic Airport. Development within proximity of the airport is regulated to ensure potential impacts upon airport operations are avoided or mitigated.
- (2) Development in proximity to the region's other aviation facilities (Clermont, Middlemount and Dysart Airports; and Nebo and St Lawrence Airstrips) do not impact upon the safe and unimpeded operation of these facilities.
- (3) Transport, parkland, community facilities, reticulated potable water and sewerage, stormwater, waste management, energy and telecommunications infrastructure is provided to meet the needs of the community.
- (4) Urban growth occurs in locations that facilitate the orderly and cost effective delivery of the full range of infrastructure and services required by the community. Urban development does not extend beyond the land zoned for urban purposes.
- (5) Development is undertaken in a way that minimises user demands on, and optimises available capacity and established investment in, infrastructure networks.
- (6) Infrastructure networks are designed to minimise adverse impacts on public health and safety, the visual character and amenity of the community, and the natural environment.
- (7) Infrastructure networks are located and designed to avoid or minimise their exposure to natural hazards.
- (8) Whole of life costs, including both establishment and ongoing operation and maintenance costs, are minimised.
- (9) Urban development supplies non-trunk infrastructure networks that connect to external networks in a manner that maintains the overall safety and efficiency of the infrastructure networks.
- (10) On-site wastewater systems maintain human health and safety, the amenity of the immediate locality and minimise adverse impacts on water quality and the natural environment.
- (11) Infrastructure corridors and sites for transport, water supply, gas pipelines and sewerage, waste, energy and telecommunications are protected from development and hazards that would undermine their safe, efficient and unencumbered operation or expansion. Key infrastructure corridors and sites are shown on **Map OM11—Regional Infrastructure Overlay Map**.
- (12) Infrastructure corridors and sites are co-located wherever practicable to minimise impacts on landscapes, the natural environment and communities.
- (13) Development does not impact upon the safe and efficient operation of the transport network²⁴, airports and aviation facilities; and the rail network within the region.

3.7.1.2 Social infrastructure

- (1) Residents, visitors and non-resident workers have access to a network of well located social infrastructure that meets community needs and promotes a rich and active community life.

²⁴ A road hierarchy is included on map AM1.

- (2) Community services, facilities and a range of civic spaces are concentrated in the region's centres, so that centres become hubs for community life and interaction.
- (3) In areas outside the region's urban areas, community facilities are concentrated around existing nodes of community facilities such as schools, community halls and rodeo grounds within the region's localities.
- (4) Social infrastructure is provided in a timely, cost effective and efficient manner.
- (5) Social infrastructure is designed to be multi-purpose, flexible and adaptable to respond to the changing and emerging needs of the community.
- (6) Development within the Emerging community zone is provided with appropriate social infrastructure from the initial stages of development.
- (7) A network of open space provides the setting for a diverse range of recreation activities and experiences to support active and healthy lifestyles, provide opportunities for community interaction and enhance the quality of the urban environment.
- (8) Development facilitates an open space network that is interconnected and highly accessible from surrounding communities by walking and cycling.
- (9) Social infrastructure, including sporting and other facilities associated with a high level of activity, are located and designed to minimise impacts on the amenity of the surrounding areas.

3.7.1.3 Waste management

- (1) Waste management infrastructure is provided and managed to maintain the health, wellbeing and amenity of the community and the natural environment, and to minimise visual impacts.
- (2) Development provides for the safe and efficient storage and collection of waste and recyclable materials, commensurate with the type and amount of waste generated.

Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the Planning Act 2016.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate infrastructure planning with the land-use planning identified in the planning scheme
 - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - (c) enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning
 - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner
 - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - (a) states in section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - (b) identifies in section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2033
 - (c) states in section 4.4 (desired standards of service), for each trunk infrastructure network, the desired standard of performance
 - (d) identifies in section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - (i) water supply
 - (ii) sewerage
 - (iii) transport
 - (iv) parks and land for community facilities
 - (e) provides a list of supporting documents that assists in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material.

4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth
 - (b) the type, scale, location and timing of development, including the demand for each trunk infrastructure network.
- (2) The planning assumptions, together with the desired standards of service, form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
 - (a) the base date (30th June 2018) and the following projection years:
 - (i) mid (2021);
 - (ii) mid (2026);
 - (iii) mid (2031);
 - (iv) mid (2036);
 - (v) Ultimate development.
 - (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1
 - (c) the projection areas identified on Local Government Infrastructure Plan Priority Infrastructure Area maps PIA – 001:009 in schedule 3—Local government infrastructure plan mapping and tables.

Table 4.2.1—Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Detached dwelling	Caretaker's accommodation Dwelling house
	Attached dwelling	Dual occupancy Dwelling unit Multiple dwelling Retirement facility Short-term accommodation
	Other dwelling	Community residence Home based business Non-resident workforce accommodation Outstation Party House Relocatable home park Residential care facility Rooming accommodation Rural workers accommodation Tourist Park
Non-residential development	Retail	Adult store Agricultural supplies store Brothel Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Parking station Sales office Service station Shop Shopping centre Showroom Wholesale nursery
	Commercial	Bar Club Function facility Hotel Indoor sport and recreation Nature-based tourism Nightclub entertainment facility Office Resort complex Theatre Tourist attraction Veterinary service
	Industry	Extractive Industry High impact industry Low impact industry

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
	Community Purposes	Cemetery Childcare centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Health care service Hospital Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park Place of Worship
	Rural and Other Uses	Air service Animal Husbandry Animal keeping Aquaculture Cropping Environment facility Intensive animal industry Intensive horticulture Landing Major electricity infrastructure Parking station Permanent plantation Port service Renewable energy facility Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.2 – Population and employment assumptions summary.

Table 4.2.2—Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date 2018	2021	2026	2031	2036	Ultimate development
Population	36,777	40,414	41,832	43,531	45,675	75,532
Employment	31,275	33,084	33,790	34,635	35,702	50,559

Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in schedule 3 – Local government infrastructure plan mapping and tables:

- (a) for population, Table SC3.1.1—Existing and projected population;
 (b) for employment, Table SC3.1.2—Existing and projected employees

4.2.2 Development

- (1) The developable area is represented by zones relating to urban uses not affected by the following constraints:
- (a) Biodiversity Areas Overlay;
 - (b) Bushfire Hazard Overlay (partial constraint);
 - (c) Coastal Protection (partial constraint);
 - (d) Key Resource Areas;
 - (e) Mineral and Mining Areas;
 - (f) Flood Hazard Overlay (partial constraint);
 - (g) Existing Easements.
- (2) The planned density for future development is stated in Table SC3.1.3 in Schedule 3— Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.3 – Residential dwellings and non-residential floor space assumptions summary.

Table 4.2.3—Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Assumptions					
	Base date 2018	2021	2026	2031	2036	Ultimate development
Residential Dwellings	14,376	15,846	16,491	17,262	18,225	30,138
Non-residential floor space (m ² GFA)	1,328,794	1,406,185	1,436,362	1,472,519	1,518,146	2,153,540

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) For residential development, Table SC3.1.4
 - (b) For non-residential development, Table SC3.1.5

4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.3 in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
 - (a) for the water supply network, Table SC3.1.6
 - (b) for the sewerage network, Table SC3.1.7
 - (c) for the transport network, Table SC3.1.8
 - (d) for the parks and land for community facilities network, Table SC3.1.9.

4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2033.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map Priority Infrastructure Area PIA - 001:009

4.4 Desired standards of service (DSS)

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Design standards for trunk infrastructure networks are identified in the following planning scheme policies and other controlled documents.

4.4.1 Water supply network

- (1) The Water Supply trunk infrastructure network comprises infrastructure shown in Table 4.4.1.

Table 4.4.1—Water Supply trunk infrastructure network inclusions

Water Supply Network			
Class	Facility	Qualification	
		Size	Capacity / Description
Water Supply – Bulk Supply	Supply sources		Bores, wells, dams, weirs and associated works
	Raw water treatment		All systems provided to improve the quality of the water from the supply source, including chlorinators
	Bulk water mains		
	Regional pumping station		
	Major reservoirs		
Water Supply – Distribution	Delivery mains		Mains from the point of treatment to service reservoirs
	Pumping system		Distribution and booster pumps within the delivery and distribution main.
	Reservoirs and storage facilities		Service or supply reservoirs between the supply source and the distribution and reticulation mains.
	Distribution Mains	200mm dia or greater	Mains from the end of delivery mains, or from service reservoirs to form the

			distribution network to suburbs.
	Associated pump stations, fittings, monitoring and control systems.		

- (2) The Desired Standards for Water Supply trunk infrastructure are shown in Table 4.4.2: Desired Standards of Service: Water Supply and should be read in conjunction with Local governments' own adopted technical standards.

Table 4.4.2—Desired Standards of Service – Water Supply

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
<p>Reliable Water Supply Network</p>	<ul style="list-style-type: none"> • Department of Energy and Water Supply “Planning Guidelines for Water Supply and Sewerage - Chapter 1-11 - March 2014 (as amended); • Plan the network so that water supply infrastructure that provides service to each premise in the defined service catchment. • Network planning should ensure pressures are maintained through a series of network links providing redundancy in the network; • Network modelling and planning reflects the land use needs; • Ensure the pipe network is sized appropriate to provide pressures at the desired levels as set out in the Customer Service obligations; • Provide adequate storage in the system to accommodate reasonable outages of electricity supply needed for treatment and pumping. • Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events. 	<p>The design of the network and its construction is managed under the following Guidelines, Policies, Codes and Standards.</p> <ul style="list-style-type: none"> • Plans for Trunk Infrastructure – Water Supply; • Water Services Association of Australia – WSA 03 – 2011 – Water Supply Code of Australia; • IPEWA – Standard Drawings; • AUS-SPEC specifications; and • Capricorn Municipal Development Guidelines. 	<ul style="list-style-type: none"> • Ensures that all premises within the service catchment are provided with a water supply service that meets the Customer Service Obligations of Council.
<p>Optimise Whole of Lifecycle Cost</p>	<ul style="list-style-type: none"> • Department of Energy and Water Supply “Planning Guidelines for Water Supply and Sewerage – Chapter 7-9 March 2014 (as amended); • Delivery of the water supply network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction and operation; • In seeking to minimise capital costs consider: <ul style="list-style-type: none"> ○ Optimising network solutions in respect of location, alignment, sizing, and staging; ○ Infrastructure constructed provides durability and performance; ○ Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); ○ Use standard fittings and components wherever possible to ensure value for money; • In seeking to minimise operational costs consider assets with least impact on: <ul style="list-style-type: none"> ○ operating costs – e.g. electricity, consumables, 		<p>Through the appropriate planning, design and construction the following benefits are achieved:</p> <ul style="list-style-type: none"> • Extend asset life • Defer system augmentation • Improve environmental flows • Reduced greenhouse gas emissions • Reduce extraction of water from source • Defer requirement for new water source • Reduced cost of energy • Cost effective service for community • Reduced cost of energy and chemicals • Improve water quality. • Reduced environmental effects from chemical production • Reduced maintenance costs • Reduced overall operation costs

Desired Goal	Planning Standard	Design and Construction Standard	Community Outcome
	<ul style="list-style-type: none"> staffing <ul style="list-style-type: none"> ○ maintenance – labour, parts, consumables cleaning/replacement ○ asset life/durability – frequency of replacement/renewal of components or entire asset. • Ensure alternative network outcomes are investigated for trunk assets incorporating the demands of both the existing and location, timing and intensity of the future urban environment; • Investigate staged delivery of infrastructure in line with growth in demands to minimise where possible the overall cash flow position; • Implement a comprehensive asset management system to ensure the system is reliable and robust minimising the uncontrolled loss of water (e.g. water meter inaccuracies, unauthorised consumption, main breaks, valve failure etc.) from the system. 		<ul style="list-style-type: none"> • Reduced replacement costs
Minimise Risk from Fire	<ul style="list-style-type: none"> • Department of Energy and Water Supply "Planning Guidelines for Water Supply and Sewerage - March 2014 – Chapter 6 Network Modelling and Applications (as amended); • The network is planned to provide adequate firefighting capacity both in terms of pressure and flow rate; • Planning and design provides Hydrants located conveniently to all premises to permit ready access to water. 		<ul style="list-style-type: none"> • The water supply system provides, where possible, a network of firefighting capacity to reduce the risk of fire to person and property; • Reduces the overall cost of fire incidents to the community; • Provides the necessary support to the fire services in fighting fire safely and effectively.
Maintain Public Health and Sustainable Environmental Quality	<ul style="list-style-type: none"> • Plan the network so that a supply of potable drinking water is provided to each premise within the urban area and to any area of concentrated residential settlement including park and rural residential. • The planning ensure a network can deliver drinking water complies with the NHMRC Australian Drinking Water Guidelines for colour, turbidity and microbiology. >95% water test compliance; • Comply with Integrated Environmental Management Strategy and associated Environmental Management Plans. 		<ul style="list-style-type: none"> • Provides uniform quality of water monitored in relation to recognised standards. • Provide a safe and reliable water supply. • Safeguards community health. • Provides for system operation and monitoring in accordance with recognised standards. • Ensures environmental controls maintained. • Ensures potable water is provided in a manner consistent with environmental standards.

4.4.2 Sewerage network

- (1) The Sewerage trunk infrastructure network comprises infrastructure shown in Table 4.4.3.

Table 4.4.3—Sewerage trunk infrastructure network inclusions

Sewerage			
Class	Facility	Qualification	
		Size	Capacity / Description
Sewerage – Regional	Treatment Plant		All systems provided to produce an acceptable quality effluent for discharge and sludge for beneficial reuse.
	Storage facilities		Ponds
	Effluent disposal systems		Gravity or pumping system to deliver treated effluent to approved final discharge point, including Effluent Mains.
	Associated monitoring and control systems		
	Odour and corrosion control systems		
Sewerage – Trunk Reticulation	Gravity Sewers	225mm dia or greater	Gravity sewers which receive (or are designed to receive in future) flows from a pumped system, irrespective of the source of flow. Some exceptions to the minimum size of trunk mains have been made where these are considered to perform critical functions within the network to allow for appropriate connectivity of the trunk system.
	Pumping Stations		Systems to pump sewerage from any sewer drainage catchment to either another catchment or direct to a treatment plant and including the necessary rising mains. This excludes temporary, private (i.e. Single use), and low use (i.e. servicing a small local catchment) pump stations.
	Rising mains		
	Associated manholes and fittings		
	Odour and corrosion control systems		
	Associated monitoring and control systems		

- (2) The Desired Standards for Sewerage trunk infrastructure are shown in Table 4.4.4: Desired Standards of Service: Sewerage and should be read in conjunction with Local governments' own adopted technical standard

Table 4.4.4—Desired Standards of Service – Sewerage

Desired Goal	Planning Standard	Design Standard	Community Outcome
Provide a Reliable Sewerage Network	<ul style="list-style-type: none"> • Department of Energy and Water Supply “Planning Guidelines for Water Supply and Sewerage - Chapter 1-11 - March 2014 (as amended); • Plan the network so that sewerage infrastructure provides service to each premise in the defined service catchment. • Network planning should ensure that the likelihood of adverse events (blockages, overflow, odour infiltration etc) are minimised or eliminated; • Network modelling and planning reflects the land use needs; • Ensure the pipe network is sized appropriate to provide appropriate capacity desired levels as set out in the Customer Service obligations; • Provide adequate storage in the system to accommodate reasonable outages of electricity supply needed for pumping. • Undertake risk management planning and development of appropriate strategies and action plans to deal with adverse events. 	<p>The design of the network and its construction is managed under the following Guidelines, Policies, Codes and Standards.</p> <ul style="list-style-type: none"> • Sewerage Code of Australia – Water Services Association of Australia – WSA 02 - 2002 • Gravity Sewerage Code of Australia -Water Services Association of Australia - WSA 02 – 2014. • Sewerage Pumping Station Code of Australia- Water Services Association of Australia - WSA 04 – 2005. • Vacuum Sewerage Code of Australia – Water Services Association of Australia – WSA 06 – 2008 • Pressure Sewerage Code of Australia – Water Services Association of Australia – WSA 07 - 2007 • Capricorn Municipal Development Guidelines; • Environmental Protection Agency (Environmental Protection Policy) requirements and guidelines; • Plan for Trunk Infrastructure – Wastewater; and • The <i>Water Act (2000)</i> and Standard Sewerage Law under the <i>Sewerage and Water Supply Act (1949)</i>. 	<ul style="list-style-type: none"> • Reduced impact from blockages, overflows and spills; • Amenity is maintained; • Reduced impact on residents • Minimises release of nitrogen and phosphorous to the environment • Improved community health • Rapid response to breakages • Reduction in use of potable water supply and treatment • Reduction of raw water extraction from source • Reduced overflows to local waterways
Optimise Whole of Lifecycle Cost	<ul style="list-style-type: none"> • Department of Energy and Water Supply “Planning Guidelines for Water Supply and Sewerage – Chapter 7-9 March 2014 (as amended); • Delivery of the sewerage network planning must be carried out as efficiently as can be reasonably achieved balancing the costs of both construction and operation; • Wherever possible reduce or eliminated active assets (e.g. pump stations) in lieu of gravity systems of collection; • In seeking to minimise capital costs consider: <ul style="list-style-type: none"> ○ Optimising network solutions in respect of location, alignment, sizing, and staging; ○ Infrastructure constructed provides durability and performance; ○ Infrastructure is fit for purpose (not over or undersized and allows for growth capacity); 		<ul style="list-style-type: none"> • Reduced cost of energy • Cost effective service for community • Greenhouse gas reduction • Reduced maintenance costs • Reduced overall operation costs • Reduced replacement costs • Reduced environmental effects from chemical production. • Beneficial use of reclaimed water and biosolids • Opportunity for cost recovery for reclaimed water treatment • Reduced cost of energy for effluent transport, treatment and disposal • Maximise life of system

	<ul style="list-style-type: none"> ○ Use standard fittings and components wherever possible to ensure value for money. ● In seeking to minimise operational costs consider assets with least impact on: <ul style="list-style-type: none"> ○ operating costs – e.g. electricity, consumables, staffing ○ maintenance – labour, parts, consumables cleaning/replacement ○ asset life/durability – frequency of replacement/renewal of components or entire asset. ● Ensure alternative network outcomes are investigated for trunk assets incorporating the demands of both the existing and location, timing and intensity of the future urban environment; ● Investigate staged delivery of infrastructure in line with growth in demands to minimise where possible the overall cash flow position; ● Reuse effluent where possible to use the resource which is created through its appropriate treatment; ● Implement a comprehensive asset management system to ensure the system is reliable and robust minimising the breakdown of active assets (e.g. pump station failures) and adverse environmental incidents (overflow, odour etc) ● Ensure infiltration and inflow in the sewerage collection and transportation system remains within industry acceptable limits (compliance with Environmental licences, IEMS and associated EMPs). 		
<p>Maintain Public Health and Sustainable Environmental Quality</p>	<ul style="list-style-type: none"> ● Plan the network so that sewerage is provided to each premise within the urban area to ensure sewage is collected and treated offsite; ● Comply with Integrated Environmental Management Strategy and associated Environmental Management Plans. 		<ul style="list-style-type: none"> ● Minimise work, health and safety risks ● Noise control ● Reduction in release of nitrogen and phosphorous to the environment ● No adverse visual effect ● Control of overflows from system ● Improves community health ● Ensure odour control ● Minimise environmental effects ● Reduction in contaminated discharges

4.4.3 Transport network

- (1) The transport trunk infrastructure network comprises infrastructure shown in Table 4.4.5.

Table 4.4.5—Transport trunk infrastructure network inclusions

Transport		
CLASS	FACILITY	ASSET
Transport	Local government roads	<ul style="list-style-type: none"> • Rural Arterial Roads • Rural Sub-Arterial Roads • Urban Arterial Roads • Urban Sub-Arterial Road • Urban major collector roads • Associated lighting, bridges, culverts, kerb and channel, local road drainage, pedestrian footpaths, pedestrian crossings, and cycleways (within the road reserve), on road cycleways, basic revegetation.
	Intersections (where located at intersecting trunk roads)	<ul style="list-style-type: none"> • Roundabout • Priority Intersection • Definition Works
	Structures (where located on a trunk road)	<ul style="list-style-type: none"> • Bridge • Culvert • Floodway

- (2) The desired standard of service for transport trunk infrastructure (including in road reserve cycleways and pathways) is outlined in Table 4.4.6: Desired Standards of Service: Transport and should be read in conjunction with Isaac Regional Council's own adopted technical standards.

Table 4.4.6—Desired Standards of Service – Transport

Desired Goal	Planning Standard	Design Standard	Community Outcome
<p>Provide a safe and efficient transport system.</p>	<ul style="list-style-type: none"> • Site master planning and lot and road configuration to be undertaken in accordance with Isaac Regional Council Planning Scheme – ROL Code; • Road network planning to be undertaken in an Urban environment with: <ul style="list-style-type: none"> ○ Complete Streets: Guidelines for Urban Street Design (2011) – Institute of Public Works Engineering Australasia Or rural environment with: <ul style="list-style-type: none"> ○ Road Planning and Design Manual (2nd Edition) July 2013 Main Roads • Define the road network as a functional Urban and Rural hierarchy and freight routes which supports the urban, rural and mining activities that support commercial and economic development. • Provide safe and convenient pedestrian pathways and cycleways network in the townships. • Lot reconfiguration layouts provides for a highly connected and permeable path network between home and key activity nodes. 	<p>Road network system is designed and provided in accordance with:</p> <ul style="list-style-type: none"> • Department of Transport and Main Roads: <ul style="list-style-type: none"> ○ Road Planning and Design Manual (2nd Edition) July 2013 ○ Transport and Main Roads Specifications ○ Transport and Main Roads Standard Drawings ○ Transport and Main Roads Bridge Design Manual; ○ Manual of Uniform Traffic Control Devices (MUTCD); • Austroads; • AGRD Guide to Road Design; • AGTM Guide to Traffic Management; • AGPT Guide to Pavement Technology; • AGBT Guide to Bridge Technology; and • Capricorn Municipal Development Guidelines; <p>Street Lighting</p> <ul style="list-style-type: none"> • AS/NZS 1158 Set: 2010 - Lighting for roads and public spaces; • AS/NZS 2890 Set: 2009 – Parking Facilities; and • AS 1742.2-2009 Manual of uniform traffic control devices – Traffic control devices for general use. <p>Other:</p> <ul style="list-style-type: none"> • Urban Drainage <ul style="list-style-type: none"> ○ Queensland Urban Drainage Manual (2013 - Provisional Edition) - Department of Energy and Water Supply; • Standard Drawings – Institute of Public Works Engineering Australia; 	<p>Safety/Amenity</p> <ul style="list-style-type: none"> • Protects the amenity of residential communities by removing non-local traffic. • Improves local safety by removing “through” traffic. • Encouragement of cycling and walking has positive health outcomes. • Promotes health benefits. • Improves transport opportunities for local trips. • Ensures an acceptable level of amenity for users. • Allows for high propensity to use walk and cycle options when convenient connections are provided. • Limits community severance. <p>Efficiency</p> <ul style="list-style-type: none"> • Maintains reliability of connectivity. • Maintains travel speeds in off-peak periods. • Reduces fuel consumption and emission levels by sustaining efficient operating speeds. • Reduces vehicle operating costs. • Supports economic growth by developing efficient and integrated transport networks. • Minimises through traffic and heavy vehicles in residential areas. • Reduces fuel consumption and emission levels through the use of efficient transport modes. • Reduce delays during peak periods. • Improve safety by reducing vehicle speed differentials. • Supports efficient and integrated freight movement network. <p>Environmental</p> <ul style="list-style-type: none"> • Design bridges and culverts with appropriate flood immunity

Desired Goal	Planning Standard	Design Standard	Community Outcome
		<ul style="list-style-type: none"> • Sealed Local Roads Manual – Guidelines to Good Practice: Design, construction, maintenances and rehabilitation of pavements. ARRB; and • Cycleway and footpaths <ul style="list-style-type: none"> ○ Plans for trunk infrastructure ○ Design standards adopted by Council. 	<p>and capacity to convey floodwater, taking into account the Council's road hierarchy.</p> <ul style="list-style-type: none"> • Construction of bridges and culverts must not adversely impact on the natural environment, such as through the loss of vegetation and undesirable impacts on biodiversity. • Design bridges and culverts to maintain fauna and recreational links where feasible. • Ensures road crossings operate safely in times of inundation. • Reduces the risk of flooding for upstream properties. • Provides opportunities for extended pedestrian and bicycle links. • Enhances ecological links.
Optimise Whole of Lifecycle Cost	<ul style="list-style-type: none"> • Planning ensures cross sections and pavements are delivered which are fit for purpose in terms of operating width and durability. Optimising capital and operational costs; • Road alignments should be determined to minimise the impact structures required to accommodate watercourses and other natural features where possible; • Traffic control devices are carefully determined to ensure their operation meets the requirement management outcome but also the operation of the device is within the technical capability of Council. • Embellishment on the road reserve including control devices and amenity improvements have high durability and are appropriate located. • Application of standards to achieve road design outcomes are carefully crafted to be consistent but at the same time fit for purpose in any given location. 	<ul style="list-style-type: none"> • Design solutions are taken from the most appropriate best practice design guideline (as above) and aligned to the operational needs of the transport network component; • Design and construction solutions which are, readily sourced, prefabricated, modular and are to be preferred than bespoke design solutions. 	<ul style="list-style-type: none"> • Reduced cost of energy • Cost effective service for community • Greenhouse gas reduction • Reduced maintenance costs • Reduced overall operation costs • Reduced replacement costs • Maximise life of system

4.4.4 Public parks and land for community facilities network

- (1) The Public Parks and Land for Community Facilities trunk infrastructure network comprises infrastructure shown in Table 4.4.7:
- (2) The desired standards for the public parks and land for community facilities trunk infrastructure are shown in Table 4.4.8: Desired Standards of Service: Public Parks and Land for Community Facilities and should be read in conjunction with the Local government's own adopted technical standards.
- (3) Design criteria for Public Parks and Land for Community Facilities are shown in Table 4.4.9.
- (4) Standard embellishments for public parks are shown in Table 4.4.10.

Table 4.4.7—Public Parks and Land for Community Facilities trunk infrastructure network inclusions

Public Parks and Land for Community Facilities				
Class	Facility (Hierarchy)	Asset (Function)	Embellishments	Qualification/Design Criteria
Public Parks	Local	Recreation	As per Table 4.1.5.4: Standard Embellishments for Public Parks	As per Table 4.1.5.3 Design Criteria for Public Parks and Land for Community Facilities
	District	Recreation		
		Sportsgrounds and Courts		
	Regional	Recreation		
		Sportsgrounds and Courts		
Recreation Corridors				
Land for Community Facilities			N/A	Land only for community facilities which allow public access, not restricted by membership, for purposes such as youth centres, senior citizens centre, neighbourhood centres, meeting halls, libraries, performing arts centres, museums, art galleries, community centres. Works associated with the clearing of land and connection to services.

Table 4.4.8—Desired Standards of Service – Public Parks and Land for Community Facilities

Planning Standard	Community Outcome
<ul style="list-style-type: none"> Provide a connected and accessible network of parks, open space, and community facilities that meets the needs of the local government’s residents and visitors. 	<ul style="list-style-type: none"> Provides opportunities for access and increased usage of open space, recreational and community facilities. Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form. Provides a basis for a healthy and active community.
<ul style="list-style-type: none"> Ensure strong linkages and where possible co-location of existing and future parks, open space and community facilities. 	<ul style="list-style-type: none"> Ensures utilisation of existing and future assets while maintaining maximum access. Makes economic efficiency of land owned by the Community.
<ul style="list-style-type: none"> Provide a preferred level of development or embellishments to public parks, commensurate with the range of activities envisaged. 	<ul style="list-style-type: none"> Provides safe open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits. Ensures activities are met and contained within designated areas - reducing potential off-site impacts to other more sensitive areas in the Local government area. Maximises the use of the land and provides the basis for a healthy community.
<ul style="list-style-type: none"> Ensure that existing and future parks, open space and community facilities with significant environmental, waterway or cultural heritage value are managed appropriately. 	<ul style="list-style-type: none"> Protects and enhances items of cultural interest in the Local government for the benefit of current and future communities in the area. Provides a basis for tourism opportunities. Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration.
Design Standard	Community Outcome
<ul style="list-style-type: none"> Public parks and land for community facilities areas are provided in accordance with standard of provision (minimum park size) defined in Council’s Public Parks and Land for Community Facilities design criteria, and where identified in accordance with the Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities. 	<ul style="list-style-type: none"> Provides a standard of service consistent with community expectations. Land and facilities are developed to optimise layout and use. Facilities are provided in close proximity to the residents of the Local government and provide for a range of active and passive pursuits.
<ul style="list-style-type: none"> Access to public parks and land for community facilities are to be in accordance with Council’s Public Parks and Land for Community Facilities design criteria. 	<ul style="list-style-type: none"> Provides community access to a range of park, open space and community facilities.
<ul style="list-style-type: none"> Land characteristics including shape, road frontage and gradient are in accordance with the desired land characteristics defined in Council’s Public parks and land for community facilities design criteria. 	<ul style="list-style-type: none"> Topography does not reduce or interfere with amenity and recreation use.
<ul style="list-style-type: none"> Flood immunity for public parks and land for community facilities are achieved in accordance with Council’s Public Parks and Land for Community Facilities design criteria. 	<ul style="list-style-type: none"> Ensure adequate provision of safe, accessible and usable facilities.
<p>Public park embellishments are provided in accordance with:</p> <ul style="list-style-type: none"> the type and purpose of public park as identified below; Plans for Trunk Infrastructure – Public Parks and Land for Community Facilities. 	<ul style="list-style-type: none"> Provides a range of park types that are suitability embellished to meeting their purpose within the park hierarchy.

Table 4.4.9—Public Parks and Land for Community Facilities design criteria

Park Type	Hierarchy	Min Park Size	Accessibility (catchment)	Land Characteristics
Recreation	Local	0.5Ha of usable space	400m	<p><i>Shape: Square to rectangular with sides no greater than 2:1</i></p> <p><i>Gradient: Max 1:10 for 80% of park area</i></p> <p><i>Road frontage: 30-50% of perimeter to have direct frontage</i></p> <p><i>Flood immunity: 15% of area above Q105 and free of hazards.</i></p>
	District	2Ha – 4 Ha of usable space	2500m	<p><i>Shape: Square to rectangular with sides no greater than 2:1</i></p> <p><i>Gradient: Max 1:10 for 80% of park area</i></p> <p><i>Road frontage: 30-50% of perimeter to have direct frontage on a collector road</i></p> <p><i>Flood immunity: At least 25% of total area to be above Q50 with main activity areas above Q105.</i></p>
	Regional	6Ha of usable space	Isaac Region (LGA)	<p><i>Shape: Square to rectangular with sides no greater than 2:1</i></p> <p><i>Gradient: Average 1:20 for main use areas, 1:50 for kick-about area, and variable for remainder</i></p> <p><i>Road frontage: 30-50% of perimeter to have direct frontage on a collector road</i></p> <p><i>Flood immunity: At least 50% of total area to be above Q50 with main activity areas above Q100.</i></p>
Sportsgrounds and Courts	District	3Ha	10 minute-drive	<p><i>Shape: Square or rectangular</i></p> <p><i>Gradient: Average 1:80 for all playing surfaces</i></p> <p><i>Road frontage: approx. 25% of perimeter to have direct road frontage</i></p> <p><i>Flood immunity: At least 20% of land above Q20, with fields and courts above Q50. Built facilities to be above Q105.</i></p>
	Regional	6Ha (10Ha+ desirable)	Isaac Region (LGA)	<p><i>Shape: Square or rectangular</i></p> <p><i>Gradient: Max. 1:100</i></p> <p><i>Road frontage: approx. 25% of perimeter to have direct road frontage</i></p> <p><i>Flood immunity: At least 90% of land above Q20, with fields and courts above Q50. Built facilities to be above Q105.</i></p>
Recreation Corridors		Average 6m wide	NA	<p><i>Shape: Linear</i></p> <p><i>Gradient: As flat as possible to encourage walking and cycling.</i></p> <p><i>Road frontage: road frontage where possible for safety and access reasons.</i></p> <p><i>Flood immunity: Minimal, to be assessed on a case-by-case basis.</i></p>

Table 4.4.10—Standard embellishments for Public Parks

Embellishment type	Recreation			Sportsgrounds and Courts		Recreation Corridors
	Local	District	Regional	District	Regional	
Recreation activity area	✓	✓	✓			
Bollard fencing	✓	✓				✓
Post and rail fencing			✓	✓	✓	
Park trees	✓	✓	✓			✓
Bike rack	✓	✓	✓	✓	✓	
Small park sign	✓	✓	✓	✓	✓	✓
Large park sign		✓	✓		✓	✓
Water bubbler	✓	✓	✓		✓	
Bench seats	✓	✓	✓		✓	✓
Picnic table	✓	✓	✓			
Picnic shelter (with table/chairs)		✓	✓			
Bins	✓		✓	✓	✓	✓
Park lighting		✓	✓	✓	✓	
Barbecues		✓	✓			
Shade structure		✓	✓		✓	
Irrigation		✓	✓	✓		
Amenity Block		✓	✓	✓	✓	
Spectator seating				✓	✓	
Pathway		✓	✓	✓	✓	✓
Carparking		✓	✓	✓	✓	

4.5 Plans for trunk infrastructure

The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service.

4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are identified on the following maps in **Schedule 3 (Local government infrastructure plan mapping and tables)**:
 - (a) Local Government Infrastructure Plan Map WS - 001:008 — Plans for trunk infrastructure water supply network
 - (b) Local Government Infrastructure Plan Map SEW - 001:007 — Plans for trunk infrastructure sewerage network
 - (c) Local Government Infrastructure Plan Map TR - 001:016 — Plans for trunk infrastructure transport network
 - (d) Local Government Infrastructure Plan Map PPCL - 001:011 — Plans for trunk infrastructure parks and land for community facilities network
- (2) The state infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant state infrastructure supplier.

4.5.2 Schedules of works

- (1) Details relating to the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here: [<insert link>](#)

- (2) The future trunk infrastructure, derived from the SOW model, is summarised in the following tables in **Schedule 3 (Local government infrastructure plan mapping and tables)**:
- (a) for the water supply network, Table SC3.2.1
 - (b) for the sewerage network, Table SC3.2.2
 - (c) for the transport network, Table SC3.2.3
 - (d) for the parks and land for community facilities network, Table SC3.2.4

Editor’s note – Extrinsic material

The table below identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the Statutory Instruments Act 1992.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Extrinsic Material to the Local Government Infrastructure Plan report – Prepared for Isaac Regional Council	March 2020	Integran Pty Ltd
Isaac Region Economic & Population Review	October 2016	Norling Consulting
Moranbah Access Road Upgrade – Preliminary Estimate of Cost	April 2013	UDP Consulting Engineers

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay where used.
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in **section 5.8 Categories of development and assessment – Overlays**); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks for assessable development and requirements for accepted development' column) applies;
 - (c) any other applicable code(s) (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);
 - (d) any requirements for accepted development which will need to be met in order for the development to remain accepted;
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of development and assessment' column) that applies to the development.

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

Editor's note—Examples of matters that can vary the category of assessment are height or lot size provisions.

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in **Schedule 1 (Definitions)**;
- (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 (Mapping)**;
 - (b) if an overlay applies to the premises, by reference to the overlay map in **Schedule 2 (Mapping)**;
- (3) determine if the development is accepted development under schedule 6 or 7 of the Regulation or is assessable or prohibited development under the Regulation;

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met. Schedule 7 of the Regulation identifies

development the state makes accepted. Some development in schedule 7 may still be made assessable under this planning scheme.

- (4) otherwise, determine the initial category of assessment by reference to the tables in:
 - **section 5.4 Categories of development and assessment—Material change of use;**
 - **section 5.5 Categories of development and assessment—Reconfiguring a lot;**
 - **section 5.6 Categories of development and assessment—Building work;**
 - **section 5.7 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 'category of assessment' column of the tables in **sections 5.4, 5.5, 5.6 and 5.7;**
- (6) if an overlay applies, refer to **section 5.8 (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 categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless **section 5.4 Categories of development and assessment—Material change of use** states otherwise;
 - (b) if a use is not listed or defined;
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless **section 5.5 Categories of development and assessment—Reconfiguring a lot** states otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless **section 5.6 Categories of development and assessment—Building work** or **section 5.7 Categories of development and assessment—Operational work** state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development 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)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development 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) code assessment prevails over accepted development where subject to requirements and accepted development;
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Provisions of **Part 9 (Other plans)** may override any of the above.

Editor's note— land within various zones in the proposed planning scheme that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

- (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 any inconsistency.
- (10) Despite all of the above, if development is listed as prohibited development under the Regulation, a development application can not be made.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in schedule 10 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 or variations may apply to some types of development for it to be accepted development. Where nominated in the categories of development and assessment, accepted development (where stated as ‘accepted development subject to requirements’) must comply with the requirements contained in the identified assessment benchmark(s) as identified in the ‘assessment benchmarks for assessable development and requirements for accepted development’ column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the Assessment benchmarks for assessable development and requirements for accepted development column;

Editor’s note—The local planning instrument assessment benchmarks identified in the assessment benchmarks column are:

- the relevant code if specified in a table of assessment, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes;
- supported by any planning scheme policy identified in the relevant code.

- (b) that occurs as a result of development becoming code assessable pursuant to **sub-section 5.3.3(2)**, must:
 - (i) 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(2)**;

Editor’s note—The local planning instrument assessment benchmarks identified in the assessment benchmarks column are:

- the relevant code if specified in a table of assessment, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes;
- supported by any planning scheme policy identified in the relevant code.

- (ii) comply with all required acceptable outcomes identified in **sub-section 5.3.3(1)** other than those mentioned in **sub-section 5.3.3(2)**;
- (c) that complies with the purpose, overall outcomes, performance or acceptable outcomes of the code complies with the code;
- (d) is to be assessed against any assessment benchmarks for the development identified 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.

(5) Impact assessable development:

- (a) is to be assessed against the identified assessment benchmarks in the Assessment benchmarks for assessable development and requirements for accepted development column (where relevant);

Editor's note—The local planning instrument assessment benchmarks identified in the assessment benchmarks column are:

- the relevant code if specified in a table of assessment, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes;
- supported by any planning scheme policy identified in the relevant code.

- (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant;

- (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Editor's note—Development is to consider cumulative outcomes and give weight to all aspects of the code. Specific performance outcomes are not to be compromised at the expense of other code elements.

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

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

5.4 Categories of development and assessment—Material change of use

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

5.4.1 Residential zones category

Table 5.4.1.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Home-based business	Accepted development subject to requirements	
		Home based business code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Dual occupancy Dwelling house Sales office	Accepted development subject to requirements	
		Low density residential zone code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.1.2—Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Dual occupancy Dwelling house Sales office	Accepted development subject to requirements	
		Low-medium density residential zone code
Home-based business	Accepted development subject to requirements	
		Home based business code
	Assessable development - Impact assessment	
If not Accepted development subject to requirements	The planning scheme	
Child care centre Community care centre Community use Multiple dwelling Residential care facility Retirement facility Rooming accommodation	Assessable development - Code assessment	
	If building height does not exceed 8.5m and 2 storeys	Low-medium density residential zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

5.4.2 Centres zones category

Table 5.4.2.1—Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> undertaken by a public sector entity; and underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Caretakers accommodation Dwelling unit	Accepted development subject to requirements	
		Centre zone code
Home-based business	Accepted development subject to requirements	
		Home based business code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Telecommunications facility	Accepted development subject to requirements	
		Telecommunications facility use code
Adult store Agricultural supplies store Bar	Accepted development	
	If involving the reuse of an existing building and not involving building work	No assessment benchmarks apply
Car wash Club Community care centre Community use Educational establishment Food and drink outlet Function facility Funeral parlour Garden Centre Hardware and trade supplies	Assessable development - Code assessment	
	In all other circumstances	Centre zone code Development works code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Health care services Indoor sport and recreation Market Office Outdoor sales Service industry Shop Shopping centre Showroom Theatre Veterinary services		
Child care centre Multiple dwelling Parking station Place of worship Residential care facility Retirement facility Rooming accommodation Service station Short-term accommodation	Assessable development - Code assessment	
		Centre zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

5.4.3 Industry zones category

Table 5.4.3.1—Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity	No assessment benchmarks apply
	Assessable development - Code assessment	
	In all other circumstances	Industry zone code Development works code Landscaping code
Indoor sport and recreation	Accepted development	
	Where using an existing building	No assessment benchmarks apply
	Assessable development - Code assessment	
	In all other circumstances	Industry zone code Development works code Landscaping code
Sales office	Accepted development subject to requirements	
		Industry zone code
Caretaker's accommodation	Accepted development subject to requirements	
		Industry zone code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Telecommunications facility	Accepted development subject to requirements	
		Telecommunications facility use code
Low impact industry Service industry Warehouse	Accepted development subject to requirements	
	Where the land does not adjoin land in a residential zone	Industry zone code Development works code
	Assessable development - Code assessment	
	Where: <ul style="list-style-type: none"> if not Accepted development subject to requirements; or the land adjoins land in a residential zone. 	Industry zone code Development works code
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies	Assessable development - Code assessment	
		Industry zone code Development works code Landscaping code
Brothel	Assessable development - Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash Crematorium Educational establishment Food and drink outlet Funeral parlour Major electricity infrastructure Medium impact industry Outdoor sales Research and technology industry Service station Transport depot	Where the land does not adjoin a residential zone	Industry zone code Development works code Landscaping code
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity: and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Code assessment	
	In all other circumstances	Industry zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

Table 5.4.3.2—Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
	Assessable development - Code assessment	
	If not undertaken by a public entity	Industry investigation zone code Development design code
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Telecommunications facility	Accepted development subject to requirements	
		Telecommunications facility use code
Sales office	Accepted development subject to requirements	
		Industry zone code
Caretaker's accommodation	Accepted development subject to requirements	
		Industry investigation zone code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	If not Accepted development subject to requirements
Warehouse	Assessable development - Code assessment	
	Only where an outdoor storage yard	Industry investigation zone code Development works code
	Assessable development - Impact assessment	
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

5.4.4 Recreation zone category

Table 5.4.4.1—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility Landing* Park Permanent Plantation *Editor's note—Assessment may be triggered through other legislation	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Telecommunications facility	Accepted development subject to requirements	
		Telecommunications facility use code
Caretaker's accommodation Dwelling unit Market Outdoor sport and recreation	Accepted development subject to requirements	
		Recreation and open space zone code
Club Community use Function facility Indoor sport and recreation	Accepted development	
	If involving the reuse of an existing building and not involving building work	No assessment benchmarks apply
	Assessable development - Code assessment	
	If not involving the reuse of existing building	Recreation and open space zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

5.4.5 Environmental zones category

Table 5.4.5.1—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility Landing* Outstation Park *Editor's note—Assessment may be triggered through other legislation	Accepted development	
		No assessment benchmarks apply
Emergency services	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Telecommunications facility	Assessable development - Code assessment	
		Telecommunications facility use code
Caretakers accommodation	Accepted development subject to requirements	
		Environmental management and conservation zone code
Nature based tourism Utility installation Substation	Assessable development - Code assessment	
		Environmental management and conservation zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

5.4.6 Other zones category

Table 5.4.6.1—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Landing* Park *Editor's note—Assessment may be triggered through other legislation	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Caretaker's accommodation Child care centre Community care centre Community use Educational establishment Health care services Indoor sport and recreation Market Outdoor sport and recreation Place of worship	Accepted development subject to requirements	
	If involving the reuse of an existing building and not involving building work	Community facilities zone code
	Assessable development - Code assessment	
	In all other circumstances	Community facilities zone code Development works code Landscaping code
Club	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (a) involving the reuse of an existing building and not involving building work; and (b) not involving a permanent liquor or gaming licence. 	Community facilities zone code
	Assessable development - Code assessment	
	In all other circumstances	Community facilities zone code Development works code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cemetery Residential care facility	Assessable development - Code assessment	
		Community facilities zone code Development works code Landscaping code
Food and drink outlet Shop	Assessable development - Code assessment	
	Where GFA does not exceed 150m ²	Community facilities zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6.2—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Cropping Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Caretaker's accommodation Dwelling house Sales office	Accepted development subject to requirements	
		Emerging community zone code
Home-based business	Accepted development subject to requirements	
		Home based business code
	Assessable development - Impact assessment	
Outdoor sport and recreation	If not Accepted development subject to requirements	The planning scheme
	Assessable development - Code assessment	
		Emerging community zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6.3—Limited development zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal Husbandry Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Assessable development - Code assessment	
		Limited development zone code Development works code
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity: and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
Outdoor sport and recreation	In all other circumstances	The planning scheme
	Assessable development - Code assessment	
		Limited development zone code Development works code
	Assessable development - Impact assessment	
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6.4—Minor tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility Landing* Park *Editor's note—Assessment may be triggered through other legislation	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
	Assessable development - Code assessment	
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity: and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Caretaker's accommodation Dwelling unit	Accepted development subject to requirements	
		Minor tourism zone code
Nature based tourism Tourist Park	Assessable development - Code assessment	
		Minor tourism zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6.5—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Environment facility Landing* Outstation Park Permanent plantation *Editor's note—Assessment may be triggered through other legislation.	Accepted development	
		No assessment benchmarks apply
Cropping	Accepted development	
	Where not involving forestry for wood production Editor's note—refer to schedules 6 and 13 of the <i>Planning Regulation 2017</i> if Cropping where involving forestry for wood production	No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity: and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Intensive horticulture Roadside stall	Accepted development subject to requirements	
		Rural zone code
Nature based tourism Short term accommodation (where a farm stay)	Accepted development subject to requirements	
	Where up to 10 guests	Rural zone code
	Assessable development - Impact assessment	
Caretaker's accommodation Dwelling house Dual occupancy Dwelling unit Rural workers accommodation	Accepted development subject to requirements	
		Rural zone code
	Assessable development - Impact assessment	
	Where located in the Potential hazardous dust level overlay map OM10	The planning scheme
Animal keeping	Accepted development subject to requirements	
	Where not involving kennels or catteries	Rural zone code Development works code
	Assessable development - Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development		
	Where involving kennels or catteries	Rural zone code		
Home-based business	Accepted development subject to requirements			
		Home based business code		
	Assessable development – Impact assessment			
Telecommunications facility	Accepted development subject to requirements	Telecommunications facility use code		
Agricultural supplies store Bulk landscape supplies Club Community use Garden centre Market Outdoor sport and recreation Renewable energy facility Rural industry Wholesale nursery Winery	Assessable development - Code assessment			
		Rural zone code		
		Development works code		
		Landscaping code		
		Assessable development - Impact assessment		
		Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

Table 5.4.6.6—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> undertaken by a public sector entity: and underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Animal husbandry Dwelling house Roadside stall Sales office	Accepted development subject to requirements	
		Rural residential zone code
Home-based business	Accepted development subject to requirements	
		Home based business code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Community use	Assessable development - Code assessment	
		Rural residential zone code Development works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6.7—Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development	
Animal husbandry Emergency services Landing* Park Utility installation *Editor's note—Assessment may be triggered through other legislation.	Accepted development		
		No assessment benchmarks apply	
Substation	Accepted development		
	Where undertaken by a public sector entity	No assessment benchmarks apply	
Major electricity infrastructure	Accepted development		
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply	
	Assessable development – Code assessment		
	In all other circumstances	Special purpose zone code Development works code	
Telecommunications facility	Accepted development subject to requirements		
		Telecommunications facility use code	
Caretaker's accommodation Transport depot Outdoor sport and recreation	Assessable development - Code Assessment		
		Special purpose zone code Development works code	
Air services	Assessable development – Code Assessment		
	Where: <ul style="list-style-type: none"> • in the Air services precincts (Moranbah); and • not increasing the approved passenger threshold of 480,000 passengers per year. 	Special purpose zone code Development works code	
Assessable development - Impact assessment			
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme		

Table 5.4.6.8—Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity: and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6.9—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing* Park *Editor's note—Assessment may be triggered through other legislation.	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Major electricity infrastructure	Accepted development	
	Where: <ul style="list-style-type: none"> • undertaken by a public sector entity; and • underground infrastructure (inclusive of transition structures) 	No assessment benchmarks apply
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Home-based business	Accepted development subject to requirements	
		Home based business code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Caretaker's accommodation Dwelling house Dwelling unit	Accepted development subject to requirements	
	Where not in the Holiday and Residence precinct	Township zone code
Bar Club Community care centre Community use Food and drink outlet Health Care services Market Nature based tourism Office Service industry Shop Warehouse	Accepted development subject to requirements	
	Where: <ul style="list-style-type: none"> • not in the Holiday and Residence precinct; and • involving the reuse of an existing non-residential building; and • not involving building work 	Township zone code
	Assessable development - Code assessment	
	In all other circumstances where not in the Holiday and Residence precinct	Township zone code Development works code Landscaping code
Agricultural supplies store Bulk landscape supplies Child care centre	Assessable development - Code assessment	
	Where not in the Holiday and Residence precinct	Township zone code Development works code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Garden centre Hardware and trade supplies Indoor sport and recreation Place of Worship Service station Short term accommodation Shopping centre Tourist Park Veterinary services		
Where in the Holiday and Residence precinct		
Dwelling house Editor's note – refer also to Table 5.8.1 for lots within the Coastal hazard overlay	Accepted development subject to requirements	
	Where not including a secondary dwelling	Township zone code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The planning scheme
Home-based business	Accepted development subject to requirements	
		Home based business code
	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Any other material change of use	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

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

5.5 Categories of development and assessment— Reconfiguring a lot

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

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Centre Community facilities Environmental management and conservation Industry Minor tourism Recreation and open space Specialised centre Special purpose	Assessable development - Code assessment	
	In all circumstances	The relevant zone code Reconfiguring a lot code Development works code Landscaping code
Township	Assessable development – Code assessment	
	Where not in the Holiday and Residence precinct	The relevant zone code Reconfiguring a lot code Development works code Landscaping code
	Assessable development – Impact assessment	
	Where in the Holiday and Residence precinct	The planning scheme
Emerging community Industry investigation zone	Assessable development - Code assessment	
	If the size of all lots created are equal to, or greater than 50ha	The relevant zone code Reconfiguring a lot code Development works code Landscaping code
	Assessable development - Impact assessment	
In all other circumstances	The planning scheme	
Low density residential zone Low-medium density residential	Assessable development - Code assessment	
	If the size of all lots created are equal to, or greater than: (a) 400m ² in area; and (b) 10m in frontage.	The relevant zone code Reconfiguring a lot code Development works code Landscaping code
	Assessable development - Impact assessment	
In all other circumstances	The planning scheme	
Rural residential	Assessable development - Code assessment	
	If all lots created are a minimum of 2ha and an average of 4ha	Rural residential zone code Reconfiguring a lot code Development works code
	Assessable development - Impact assessment	
In all other circumstances	The planning scheme	
Rural	Assessable development - Code assessment	
	Where not for a mining or petroleum activity and the size of all lots created are equal to,	Rural zone code Reconfiguring a lot code Development works code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	or greater than: (a) 500ha on Class A & B agricultural land; or (b) 5,000ha on Class C & lower agricultural land. Editor's note—Agricultural land classifications are mapped on the Agriculture land overlay map.	
	Assessable development - Code assessment	
	Where for a mining or petroleum activity and the size of all lots created are equal to, or greater than: (a) 500ha on Class A & B agricultural land; or (b) 1,000ha on Class C & lower agricultural land. Editor's note – a mining or petroleum activity is an activity authorised under the Mineral Resources Act 1989, the Offshore Minerals Act 1998, or the Petroleum Act 1993, or the Petroleum and Gas (Production and Safety Act) 2004.	Rural zone code Reconfiguring a lot code Development works code
	Assessable development - Impact assessment	
Limited development	Assessable development - Impact assessment	In all other circumstances
		The planning scheme
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

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

5.6 Categories of development and assessment—Building work

There is no building work regulated by the planning scheme other than where identified in an overlay in section 5.8 of this planning scheme.

5.7 Categories of development and assessment— Operational work

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

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Accepted development subject to requirements	
	Where excavating or filling that is: (a) less than 1 metre above or below ground level and involving less than 100m ³ of material; or (b) 1 metre or more above or below ground level and involving less than 50m ³ of material	Development works code
Accepted development - Code assessment		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

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

5.8 Categories of development and assessment—Overlays

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

Table 5.8.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Acid sulphate soils overlay		
Operational works whether or not associated with a: (a) Material Change of Use; or (b) Reconfiguring a lot; or (c) Building work.	Assessable development - Code assessment, if: (a) within "land at or below 5m AHD" or "land above 5m AHD and below 20m AHD" and excavating or otherwise removing 100m ³ or more of soil or sediment at or below 5m AHD; or (b) within "land at or below 5m AHD" and filling with 500m ³ or more of material with an average depth of 0.5m or greater.	Acid sulphate soils overlay code
Airport environs overlay		
Any material change of use, reconfiguring a lot, building work or operational work	No change to categories of development and assessment where: (a) not involving physical intrusion by any structure, building, equipment relating to development above the defined level of the Obstacle Limitation Surface as identified on Airport environs overlay map OM3; or (b) not located within a Building Restricted area for the Swampy Ridge RSR as identified on Airport environs overlay map OM3. Editor's note—There is no Obstacle Limitation Surface for the Moranbah airport.	Airport environs overlay code
Assessable development - Impact assessment		
	In all other circumstances	The planning scheme
Bushfire hazard overlay		
If in a high or very high bushfire hazard area		
Any material change of use for: (a) community residence (b) dual occupancy (c) dwelling house	Assessable development - Code assessment	Bushfire hazard overlay code
Any material change of	Assessable development -	The planning scheme

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
use for: (a) child care facility (b) community care centre (c) educational establishment (d) hostel (e) hospital (f) industry involving manufacture or storage of hazardous materials in bulk (g) multiple dwelling (h) nature based tourism (i) non-resident workforce accommodation (j) residential care facility (k) retirement facility (l) rural workers accommodation (m) shopping centre (n) short-term accommodation (o) tourist attraction (p) tourist park	Impact assessment	
Any other material change of use	No change to categories of development and assessment	Bushfire hazard overlay code
If in a medium bushfire hazard area		
Any material change of use	No change to categories of development and assessment	Bushfire hazard overlay code
If in a medium, high or very high bushfire hazard area		
Reconfiguring a lot	No change to categories of development and assessment	Bushfire hazard overlay code
Coastal hazard overlay		
Where in a Foreshore Limits Area		
Editor's note—refer to the: <ul style="list-style-type: none"> relevant Coastal hazard overlay mapping in Schedule 2 for Clairview, Carmila Beach, Greenhill and St Lawrence; and Table 7.2.4.3(b) of the Coastal hazard overlay code. 		
Dwelling house where a: (a) new Dwelling house with no secondary dwelling; or (b) extensions to an existing dwelling house involving building work greater than 20m ²	Accepted development subject to requirements Where: (a) in the storm tide inundation area and able to meet the relevant acceptable outcomes; and (b) not within the area of imminent erosion threat; or (c) not within the erosion prone area; or (d) not within the area of	Coastal hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	reduced foundation capacity.	
	Assessable development – Impact assessment	
	Where not Accepted development subject to requirements	The planning scheme
Any other material change of use	Assessable development – Impact assessment	
	In all other circumstances	The planning scheme
Operational work	Impact assessment where within the area of erosion imminent threat	The planning scheme
	No change to categories of development and assessment in all other circumstances	Coastal hazard overlay code
Building work	Impact assessment where within the area of imminent erosion threat	The planning scheme
	No change to categories of development and assessment in all other circumstances	Coastal hazard overlay code
Where not in a Foreshore Limits Area		
Editor's note—refer to the relevant Coastal hazard overlay hazard mapping in Schedule 2		
Any material change of use for: (a) a sensitive land use; (b) nature based tourism.	Assessable development - Impact assessment	The planning scheme
Any other Material Change of Use	No change to categories of development and assessment	Coastal hazard overlay code
Reconfiguring a Lot	No change to categories of development and assessment	Coastal hazard overlay code
Operational work	No change to the categories of development and assessment	Coastal hazard overlay Code
Environmental significance overlay		
Material change of use	No change to categories of development and assessment	Environmental significance overlay code
Reconfiguring a lot	No change to categories of development and assessment	Environmental significance overlay code
Operational work where not associated with a material change of use or reconfiguring a lot and involving the clearing of vegetation	Assessable development - Code assessment	Environmental significance overlay code
Any other operational work	No change to categories of development and assessment	Environmental significance overlay code
Extractive resources and minerals overlay		
Any material change of use	No change to categories of development and assessment	Extractive resources and minerals overlay code
Any reconfiguring a lot	No change to categories of development and assessment	Extractive resources and minerals overlay code
Flood hazard overlay		
Any material change of	Assessable - Code	Flood hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
use for: (a) a sensitive land use; (b) low impact industry; (c) nature based tourism; (d) service industry; (e) warehouse.	assessment	
Any other material change of use	No change to categories of development and assessment	Flood hazard overlay code
Any reconfiguring a lot	No change to categories of development and assessment	Flood hazard overlay code
Operational work where not associated with a material change of use or reconfiguring a lot	Assessable development - Code assessable	Flood hazard overlay code
Heritage overlay		
If located on a local heritage place		
Any material change of use where the development is either accepted development subject to requirements or code assessment under the Categories of development and assessment for the relevant zone and involving building work	Code assessment	Heritage overlay code
Any reconfiguring a lot	No change to assessment level	Heritage overlay code
Any building work where involving the demolition, partial demolition or removal of a local heritage place	Impact assessment	The planning scheme
Any building work (including minor building work) where not associated with a material change of use	Code assessment	Heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a heritage place	Code assessment	Heritage overlay code
Regional infrastructure overlay		
Any material change of use	Code assessment	Regional infrastructure overlay code
Any reconfiguring a lot	No change to categories of development and assessment	Regional infrastructure overlay code
Operational work	No change to categories of development and assessment	Regional infrastructure overlay code
Water resource catchments overlay		

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping Intensive horticulture	Assessable development - Code assessment	Water resource catchments overlay code
Any other material change of use	No change to categories of development and assessment	Water resource catchments overlay code
Any reconfiguring a lot	No change to categories of development and assessment	Water resource catchments overlay code
Operational work	No change to categories of development and assessment	Water resource catchments overlay code

Note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in **Schedule 2 (Mapping)**.
- (3) The categories of development and assessment for development in a zone are in **Part 5 Tables of assessment**.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes;
 - (c) the performance outcomes;
 - (d) the acceptable outcomes;
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Residential zone category:
 - (i) Low density residential zone code;
 - (ii) Low-medium density residential zone code;
 - (b) Centre zone category:
 - (i) Centre zone code, including:
 - A. Moranbah centre precinct
 - (c) Industry zone category:
 - (i) Industry zone code;
 - (i) Industry investigation zone code;
 - (d) Recreation zone category:
 - (i) Recreation and open space zone code;
 - (e) Environmental zone category:
 - (i) Environmental management and conservation zone code;
 - (f) Other zone category:
 - (i) Community facilities zone code;
 - (ii) Emerging community zone code;
 - (iii) Limited development zone code;
 - (iv) Minor tourism zone code;
 - (v) Rural zone code;
 - (vi) Rural residential zone code;
 - (vii) Special purpose zone, including:
 - A. Air services precinct;
 - (viii) Specialised centre zone;
 - (ix) Township zone code, including:
 - A. Holiday and residence precinct.

6.2 Zone codes

6.2.1 Residential zone category

6.2.1.1 Low density residential zone code

6.2.1.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.1.1.2 Purpose

- (1) The purpose of the low density residential zone is to provide for:
 - (a) a variety of low density dwelling types, including dwelling houses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Development is low rise that is consistent with the low density character of region's existing residential neighbourhoods within Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) a range of housing, predominantly detached dwelling houses and some dual occupancy, are located on functional residential lot sizes;
 - (b) development reflects the existing low density scale and character of the area where buildings include design elements that reduce building bulk and create an attractive streetscape;
 - (c) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
 - (d) development is designed to provide and promote safe and efficient transport use including walking and cycling;
 - (e) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community;
 - (f) small scale non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, complement local residential amenity and do not undermine the viability of nearby centres;
 - (g) residential development is protected from the impacts of any nearby industrial and mining activities, transport corridors, infrastructure, installations and major facilities;
 - (h) development responds to land constraints, including but not limited to minimising changes to natural topography, bushfire and flooding;
 - (i) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.

6.2.1.1.3 Specific benchmarks for assessment

Table 6.2.1.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1 Buildings:</p> <ul style="list-style-type: none"> (a) are low rise; (b) do not create unreasonable overshadowing on adjoining residential properties; and (c) do not adversely impact on the low density residential character and amenity of the area. <p>Editor's note—Setbacks for Dwelling house and Dual occupancy are regulated in the Queensland Development Code.</p>	<p>AO1.1 Building height does not exceed 8.5m and 2 storeys above ground level.</p>
	<p>AO1.2 Where a dual occupancy:</p> <ul style="list-style-type: none"> (a) site cover is a maximum of 50% of the total site area; and (b) minimum street frontage is 20m. <p>Editor's note—Site cover for Dwelling house is regulated in the Queensland Development Code.</p>
Residential density	
<p>PO2 Development reflects the low density residential character of the area.</p>	<p>AO2.1 Residential density is a maximum of:</p> <ul style="list-style-type: none"> (a) one dwelling per allotment where a dwelling house (including one secondary dwelling); or (b) one dwelling per 400m² where a dual occupancy.
	<p>AO2.2 Where a dwelling house, any secondary dwelling is:</p> <ul style="list-style-type: none"> (a) is a maximum of 80m² gross floor area; and (b) within 10m of the main building.
Design and streetscape	
<p>PO3 Driveways must not visually dominate the street frontage.</p>	<p>AO3 Vehicle access is provided through a:</p> <ul style="list-style-type: none"> (a) single driveway for a dwelling house in accordance with the B99 Australian parking standard; or (b) one paired driveway for dual occupancy (where not on a corner lot).
Use - Sales office	
<p>PO4 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO4.1 Development of the sales office is in place for no more than two years.</p>
	<p>AO4.2 The site coverage of the building is a maximum of 50% of the site area.</p>
	<p>AO4.3 There are a maximum of 2 employees on site at any one time.</p>
	<p>AO4.4 The use operates between:</p> <ul style="list-style-type: none"> (a) 8am and 6pm Monday to Saturday; (b) 9am to 1pm on Sunday.

Performance outcomes	Acceptable outcomes
For all assessable development	
Design and amenity	
<p>PO5 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p> <p>Editor's note—Applicants are also referred to the Landscaping code.</p>	No acceptable outcome is nominated.
<p>PO6 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	No acceptable outcome is nominated.
<p>PO7 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. 	No acceptable outcome is nominated.
<p>PO8 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Effects of development	
<p>PO9 Development responds sensitively to on-site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
<p>PO10 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (a) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity. 	No acceptable outcome is nominated.

6.2.1.2 Low-medium density residential zone code

6.2.1.2.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.1.2.2 Purpose

- (1) The purpose of the low-medium density residential zone is to provide for:
 - (a) a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development provides a range of residential dwelling choices including dwelling houses, dual occupancy and attached housing forms such as multiple dwellings, retirement facilities, residential care facilities and rooming accommodation;
 - (b) buildings are of a scale, height and size that compliment low-medium density residential neighbourhood character through design elements that reduce building bulk and create an attractive streetscape;
 - (c) development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control;
 - (d) development supports safe and walkable neighbourhoods that are well connected to community facilities, employment nodes, centres, open space and recreational areas, community services and educational opportunities in other zones;
 - (e) small scale non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not undermine the viability of nearby centres and complement residential amenity;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and active transport use;
 - (g) development is supported by transport infrastructure that is designed to provide and promote safe and efficient movement including walking and cycling;
 - (h) development is supported by necessary open space and recreational areas and appropriate infrastructure to support the needs of the local community;
 - (i) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing, privacy and other locally specific impacts;
 - (j) development responds to land constraints, including but not limited to minimising changes to natural topography;
 - (k) development mitigates any adverse impacts on adjoining areas of environmental significance through location, design, operation and management requirements;
 - (l) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities.

6.2.1.2.3 Specific benchmarks for assessment

Table 6.2.1.2.3(a)—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1 Buildings:</p> <ul style="list-style-type: none"> (a) are low-medium rise; (b) do not create unreasonable overshadowing on adjoining residential properties; and (c) do not adversely impact on the low-medium residential character and amenity of the area. 	<p>AO1 Building height does not exceed 8.5 metres and 2 storeys above ground level.</p>
<p>PO2 Residential buildings:</p> <ul style="list-style-type: none"> (a) are proportionate to the size and street frontage of the site; (b) protect low-medium density neighbourhood character; (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties; (d) provide for adequate open space and landscape areas; (e) reduce building bulk; and (f) allow casual surveillance of the street. 	<p>AO2.1 Where a Multiple dwelling, Residential Care Facility, Retirement facility or Rooming accommodation, development is in accordance with Table 6.2.1.2.3(b)—Siting requirements.</p>
	<p>AO2.2 Where a dual occupancy:</p> <ul style="list-style-type: none"> (a) site cover is a maximum of 50% of the total site area; and (b) minimum street frontage is 20m. <p>Editor's note—Setbacks for a dwelling house and dual occupancy are regulated in the Queensland Development Code.</p>
Residential density	
<p>PO3 Residential density reflects the low-medium density residential character of the area.</p>	<p>AO3.1 Residential density is a maximum of:</p> <ul style="list-style-type: none"> (a) one dwelling per lot where a dwelling house (including one secondary dwelling); or (b) one dwelling per 400m² where dual occupancy; or (c) one dwelling per 240m² where a multiple dwelling.
	<p>AO3.2 Where a dwelling house, any secondary dwelling is:</p> <ul style="list-style-type: none"> (a) a maximum of 80m² GFA; and (b) within 10 metres of the main building.
Open space	
<p>PO4 Development must provide sufficient and accessible open space for residents needs.</p>	<p>AO4.1 Where a Multiple dwelling, Residential Care Facility, Retirement facility or Rooming accommodation, minimum open space requirements are provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) 30m² private open space per ground storey dwelling with a minimum dimension of 5m in any direction; (b) for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m; and

Performance outcomes	Acceptable outcomes
	<p>(c) development greater than 18 dwellings provides a minimum communal open space area of 50m² with a minimum dimension of 10m.</p> <p>AO4.2 Private open space is directly adjacent to the main living area.</p>
Design and streetscape	
<p>PO5 Driveways and parking areas including garages must not visually dominate the street.</p>	<p>AO5.1 Carparking areas where a Multiple dwelling, Residential Care Facility, Retirement facility or Rooming accommodation, are located behind the main building face.</p> <p>AO5.2 Vehicle access is provided through a: (a) single driveway for a dwelling house in accordance with the B99 Australian parking standard; (b) one paired driveway for a Dual occupancy (where not on a corner lot); (c) single driveway where a Multiple dwelling, Residential Care Facility, Retirement facility or Rooming accommodation.</p>
Use - Sales office	
<p>PO6 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO6.1 Development of the sales office is in place for no more than two years.</p> <p>AO6.2 The site coverage of the building is a maximum of 50% of the site area.</p> <p>AO6.3 There are a maximum of 2 employees on site at any one time.</p> <p>AO6.4 The use operates between 8am and 6pm Monday to Saturday and 9am to 1pm on Sunday.</p>
For all assessable development	
Design and streetscape	
<p>PO7 Development has a high quality appearance and makes a positive contribution to the streetscape.</p>	<p>AO7.1 A landscape area a minimum dimension of 1.5m is provided along the full frontage of any road frontage.</p> <p>AO7.2 For any multiple dwelling, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.</p>
<p>PO8 Pedestrian entries: (a) are visible from the street and visitor car parking areas; (b) are separate to vehicle access points; (c) incorporate sun and rain shelter, such as overhangs or awnings; and (d) are defined by human scale design elements (such as, doors, windows,</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
awnings, a portico, landscaping, etc).	
<p>PO9 Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space.</p> <p>Editor's note—This applies to all street frontages where development fronts more than one street.</p>	<p>AO9 Buildings fronting a street or public space include the following features: (a) large windows associated with living areas; or (b) balconies or verandahs.</p>
<p>PO10 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	No acceptable outcome is nominated.
<p>PO11 Design elements contribute to an interesting and attractive building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; (b) variations in materials and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</p>	No acceptable outcome is nominated.
<p>PO12 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.</p>	No acceptable outcome is nominated.
<p>PO13 Building design and site layout, optimise accessibility and convenience for users, particularly pedestrians.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Open space	
PO14 Open space is oriented to provide adequate solar access.	No acceptable outcome is nominated.
PO15 Communal open space is: (a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and (b) is not dominated by landscaping.	No acceptable outcome is nominated.
Amenity	
PO16 Habitable spaces must not directly overlook dwellings on adjacent land	AO16 Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless: (a) windows have translucent glazing or sill heights of at least 1.5m; or (b) there is a 1.8m high dividing fence at ground level; (c) outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is; (i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (ii) permanent and fixed, and designed to complement the development.
PO17 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading. Editor's note—Applicants are also referred to the Landscaping code.	No acceptable outcome is nominated.
PO18 Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.	AO18 Outdoor activity, plant equipment, waste, storage and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall.
Effects of development	
PO19 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) any hazards to people or property are avoided or mitigated to a tolerable level;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised where possible; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	
<p>PO20 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) odour and emissions; and (e) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO21 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity. 	No acceptable outcome is nominated.
Use - Child care centre, community care centre or community use	
<p>PO22 Development is low impact, limited in scale and:</p> <ul style="list-style-type: none"> (a) compatible with neighbouring residential uses and complementary to local character; (b) incorporates design elements that are consistent with the surrounding residential development; (c) supports the day to day needs of residents; (d) located on a site which must adequately accommodate activity needs and space requirements; and (e) does not undermine the viability of nearby centres. 	No acceptable outcome is nominated.
<p>PO23 Development is highly accessible and is co-located with, or located close to, centres or other community or recreation uses.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO24 Development does not adversely impact on the amenity of area.	AO24 Hours of operation for non-residential development are limited to 6am to 7pm daily.
PO25 Buildings are located on the site to maximise the residential amenity of residents and neighbours.	AO25 Buildings are setback a minimum of: (a) 6m from the front and rear boundary; and (b) 3m from the side boundary.
PO26 Development must ensure residential amenity is maintained on adjoining properties.	AO26 Development provides a 1.8m acoustic screen fence where adjoining a residential use.
PO27 Where a child care centre, development minimises: (a) the hazards of heavy traffic; (b) the introduction of non-local traffic into minor, residential streets; and (c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	AO27.1 Where a child care centre, the site is not located on: (a) arterial routes; or (b) local access roads.
	AO27.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.

Table 6.2.1.2.3(b)—Siting requirements

Element		Acceptable solutions	
4.1	Minimum frontage	30m	
4.2	Minimum area	1,200m ²	
4.3	Maximum site cover	50%	
4.4	Minimum Setbacks	Front	3m (Outer Most Projection and including all street frontages where a corner lot) 5m to any garage on a street frontage
		Rear	6m (where not on a corner lot)
		Side	1.5m not including eaves
4.5	Built to Boundary walls	Limited to one side boundary and must contain no windows, openings or glazing. Maximum length 10m and maximum height 3.5m	

6.2.2 Centre zone category

6.2.2.1 Centre zone code

6.2.2.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.2.1.2 Purpose

- (1) The purpose of the centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) promotion of a mix of commercial, business, professional and retail activities;
 - (b) development is generally established in accessible, well-connected locations with access to cycling and pedestrian networks;
 - (c) service industries may be appropriate in the zone;
 - (d) development is designed to maximise energy efficiency and water conservation;
 - (e) development provides a high level of amenity and is reflective of a town centre setting and the surrounding character of the area;
 - (f) development is supported by appropriate infrastructure and essential services;
 - (g) development responds to land constraints including topography and flooding.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (a) Moranbah centre precinct:
 - (i) development clearly defines the Moranbah centre as the primary centre for the region with the highest concentration of centre activities and medium rise buildings.

6.2.2.1.3 Specific benchmarks for assessment

Table 6.2.2.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form (if involving building work)	
PO1 Building height: (a) is consistent with the intended character of the centre; and (b) does not result in a significant loss of visual amenity.	AO1 Building height does not exceed: (a) 3 storeys; or (b) 4 storeys where in the Moranbah centre precinct.
Use - Dwelling unit	
PO2 Development does not compromise ground level business activities being established.	AO2 Development is located either: (a) above the ground floor level; or (b) to the rear of ground level business activities.
PO3 Development must provide sufficient and accessible open space for residents needs	AO3 Development provides a minimum of 16m ² private open space for a dwelling unit with a minimum dimension of 3m in any direction.
Use - Caretaker's accommodation	
PO4 Development: (a) is ancillary to the primary non-residential use; (b) provides adequate private open space for the caretaker; and (c) does not compromise ground level business activities being established.	AO4.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO4.2 Caretaker's accommodation is a maximum of 50m ² in gross floor area.
	AO4.3 Caretaker's accommodation is (a) located above the ground floor level; or (b) to the rear of ground level business activities
	AO4.4 Caretaker's accommodation is provided with a private open space area which: (a) is directly accessible from a habitable room; and (b) where a balcony, a veranda or a deck, has a minimum area of 15m ² with minimum horizontal dimensions of 1.25m.
For all assessable development	
Land use, scale and tenancy mix	
PO5 Development: (a) provides for a range of retail, commercial, community, entertainment and recreation activities; and (b) is of a size and scale that meets the needs of the local community.	No acceptable outcome is nominated.
PO6 Development provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Centre design	
<p>PO7 Development:</p> <ul style="list-style-type: none"> (a) is proportionate to the size and street frontage of the site; (b) maintains and enhances the existing streetscape; (c) protects adjacent amenity; (d) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties; (e) provides for public space and landscape areas; and (f) reduces building bulk. 	No acceptable outcome is nominated.
<p>PO8 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) overlook the external street network by having buildings built up to or close to street alignments and providing active building frontages to public streets and spaces; (b) respect and complement the existing character of the area; (c) maintain an appropriate human scale; (d) minimise the use of highly reflective materials; and (e) respond to climatic conditions. 	No acceptable outcome is nominated.
<p>PO9 Design elements contribute to an interesting and attractive streetscape and building(s) through:</p> <ul style="list-style-type: none"> (a) variations in materials and building form to enable articulation of facades and differentiation between buildings; (b) modulation in the façade, horizontally or vertically; (c) articulation of building entrances and openings; (d) corner treatments to address all street frontages; and (e) elements which assist in wayfinding and legibility. 	No acceptable outcome is nominated.
<p>PO10 Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	No acceptable outcome is nominated.
<p>PO11 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of personal concealment 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>and entrapment locations; and</p> <p>(f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	
Street interface	
<p>PO12 Buildings are oriented to address all street frontages, public open space and public areas to:</p> <p>(a) promote interaction and casual surveillance;</p> <p>(b) concentrate and reinforce pedestrian activity;</p> <p>(c) create consolidated street edges;</p> <p>(d) avoid opaque facades to provide visual interest to the frontage; and</p> <p>(e) clearly define the public and private realm.</p>	No acceptable outcome is nominated.
<p>PO13 Buildings and pedestrian entries:</p> <p>(a) are visible from the street and car parking areas;</p> <p>(b) incorporate sun and rain shelter, such as overhangs or awnings; and</p> <p>(c) are defined by design elements (such as doors and landscaping, etc).</p>	No acceptable outcome is nominated.
<p>PO14 Buildings include windows and openings to:</p> <p>(a) promote street life and business activities;</p> <p>(b) encourage strong indoor/outdoor relationships at ground level; and</p> <p>(c) to facilitate casual surveillance.</p>	No acceptable outcome is nominated.
<p>PO15 Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.</p>	No acceptable outcome is nominated.
<p>PO16 Development must ensure safe, convenient and legible connections and pathways are provided:</p> <p>(a) for pedestrians and cyclists to, from and within the site; and</p> <p>(b) to open space, parkland and community-related activities.</p>	No acceptable outcome is nominated.
Landscape design	
Editor's note—Refer also to the Landscaping code.	
<p>PO17 Landscape elements are integrated in the building design through planting at various levels including on top of rooftops and within storeys.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO18 Landscape treatments includes hard and soft elements that:</p> <ul style="list-style-type: none"> (a) is of a character and durability that reflects the centre; (b) enhance the appearance of the centre; (c) extends from the street edge into building entrances, foyers and onto podiums; (d) emphasises a clear pedestrian entry point; (e) screen unsightly components; (f) provide shading; and (g) reflects and reinforces a subtropical image through integrating landscape, outdoor and indoor spaces. 	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO19 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p>AO19.1 Buildings are set back 3m from any boundary shared with a residential zone.</p> <p>AO19.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone.</p> <p>AO19.3 A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p> <p>AO19.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO20 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO21 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity. 	No acceptable outcome is nominated.
Car parking and access	
<p>PO22 Parking and loading areas do not visually dominate the streetscape.</p>	No acceptable outcome is nominated.
Storage areas	
<p>PO23 Ancillary storage of goods or materials and waste management areas must be located in a manner that does not detract from the visual amenity of the local area.</p>	<p>AO23 Equipment, materials, goods and/or, machinery used on site are either:</p> <ul style="list-style-type: none"> (a) stored behind the front building setback and screened from view; or (b) stored within a building.
Effects of development	
<p>PO24 Development responds sensitively to on-site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
Use - Multiple dwelling	
<p>PO25 Development does not compromise ground level business activities being established.</p>	<p>AO25 Development is located either:</p> <ul style="list-style-type: none"> (a) above the ground floor level; or (b) to the rear of ground level business activities
<p>PO26 Development must provide sufficient and accessible open space for residents needs</p>	<p>AO26.1 Development provides a minimum of 12m² private open space for each dwelling with a minimum dimension of 3m in any direction.</p>
	<p>AO26.2 Private open space is accessible from the main living area.</p>
	<p>AO26.3 Development greater than 18 dwellings</p>

Performance outcomes	Acceptable outcomes
	provides a minimum communal open space area of 50m ² with a minimum dimension of 5m.
<p>PO27 Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO27 Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit unless:</p> <ul style="list-style-type: none"> (a) windows have translucent glazing or sill heights of at least 1.5m; or (b) there is a 1.8m high dividing fence at ground level; (c) outlook from windows, balconies, and terraces of a dwelling unit is screened where screening is: <ul style="list-style-type: none"> (i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (ii) permanent and fixed, and designed to complement the development.
Use - Child care centre	
<p>PO28 Development does not adversely impact on the amenity of area.</p>	<p>AO28 Hours of operation is limited to 6am to 7pm daily.</p>
<p>PO29 Development minimises:</p> <ul style="list-style-type: none"> (a) the hazards of heavy traffic; (b) introduction of non-local traffic into minor, residential streets; and (c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking. 	<p>AO29.1 The use is not accessed from:</p> <ul style="list-style-type: none"> (a) arterial routes; or (b) local access roads. <p>AO29.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.</p>

6.2.3 Industry zone category

6.2.3.1 Industry zone code

6.2.3.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.3.1.2 Purpose

- (1) The purpose of the industry zone 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 zone will be achieved through the following overall outcomes:
 - (a) industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (b) high impact, noxious and hazardous industrial uses require large development sites with appropriate separation from other land use activities;
 - (c) the zone also accommodates limited activities of wholesale, trade supplies and indoor sport and recreation uses which are difficult to locate in other areas, where these have low levels of potential impacts on surrounding areas;
 - (d) other non-industrial uses that are ancillary to, and directly support, the industrial area are facilitated;
 - (e) the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres and showrooms;
 - (f) uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (g) development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways, freight routes and motorways) and facilities such as airports;
 - (h) development is supported by transport infrastructure that is designed to provide and promote safe and efficient transport use, walking and cycling;
 - (i) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (j) the scale, character and built form of development contributes to a high standard of amenity and makes a positive contribution to the public domain and streetscape particularly along major roads;
 - (k) the viability of both existing and future industrial uses are protected from the intrusion of incompatible uses;
 - (l) development responds to land constraints, including but not limited to topography, bushfire and flooding;
 - (m) adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development;

- (n) development avoids significant adverse effects on water quality and the natural environment;
- (o) any caretaker's accommodation is clearly subordinate to the onsite industrial activity and is limited to one caretaker unit;
- (p) industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

6.2.3.1.3 Specific benchmarks for assessment

Table 6.2.3.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form (if involving building work)	
PO1 Buildings, outdoor storage and activity areas: (a) are appropriate to the height, scale, bulk and character of other buildings and activities in the surrounding industrial area; (b) are proportionate to the size of the site; and (c) do not result in a significant loss of visual amenity.	AO1.1 Building height does not exceed: (a) 12m; or (b) 8.5m where adjoining a residential premises or residential zone.
	AO1.2 Site cover including any outdoor storage areas and sales yards do not exceed 75% of the site.
PO2 Buildings, structures and industry activities are setback from the road frontage to mitigate the impact of activities on the streetscape.	AO2 Buildings, structures and industrial activity areas are setback 6m from the road frontage.
Building design (if involving building work)	
PO3 Buildings includes features that contribute to an attractive streetscape.	AO3 Buildings are designed and constructed with varying façade treatments and high quality finishes such as brick, painted concrete or masonry.
PO4 Buildings do not incorporate glass or surfaces that are likely to reflect the sun that has the potential to cause nuisance, discomfort or hazard to any part of the city and adjoining urban areas.	AO4 Any reflective glass material, metallic shade structures or other surface has: (a) a level of light reflectivity that does not exceed 20 percent; and (b) a level of heat transmission of not less than 20 percent.
PO5 Building entrances are legible and safe.	AO5.1 The main entry to the premises is: (a) easily identifiable and directly accessible from the street with a clearly defined entrance point; and (b) separate to vehicle access points.
	AO5.2 Each building or tenancy is provided with a highly visible street and unit number.
	AO5.3 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.
	AO5.4 Office space is sited and orientated towards the principal road frontage of a site.

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO6 Where adjoining a residential zone, development provides adequate buffering and screening so that adverse impacts on the amenity on adjoining properties are minimised.</p>	<p>AO6.1 New buildings, plant and equipment, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining a residential zone.</p> <p>AO6.2 Within the setback area adjoining a residential zone, the following is provided: (a) a minimum 1.8m high solid boundary fence; and (b) a densely planted landscape strip, having a minimum width of 3m and the balance setback area turfed.</p> <p>AO6.3 Windows or openings that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 50% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>
<p>PO7 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and adjoining any land in another zone.</p>	<p>AO7 Utility elements are: (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence.</p> <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO8 Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p>	<p>AO8 A minimum 2m width of landscaping is provided along the entire principal road frontage excluding the driveway.</p>
<p>PO9 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO9.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</p> <p>AO9.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.</p>
<p>PO10 Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land</p>	<p>AO10 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>

Performance outcomes	Acceptable outcomes
uses; and (b) desired ambient noise levels in residential areas are not exceeded.	
PO11 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO11.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> . AO11.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i> .
PO12 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.	AO12.1 Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located above the defined flood event. Editor's note—Refer to the Flood hazard overlay code for further information regarding the defined flood event. AO12.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. AO12.3 Roof water is piped away from areas of potential contamination.
Hours of operation	
PO13 Hours of operation are limited to minimise nuisance to any surrounding sensitive land uses.	AO13 Where within 150m of a sensitive land use or land in a residential zone, hours of operation are limited to 7am to 6pm.
Use - Caretaker's accommodation	
PO14 Development: (a) is subordinate to non-residential uses on the same site; and (b) only accommodates one caretaker.	AO14.1 No more than 1 caretaker's accommodation unit with one bedroom is established on site. AO14.2 Caretaker's accommodation is a maximum of 50m ² in GFA.
Use - Sales office	
PO15 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO15.1 Development of the sales office is in place for no more than two years. AO15.2 There are a maximum of 2 employees on site at any one time.
Use - Office	
PO16 Offices are accommodated within the industry zone where they are ancillary to the primary industrial use.	AO16 The area used for an ancillary office use does not exceed 100m ² GFA.
Use - Agricultural supplies store, garden centre and hardware and trade supplies	
PO17 Development:	AO17 GFA does not exceed 250m ² for any

Performance outcomes	Acceptable outcomes
(a) does not impact on the viability of the region's centres and industrial areas; (b) does not compromise the industry character of the locality; and (c) does not include large format, land consumptive commercial uses.	Agricultural supplies store, Garden centre and Hardware and trade supplies.
For all assessable development	
Land use	
PO18 Development does not compromise the use of land for industry purposes.	No acceptable outcome is nominated.
PO19 Development is: (a) an industrial activity; or (b) trade related; or (c) difficult to locate in other zones due to land area or operational requirements (such as indoor sport and recreation uses); or (d) small in scale and ancillary to, or directly supports, the industrial functions of the area.	No acceptable outcome is nominated.
PO20 Any Educational establishment must involve the provision of training exclusively and specifically related to industrial or trade related activities.	No acceptable outcome is nominated.
Use - Food and drink outlet	
PO21 Development: (a) occurs at a scale which provides for the day to day convenience needs of employees in the industry area; and (b) does not impact on the viability of the region's centres.	AO21 GFA including all seating areas does not exceed 150m ² .
PO22 Development provides a safe environment for staff and patrons through: (a) adequate separation from the source of any emissions generated by surrounding uses; and (b) design and construction features which mitigate noise and air quality impacts on food preparation and dining areas.	No acceptable outcome is nominated.
Use - Service station	
PO23 Buildings and structures allow for the safe operation of the service station.	AO23 All buildings and structures, including equipment associated with the service station operation are setback as follows: (a) 10m from the front boundary; and (b) 2m from the side and rear boundaries
PO24 Retail components are ancillary to the service station use.	AO24 The maximum area of retail GFA is 80m ² .
Amenity	
PO25 Development must provide adequate	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>separation to sensitive land uses to avoid harmful exposure to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	
<p>PO26 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity. 	No acceptable outcome is nominated.
<p>PO27 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of personal concealment and entrapment locations; and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
Effects of development	
<p>PO28 Development responds sensitively to on-site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
or separation to adjoining development.	
<p>PO29 Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p>	No acceptable outcome is nominated.

6.2.3.2 Industry investigation zone code

6.2.3.2.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.3.2.2 Purpose

- (1) The purpose of the industry investigation zone is to identify and protect land that may be suitable for industry activities, subject to further planning and investigation.

Editor's note—Future industrial development must be in accordance with an approved structure plan. Section 3.4.1.2(10) of the Strategic Framework and also the Reconfiguring a Lot code provide further guidance on these matters.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
- (a) land that is suitable for industrial purposes is not developed until necessary trunk infrastructure is provided to service the development;
 - (b) land that is suitable for future industrial purposes is located to minimise impacts on non-industrial land;
 - (c) development does not compromise the future development potential of the area for industrial purposes;
 - (d) development for warehouse is an appropriate short term or interim industrial use until urban services and infrastructure only where it:
 - (i) is limited to an outdoor storage yard only; and
 - (ii) does not involve the wholesaling of goods or equipment.

6.2.3.2.3 Specific benchmarks for assessment

Table 6.2.3.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Buildings are: (a) low rise; and (b) consistent with the character of the area.	AO1 Building height does not exceed 8.5m.
Use - Caretakers accommodation	
PO2 Development: (a) Is subordinate to non-residential uses on the same site; (b) is very small scale; (c) does not compromise the future industrial use of the site; and (d) only accommodates one caretaker.	AO2.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO2.2 The caretaker's accommodation unit is a maximum of 50m ² in gross floor area.
Use - Sales office	
PO3 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO3.1 Development of the sales office is in place for no more than two years.
	AO3.2 There are a maximum of 2 employees on site at any one time.
For all assessable development	

Performance outcomes	Acceptable outcomes
Land use	
PO4 Development does not reduce or preclude the long-term use of land within the industry investigation area for industrial purposes.	No acceptable outcome is nominated.
Infrastructure	
PO5 Development is adequately serviced with infrastructure commensurate with its needs.	No acceptable outcome is nominated.
Effects of development	
PO6 Development minimises impacts on non-industrial uses, having regard to: (a) noise; (b) traffic and parking; (c) visual impact; (d) vibrations; (e) signage; (f) odour and emissions; and (g) lighting. Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	No acceptable outcome is nominated.
PO7 Development responds sensitively to on-site and surrounding topography, drainage patterns, waterways, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
PO8 All uses are located, designed, orientated and constructed to: (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity.	No acceptable outcome is nominated.
Use - Warehouse (only where an outdoor storage yard)	
PO9	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development: (a) is limited to outdoor storage yard and laydown activities; (b) includes no storage within a building; and (c) does not involve the wholesale of goods.	

6.2.4 Recreation zone category

6.2.4.1 Recreation and open space zone code

6.2.4.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.4.1.2 Purpose

- (1) The purpose of the recreation and open space zone 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 zone will be achieved through the following overall outcomes:
 - (a) recreation and open space areas are accessible to the general public for a range of outdoor activities;
 - (b) a range of functional and accessible recreation open spaces including parks, linkages and sporting fields and facilities are available for the use and enjoyment of residents and visitors;
 - (c) opportunities for sporting clubs and community uses to establish in multi purpose club facilities are facilitated;
 - (d) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (e) development is supported by transport infrastructure that is designed to provide and promote safe and efficient access;
 - (f) impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;
 - (g) ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary to support safe access and essential management of sport and recreation areas;
 - (h) land that is susceptible to flooding or drainage problems is protected from inappropriate activities or facilities;
 - (i) where areas in this zone include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological values are avoided where possible;
 - (j) development responds to land constraints, including but not limited to topography, coastal hazards, bushfire and flooding;
 - (k) open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.

6.2.4.1.3 Specific benchmarks for assessment

Table 6.2.4.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 Built form is of a height and scale that: <ul style="list-style-type: none"> (a) is low-medium rise and visually unobtrusive; (b) protects residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a residential zone; and (c) does not restrict access to, utility or enjoyment of the land for sport and recreation purposes. 	AO1.1 Building height does not exceed 12m.
	AO1.2 The site cover of all buildings and structures does not exceed the lesser of 40% of the total site area or 400m ² .
Uses - Caretakers accommodation or dwelling unit	
PO2 Development is: <ul style="list-style-type: none"> (a) ancillary to the primary use; and (b) does not compromise the sport and recreation function of this site. 	AO2.1 No more than 1 accommodation unit is established on the site.
	AO2.2 Development is a maximum of 100m ² in gross floor area.
Amenity	
PO3 Development provides adequate separation, screening and buffering from any adjoining residential premises or land in a residential zone so that residential privacy and amenity is not adversely affected.	AO3.1 Development that shares a boundary with a residential premises or residential zone requires a minimum boundary setback of 6m for: <ul style="list-style-type: none"> (a) temporary structures including markets; (b) active outdoor use or sporting areas; (c) site access points; (d) car parking areas; and (e) servicing or outdoor storage areas.
	AO3.2 Development that shares a boundary with a residential premises or land in a residential zone must ensure all buildings: <ul style="list-style-type: none"> (a) are setback a minimum of 15m from that common boundary; and (b) include a minimum 1.8m high solid screen fence along that common boundary; or (c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary.
	Editor's note—Refer also to the Landscaping code.
	AO3.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent.
PO4 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO4.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as

Performance outcomes	Acceptable outcomes
	amended.
	AO4.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
PO5 Development must not unreasonably affect the amenity of the surrounding area.	AO5 Hours of operation are limited between 7am and 10pm each day.
For all assessable development	
Land use	
PO6 Development facilitates the optimum enjoyment and use of the land for recreation and open space purposes.	No acceptable outcome is nominated.
PO7 Non-recreation uses occur only where they directly support the primary recreation and open space function of the site or are a compatible community-related activity.	No acceptable outcome is nominated.
PO8 Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities, and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.
Design and amenity	
PO9 Development does not impede public access to, and use of, recreation and open space facilities.	No acceptable outcome is nominated.
PO10 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; (f) access to sunlight; and (g) privacy. Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	No acceptable outcome is nominated.
PO11 Landscaping: (a) enhances visual amenity; (b) integrates with the sport and recreation setting; (c) allows for active recreational and sporting activities to occur; and (d) ensures the sport and recreation area is highly accessible. Editor's note—Refer also to the Landscaping code.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO12 Development must ensure safe and legible connections are provided for:</p> <ul style="list-style-type: none"> (a) pedestrians and cyclists to, from and within the site; and (b) open space, parkland, recreation areas, centres and community-related activities. 	No acceptable outcome is nominated.
<p>PO13 The site layout and design responds sensitively to on-site and surrounding topography, waterways, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage, safety or disruption to sewer, stormwater detention and water infrastructure is avoided; (f) mitigating the risk of introducing and spreading weeds and pest animals; and (g) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcome is nominated.
<p>PO14 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO15 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity. 	No acceptable outcome is nominated.

6.2.5 Environmental zone category

6.2.5.1 Environmental management and conservation zone code

6.2.5.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.5.1.2 Purpose

- (1) The purpose of the environmental management and conservation zone is to provide for the protection and maintenance of areas that support 1 or more of the following:
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the ecological values of land are protected from the impacts of inappropriate development;
 - (b) very low intensity development related to the conservation and environmental values of the area may be facilitated where a demonstrated community need exists;
 - (c) nature based tourism and outdoor recreation are facilitated where a demonstrated community need exists and the use does not detrimentally affect the environmental values of the area;
 - (d) adverse impacts from on-site and adjoining sites are minimised or avoided through the location, design and management of development and activities;
 - (e) activities undertaken by recognised traditional owners in accordance with traditional owner customs and practices may be considered;
 - (f) land is publicly accessible where this does not compromise other overall outcomes;
 - (g) development does not fragment state, regional or local environmental corridors and maintains linkages to areas with other ecological values.

6.2.5.1.3 Specific benchmarks for assessment

Table 6.2.5.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use - Caretakers accommodation	
PO1 Development is: (a) ancillary to the primary use; and (b) does not compromise the low density, natural and open space function of the site.	AO1.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO1.2 Caretakers accommodation is a maximum of 100m ² in gross floor area.
	AO1.3 Development does not involve the clearing of native vegetation.
For assessable development	
Land use	
PO2 Development:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(a) is consistent with the environmental character of the locality; and (b) protects rural, natural and scenic values of the locality.	
PO3 Development provides for public access to the land except where: (a) environmental values are adversely impacted; and (b) there is a risk to public safety.	No acceptable outcome is nominated.
Use - Nature based tourism	
PO4 Development directly supports visitation to the land for conservation purposes.	No acceptable outcome is nominated.
PO5 Development is of a scale and intensity that does not compromise the very low density and environmental character of the locality.	AO5.1 Building height does not exceed 4.5m.
	AO5.2 Development does not involve the clearing of native vegetation.
	AO5.3 Development does not exceed 6 guests at any one time.
Effects of development	
PO6 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
PO7 All uses are located, designed, orientated and constructed to: (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity.	No acceptable outcome is nominated.

6.2.6 Other zone category

6.2.6.1 Community facilities zone code

6.2.6.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.6.1.2 Purpose

- (1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
 - (a) educational establishments;
 - (b) hospitals; and
 - (c) community infrastructure of an artistic, social or cultural nature.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development is generally consistent in scale, height and bulk with that of surrounding development;
 - (b) development is sited, designed and operated in a way that does not adversely impact on the amenity of adjoining properties through buffering and appropriate design, siting and operation of facilities and infrastructure;
 - (c) other complementary uses may occur within this zone, where community-related activities and facilities remain the primary use and continue to effectively meet community needs;
 - (d) community facilities are in highly accessible locations and are designed to promote safe and efficient public use through walking and cycling;
 - (e) adverse impacts on areas of environmental significance, natural features and processes are avoided;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (g) development responds to land constraints, including but not limited to topography, bushfire and flooding.

6.2.6.1.3 Specific benchmarks for assessment

Table 6.2.6.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form - where involving building work	
PO1 Built form is of a height that: <ol style="list-style-type: none"> (a) is low-medium rise and visually unobtrusive; (b) protects residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a residential zone. 	AO1 Building height does not exceed 12m.
PO2 Front building setbacks and orientation provide for an attractive streetscape that is	AO2.1 Buildings have their main facade and entry facing the street.

Performance outcomes	Acceptable outcomes
compatible with existing characteristics of the local area.	<p>AO2.2 Front boundary setbacks for buildings are: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.</p>
<p>PO3 Development minimises the bulk of buildings to assist integration with surrounding development and character of the locality.</p>	<p>AO3 Walls are articulated so that they do not exceed in length of 15m without a change in plane of at least 1m depth.</p>
Amenity	
<p>PO4 Development provides adequate separation and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>AO4.1 New buildings are set back 3m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land within a residential zone.</p>
	<p>AO4.2 Where development adjoins a residential use or land within a residential zone: (a) a 1.8m high solid screen fence is provided along that common boundary; or (b) a landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along that common boundary.</p> <p>Editor's note—Refer also to the Landscaping Code.</p>
	<p>AO4.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
	<p>AO4.4 Plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>
<p>PO5 The amenity of the locality is not unreasonably affected as a result of development.</p>	<p>AO5 Hours of operation are limited to: (a) 7am to 6pm; or (b) 6am to 10pm where not adjoining an existing residential use or land within a residential zone.</p>
<p>PO6 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO6.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p>
	<p>AO6.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>
<p>PO7</p>	<p>AO7</p>

Performance outcomes	Acceptable outcomes
Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the locality.	The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen.
Use - Caretakers accommodation	
PO8 Development: (a) is ancillary to the primary use; and (b) provides adequate open space for the caretaker.	AO8.1 No more than 1 caretaker's accommodation unit is established on the site.
	AO8.2 The caretaker's accommodation unit is a maximum of 50m ² in gross floor area.
	AO8.3 Private open space area is provided which: (a) is directly accessible from a habitable room; and (b) where a balcony, a veranda or a deck, has a minimum area of 15m ² with minimum horizontal dimensions of 1.25m.
For all assessable development	
Land use	
PO9 Non-community related activities only occur where they: (a) support or are otherwise complementary, to the community related activities or facilities on the site; and (b) are subordinate to those community activities or facilities.	AO9 Development for a shop or food and drink outlet is: (a) a maximum of 150m ² ; and (b) part of the building including community related activities. Otherwise no acceptable outcome is nominated.
PO10 Development does not prejudice the ongoing operation and expansion of existing community related activities on the site.	No acceptable outcome is nominated.
PO11 Development facilitates opportunities for appropriate co-location of community related activities or facilities.	No acceptable outcome is nominated.
Design and amenity	
PO12 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; (f) access to sunlight; and (g) privacy. Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
above matters in order to demonstrate compliance with this performance criterion.	
<p>PO13 Development must ensure safe, convenient and legible connections are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site; (b) to open space, parkland, centres and community-related activities. 	No acceptable outcome is nominated.
<p>PO14 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	No acceptable outcome is nominated.
<p>PO15 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) variations in material and building form to enable articulation of facades and differentiation between buildings; (b) modulation in the façade, horizontally or vertically; (c) articulation of building entrances and openings; (d) corner treatments to address both street frontages; (e) elements which assist in wayfinding and legibility; and (f) elements which relate to the context including surrounding buildings, parks, streets and open spaces. 	No acceptable outcome is nominated.
Effects of development	
<p>PO16 Development responds sensitively to on-site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any unreasonable hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage line is 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	
<p>PO17</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity.</p>	<p>No acceptable outcome nominated.</p>

6.2.6.2 Emerging community zone code

6.2.6.2.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.6.2.2 Purpose

- (1) The purpose of the emerging community zone is to:
- identify land that is intended for an urban purpose in the future;
 - protect land that is identified for an urban purpose in the future from incompatible uses; and
 - provide for the timely conversion of non-urban land to land for urban purposes.

Editor's note—Future urban development must be in accordance with an approved structure plan. Part 3 (Strategic Framework) provides further guidance on these matters.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
- land that is considered generally suitable for urban purposes where detailed planning studies will need to be undertaken to identify developable areas that address scenic, environmental and infrastructure constraints;
 - interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not encouraged;
 - development does not compromise the efficient provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;
 - significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected;
 - roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations;
 - development responds to land constraints, including but not limited to topography, dust, bushfire and flooding.

6.2.6.2.3 Specific benchmarks for assessment

Table 6.2.6.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Buildings: <ol style="list-style-type: none"> are low rise; do not create overshadowing on adjoining residential properties; and do not adversely impact on the character and amenity of the area. 	AO1 Building height does not exceed 8.5m.
Residential density	
PO2 Development reflects the very low density	AO2.1 Residential density is limited to one dwelling

Performance outcomes	Acceptable outcomes
character of the area.	per allotment where a dwelling house (including one secondary dwelling). A02.2 Where a dwelling house, any secondary dwelling is: (a) is a maximum of 80m ² GFA; and (b) within 10m of the main building.
Use - Caretakers accommodation	
P03 Development: (a) does not compromise the future urban use of the site; (b) is very small scale; and (c) is subordinate to the primary use of the site.	A03.1 No more than 1 caretaker's accommodation unit is established on the site. A03.2 The caretaker's accommodation unit is a maximum of 100m ² in gross floor area.
Use - Sales office	
P04 The use does not adversely impact on the amenity of the surrounding land uses and local character.	A04.1 Development of the sales office is in place for no more than two years. A04.2 The site coverage of the building is a maximum of 50% of the site area. A04.3 There are a maximum of 2 employees on site at any one time. A04.4 The use operates between 9am and 6pm Monday to Saturday and 9am to 1pm on Sunday.
For all assessable development	
Land use	
P05 Interim non-urban development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.	No acceptable outcome is nominated.
Use - Outdoor sport and recreation	
P06 All buildings must be: (a) associated with the Outdoor sport and recreation activity; and (b) low in scale and density.	No acceptable outcome is nominated.
P07 Development provides adequate separation, screening and buffering from any adjoining residential premises or residential zone so that residential privacy and amenity is not adversely affected.	A07.1 Development that shares a boundary with a residential premises or a residential zone requires a minimum boundary setback of 6m for: (a) active outdoor use or sporting areas; (b) site access points; (c) car parking areas; and (d) servicing or outdoor storage areas. A07.2 Development that shares a boundary with a residential premises or land in a residential zone must ensure all buildings: (a) are setback a minimum of 15m from that

Performance outcomes	Acceptable outcomes
	<p>common boundary; and</p> <p>(b) include a minimum 1.8m high solid screen fence along that common boundary; or</p> <p>(c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary.</p> <p>Editor's note—Refer also to the Landscaping code.</p>
<p>PO8 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO8.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p> <p>AO8.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>
Effects of development	
<p>PO9 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any hazards to people or property are avoided or mitigated to a tolerable level;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage line is maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided;</p> <p>(f) the risk of introducing and spreading weeds and pest animals is mitigated; and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <p>(a) noise and air quality;</p> <p>(b) traffic and parking;</p> <p>(c) visual impact;</p> <p>(d) signage;</p> <p>(e) odour and emissions; and</p> <p>(f) lighting.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11 All uses are located, designed, orientated and constructed to:</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity.	

6.2.6.3 Limited development zone code

6.2.6.3.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.6.3.2 Purpose

- (1) The purpose of the limited development zone is to identify land that is significantly affected by 1 or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

The purpose of the limited development zone code is to limit the scale and form of development in those areas affected by significant localised flooding within parts of the Clermont and Nebo area.

Development must not create any unacceptable risks from natural hazards to people and property.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
- (a) development constraints limit the number and type of land uses that can occur due to natural hazards that are of high or extreme risk to people and property;
 - (b) new uses and works reflect a low intensity nature, are provided with an appropriate level of infrastructure and access and are designed appropriately given the constraints of the land;
 - (c) low impact outdoor recreation activities are possible within the zone where compatible with the land constraints and the amenity of surrounding urban areas.

6.2.6.3.3 Specific benchmarks for assessment

Table 6.2.6.3.3—Assessable development

Performance outcomes	Acceptable outcomes
Land use	
<p>PO1 Development: (a) is very low impact; (b) avoids any unacceptable risk to people or property from natural hazard impacts.</p> <p><small>Editor's note—a site based assessment is required to demonstrate compliance with PO1(b). Refer also to the Hazards PSP.</small></p>	No acceptable outcomes are nominated.
Amenity	
<p>PO2 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) noise; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; (f) access to sunlight; and (g) privacy.</p> <p><small>Editor's note—Applicants may be required to engage</small></p>	No acceptable outcomes are nominated.

Performance outcomes	Acceptable outcomes
specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	
Effects of development	
<p>PO3 Development responds sensitively to on-site and surrounding topography, drainage patterns, waterways, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; (g) there is adequate buffering, screening or separation to adjoining development; and (h) development does not occur in erosion prone areas within the coastal management district. 	No acceptable outcome is nominated.
<p>PO4 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity. 	No acceptable outcome is nominated.

6.2.6.4 Minor tourism zone code

6.2.6.4.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.6.4.2 Purpose

- (1) The purpose of the minor tourism zone is to provide for:
 - (a) a variety of activities, facilities and places that:
 - (i) are for, or support tourism; and
 - (ii) have less than 20 employees; and
 - (iii) are in coastal, environmental, rural or urban areas; and
 - (b) permanent accommodation for employees, if required for the activities, facilities and places stated in paragraph (a) and appropriate for the area.

Development provides for tourist facilities and related short term accommodation and services that provide for the needs of tourists and visitors. Permanent residential accommodation for only management and employed personnel may be appropriate.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the primary use in this zone is for tourism purposes by way of short stay holidays associated with caravan parks, camping and/or cabins;
 - (b) a range of uses are provided only where subordinate to or directly associated with tourism and nature based tourism opportunities activities;
 - (c) development services the day to day convenience needs of tourists, visitors and staff;
 - (d) development is of a scale that does not impact on the viability of surrounding centres;
 - (e) development provides a high level of amenity for visitors;
 - (f) development minimises adverse impacts on ecological values;
 - (g) development protects and enhances the unique local, scenic, environmental, cultural and historic character of the locality;
 - (h) development responds to land constraints including topography, bushfire, flooding and coastal hazards.

6.2.6.4.3 Specific benchmarks for assessment

Table 6.2.6.4.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 Buildings and other structures are; <ol style="list-style-type: none"> (a) low rise; and (b) designed to reflect a low density that maintains open space and rural or coastal character. 	AO1 Building height does not exceed 8.5m.
Uses - Caretakers accommodation or dwelling unit	
PO2 Development is: <ol style="list-style-type: none"> (a) ancillary to the primary use; and (b) does not compromise the small scale tourism function of the site. 	AO2.1 No more than 1 accommodation unit is established on the site.
	AO2.2 Development is a maximum of 100m ² in

Performance outcomes	Acceptable outcomes
	gross floor area.
Land use	
<p>PO3 Development: (a) is primarily a tourist related activity; (b) has less than 20 employees; (c) is directly associated or servicing a tourist related activity.</p>	No acceptable outcome is nominated.
<p>PO4 The scale of any ancillary kiosk or food and drink outlet: (a) serves the on site needs of tourists and visitors; and (b) does not impact on retail activities occurring within surrounding centres.</p>	<p>AO4 The combined maximum GFA of any ancillary kiosk and food and drink outlet does not exceed 100m².</p>
Amenity	
<p>PO5 Development provides adequate separation, screening and buffering from any adjoining residential premises or land in a residential zone so that residential privacy and amenity is not adversely affected.</p>	<p>AO5.1 Where adjoining a residential use or land in a residential zone: (a) a minimum side and rear boundary setback of 3m is required for any: (i) ancillary kiosk or food and drink outlet premises; (ii) site access points; and (iii) car parking areas; (b) a minimum boundary setback of 10m is required for any: (i) amenity buildings; and (ii) servicing or outdoor storage areas. (iii) temporary structures including caravans and tents; and (iv) active outdoor use areas.</p>
	<p>AO5.2 Plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>
<p>PO6 Development must not unreasonably affect the amenity of the surrounding area.</p>	<p>AO6 Hours of operation of any ancillary kiosk or food and drink outlet are limited to 06am to 8pm.</p>
<p>PO7 Development minimises impacts on surrounding land and uses, having regard to: (a) noise; (b) visual impact; (c) signage; (d) odour and emissions; (e) lighting; (f) access to sunlight; and (g) privacy.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO8 All uses are located, designed, orientated and constructed to:</p>	

Performance outcomes	Acceptable outcomes
(a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity.	
Protection of natural values	
PO9 The site layout and design responds sensitively to on-site and surrounding topography, coastal foreshore areas, waterways, drainage patterns, ecological values by: (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage, safety or disruption to sewer, stormwater detention and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.

6.2.6.5 Rural zone code

6.2.6.5.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.6.5.2 Purpose

- (1) The purpose of the rural zone is to:
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with:
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes; and
 - (d) ensure sensitive land uses do not encroach into areas affected by hazardous levels of dust associated with mining activity.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) areas for use for primary production are conserved and fragmentation is avoided through maintaining very large lots to support rural agricultural activities and lots to support the functional requirements of resource related activities.
 - (b) the viability of both existing and future rural uses and resource related activities are protected from the intrusion of incompatible uses;
 - (c) sensitive land uses are not:
 - (i) located within the Potential hazardous dust level overlay;
 - (ii) subjected to unreasonable risks associated with resource extraction activities associated with mining and quarrying having regard to vibration, odour, dust or other emissions;
 - (d) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, aquaculture, grazing, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (e) cropping and horticultural activities are encouraged on productive Agricultural Land Classification Class A and B agricultural land;
 - (f) renewable energy facilities and extractive industries:
 - (i) mitigate impacts on the environment and adjoining land uses;
 - (ii) do not degrade Class A and B agricultural land;
 - (iii) rehabilitate sites upon completion of activities; and
 - (iv) are supported by necessary infrastructure.
 - (g) the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities and minimise any land-use conflicts;
 - (h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed and separated from adjacent development where possible;
 - (i) rural land uses incorporate sustainable practices to prevent soil erosion, landslide, protect the quality of land resources and water catchments, maintain habitat values of waterways and native timber and forest areas;

Editor's note—For extractive industry, refer also to the Extractive resources and minerals overlay code in Part 7 and Extractive industry code in Part 8.

- (j) adverse impacts of land use, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
- (k) urban and rural residential expansion does not occur on land in the rural zone.

6.2.6.5.3 Specific benchmarks for assessment

Table 6.2.6.5.3—Accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1 Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.</p>	<p>AO1.1 Building height does not exceed 12m.</p>
	<p>AO1.2 Buildings, other than a roadside stall, are setback a minimum of: (a) 10m from the front boundary and side boundaries for allotments greater than 2ha; or (b) 5m front boundary and side boundaries for allotments less than 2ha.</p>
Residential density	
<p>PO2 Residential density reflects the low intensity rural character of the locality.</p>	<p>AO2.1 Residential density is limited to: (a) one dwelling house (including a secondary dwelling) or one dual occupancy per allotment; and (b) one dwelling up to 200m² GFA where for rural workers' accommodation.</p>
	<p>AO2.2 Any secondary dwelling is: (a) a maximum of 150m² gross floor area; and (b) within 50m of the main building.</p>
Amenity	
<p>PO3 Sensitive land uses do not encroach on existing or approved rural, open cut coal mining and extractive industry activities or other uses that may result in an adverse impact on amenity, health or safety.</p> <p>Editor's note—Where not achieving AO3, a site based assessment is required to demonstrate compliance with PO3. Refer also to the Hazards PSP regarding Potential Hazardous Dust.</p>	<p>AO3 Sensitive land uses are separated: (a) from intensive animal industry uses (where a cattle feedlot) by: (i) up to 500 head – 700m (ii) 501 to 5,000 head – 1.5km (iii) 5,001 to 10,000 head – 2km (iv) >10,000 head – 2km (b) from animal keeping (if only catteries and kennels) by a minimum of 700m; (c) from waste disposal areas connected to an animal husbandry operation by a minimum of 1km; (d) from cropping on areas of agricultural land by a minimum of 300m; (e) from other agricultural activities (excluding cropping activities) by a minimum of 50m; (f) from other rural activities, not elsewhere mentioned, by a minimum of 100m; (g) from railway activities by a minimum of 100m; (h) from the mining lease boundaries of open cut coal mining projects by a</p>

Performance outcomes	Acceptable outcomes								
	<p>minimum of 10km</p> <p>Editor's note—Mining lease boundaries can be identified on the Queensland Government Mines Online Map service - MyMinesOnline.</p> <p>This setback is required to adequately separate sensitive land uses from potentially hazardous dust levels associated with open cut mining activity.</p> <p>(i) by not being located within the Potential hazardous dust level overlay map OM10;</p> <p>(j) from existing industrial activities by 1km;</p> <p>(k) from a high pressure gas pipeline by 200m;</p> <p>(l) from the Galilee Basin State Development Area boundary by 1km; and</p> <p>Editor's note—Refer to map AM1 in Schedule 2.</p> <p>(m) from extractive industry operations as follows:</p> <table border="1" data-bbox="805 846 1345 1048"> <thead> <tr> <th>Operation</th> <th>Separation distance</th> </tr> </thead> <tbody> <tr> <td>Extraction or processing involving blasting or crushing</td> <td>1000m</td> </tr> <tr> <td>Extraction or processing not involving blasting or crushing</td> <td>200m</td> </tr> <tr> <td>Haul route</td> <td>100m</td> </tr> </tbody> </table>	Operation	Separation distance	Extraction or processing involving blasting or crushing	1000m	Extraction or processing not involving blasting or crushing	200m	Haul route	100m
Operation	Separation distance								
Extraction or processing involving blasting or crushing	1000m								
Extraction or processing not involving blasting or crushing	200m								
Haul route	100m								
<p>PO4 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO4.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> or current version.</p> <p>AO4.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i> or current version.</p>								
<p>PO5 Development does not adversely impact on the amenity of the surrounding rural or residential land uses and/or rural landscape character.</p>	<p>AO5 Plant and air-conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.</p>								
<p>PO6 Development ensures: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) the safety of people and property.</p> <p>Editor's note— where not achieving AO6, a site based assessment and landslide risk management plan is required to demonstrate compliance with PO6. Refer to the Hazards PSP.</p>	<p>AO6 Development is not located on slopes greater than 15%.</p>								
Stock routes									
<p>PO7 Development located on a stock route shown on Agriculture land overlay map OM2 does not compromise the use of the stock route by travelling stock.</p>	<p>AO7 Sensitive land uses are separated a minimum of (a) 200m from a surveyed stock route; or (b) 800m from an unsurveyed stock route.</p>								
<p>PO8</p>	<p>AO8</p>								

Performance outcomes	Acceptable outcomes
Development on or crossing a stock route does not impede the free movement of stock.	Development provides: (a) for grade separation of transport infrastructure and stock; or (b) alternate unimpeded and watered stock route access.
Use - Caretakers accommodation	
PO9 Development is ancillary to the primary use.	AO9 No more than 1 caretaker's accommodation unit is established on the site.
Use - Roadside stall	
PO10 Roadside stalls are of a scale in keeping with the rural character of the locality.	AO10.1 Structures associated with the use are limited to 30m ² gross floor area.
	AO10.2 A roadside stall is setback a minimum of 10m from the front and side boundaries.
	AO10.3 The roadside stall only sells produce grown on site.
For all assessable development	
Land use	
PO11 Development: (a) is consistent with the rural character of the locality; (b) supports the primary rural function of the zone; (c) protects rural, natural and scenic values of the locality; and (d) includes boundary realignments where used to align with mining or petroleum tenements	No acceptable outcomes are nominated.
PO12 Tourism (including associated accommodation) and recreation-related uses are: (a) small scale; and (b) compatible with rural production and agricultural land, natural resources and landscape amenity.	No acceptable outcomes are nominated.
Design and amenity	
PO13 Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>points.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
<p>PO14 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO14.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>AO14.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.</p>
<p>PO15 Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.</p>	<p>AO15 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>
<p>PO16 Development does not unduly impact on the existing amenity and character of the locality having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) vibration, odour, dust, spray drift and other emissions.</p>	<p>No acceptable outcomes are nominated.</p>
<p>PO17 All uses are located, designed, orientated and constructed to: (a) minimise noise dust, odour or other nuisance from existing lawful uses including rural and industrial uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated to the state-controlled road and rail network in the vicinity of the land.</p>	<p>No acceptable outcomes are nominated.</p>
<p>PO18 Development ensures ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximising the retention of vegetation and the protection of vegetation from the impacts of development; (b) minimising the potential for erosion and minimisation of earthworks; (c) maximising the retention and protection</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes					
<p>of natural drainage lines and hydrological regimes;</p> <p>(d) avoidance of release of biohazards into the environment;</p> <p>(e) mitigating the risk of introducing and spreading weeds and pest animals; and</p> <p>(f) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.</p>						
Use - Animal keeping (kennels or catteries)						
<p>PO19</p> <p>Development is sited, constructed and managed such that:</p> <p>(a) animals are securely housed; and</p> <p>(b) the use does not create an unreasonable nuisance beyond the site boundaries.</p>	<p>AO19.1</p> <p>A minimum site area of 5 hectares is required.</p>					
	<p>AO19.2</p> <p>Buildings used for animal keeping are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.</p>					
	<p>AO19.3</p> <p>Animal proof fencing or other appropriate barrier features are provided to a minimum height of 1.8m within the site to prevent the escape of animals.</p>					
	<p>AO19.4</p> <p>Animals are kept in fenced enclosures, inside buildings at all times between the hours of 6pm and 7am.</p>					
	<p>AO19.5</p> <p>A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</p>					
	<p>AO19.6</p> <p>Animal enclosures are set back to roads, streets and water resources as follows:</p> <table border="1" data-bbox="805 1332 1345 1487"> <tr> <td>Road frontages</td> <td>50m</td> </tr> <tr> <td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td> <td>100m</td> </tr> <tr> <td>Top bank of dry or perennial gully</td> <td>30m</td> </tr> </table>	Road frontages	50m	Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m	Top bank of dry or perennial gully
Road frontages	50m					
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m					
Top bank of dry or perennial gully	30m					
Use – Agricultural supplies store, bulk landscaping supplies, rural industry, wholesale nursery and garden centre						
<p>PO20</p> <p>Development is located and designed on sites of sufficient size, to minimise adverse impacts on:</p> <p>(a) the amenity of the setting, in particular noise, odour and dust emissions;</p> <p>(b) the amenity of neighbours; and</p> <p>(c) operating within the safe and effective design capacity of the region’s road system.</p>	<p>AO20.1</p> <p>A minimum site area of 5 hectares is required.</p>					
	<p>AO20.2</p> <p>A minimum 15m setback is required from any adjoining property boundary.</p>					
	<p>AO20.3</p> <p>Sales, storage, handling, packaging and production areas are setback a minimum of:</p> <p>(a) 100m from any sensitive land use (50m for Garden centre);</p> <p>(b) 50m from state-controlled roads and 20ms from all other roads;</p> <p>(c) 20m from any residential dwelling on the same or adjoining site (10m for Garden centre);</p>					

Performance outcomes	Acceptable outcomes
	<p>(d) 30m from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water.</p> <p>AO20.4 Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding 10%.</p> <p>AO20.5 There is direct access from the property boundary to a sealed road.</p> <p>AO20.6 Hours of operation are limited between 7am and 5pm.</p>
Use - Club or community use	
<p>PO21 Development is located and designed on sites of sufficient size, to minimise adverse impacts on:</p> <p>(a) the amenity of the setting, in particular noise, odour and dust emissions; and</p> <p>(b) the amenity of neighbours.</p>	<p>AO21.1 A minimum site area of 5 hectares is required.</p> <p>AO21.2 Siting and layout includes:</p> <p>(a) the total area of covered buildings and roof structures is no greater than 10% of site area; and</p> <p>(b) no building or structure is closer than 15m to any site boundary.</p> <p>AO21.3 Buildings and structures associated with the use is limited to:</p> <p>(a) shelters;</p> <p>(b) toilets;</p> <p>(c) kiosks;</p> <p>(d) hall/function area.</p> <p>AO21.4 Hours of operation are limited between 7am and 10pm.</p>
Use – Renewable energy facility	
<p>PO22 Development is:</p> <p>(a) located to allow for connections into relevant energy supply networks;</p> <p>(b) located to avoid alienating highly productive agricultural land;</p> <p>(c) accessible to an appropriate level of road infrastructure to support the facility; and</p> <p>(d) located to avoid impacting coal or mineral resources or tenements.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23 Development ensures the site is returned to its pre-development condition and land use upon cessation of the renewable energy facility.</p>	<p>No acceptable outcome is nominated.</p>

6.2.6.6 Rural residential zone code

6.2.6.6.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.6.6.2 Purpose

- (1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development of large rural residential lots with dwelling houses where there is limited provision of infrastructure;
 - (b) development is not serviced with urban standard infrastructure;
 - (c) development provides a high level of residential amenity and character appropriate for the rural residential zone;
 - (d) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design operation and management requirements;
 - (e) non-residential uses are limited to meet the day-to-day needs of the residential catchment where not in proximity to land suitably zoned for centre activities;
 - (f) development responds to land constraints, including but not limited to topography, bushfire and flooding.

6.2.6.6.3 Specific benchmarks for assessment

Table 6.2.6.6.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 Buildings are designed and located so as not to adversely impact on the rural residential character of the area.	AO1 Building height does not exceed 8.5m.
PO2 Buildings and other structures are located on the site to: (a) protect the amenity of residents and neighbours; and (b) not impact on existing rural industries on neighbouring rural zoned land.	AO2.1 Buildings, other than a roadside stall, are setback a minimum of: (a) 6m from the front boundary and 3m from the side boundaries for allotments greater than 2 hectares; or (b) 5m front boundary and side boundaries for existing allotments less than 2 hectares.
	AO2.2 Animal husbandry areas including any stables are setback a minimum of 20m from any boundary.
Residential density	
PO3 Residential density reflects the very low intensity character of the locality.	AO3.1 Residential is limited to one dwelling house per allotment including a secondary dwelling

Performance outcomes	Acceptable outcomes
	<p>AO3.2 Any secondary dwelling is: (a) a maximum of 80m² gross floor area; and (b) within 25m of the main building.</p>
Sales office	
<p>P04 The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO4.1 Development of the sales office is in place for no more than two years.</p>
	<p>AO4.2 The site coverage of the building is a maximum of 50% of the site area.</p>
	<p>AO4.3 There are a maximum of 2 employees on site at any one time.</p>
	<p>AO4.4 The use operates between 9am and 6pm Monday to Saturday and 9am to 1pm on Sunday.</p>
Use - Roadside stall	
<p>P05 Roadside stalls are of a scale in keeping with the rural residential character of the area.</p>	<p>AO5.1 Structures associated with the use are limited to 30m² gross floor area.</p>
	<p>AO5.2 Structures associated with the use are setback: (a) 0m from the front boundary and 3m from the side boundary for allotments greater than 2 hectares; or (b) 5m from the front boundary side boundary for existing allotments less than 2 hectares.</p>
	<p>AO5.3 The roadside stall only sells produce grown on site.</p>
For all assessable development	
Land use	
<p>P06 Non-residential uses and are limited to those which: (a) do not impact on residential amenity; (b) are compatible with neighbouring rural uses; (c) are complementary to local character and amenity; and (d) support the day to day needs of residents in the rural residential zone.</p>	No acceptable outcomes are nominated.
Use - Community use	
<p>P07 Development is located and designed on sites of sufficient size to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions; (b) the amenity of neighbours; and (c) the safe and effective design capacity of the region's road system.</p>	<p>AO7.1 A minimum site area for a community use is 2 hectares.</p>
	<p>AO7.2 Siting and layout of the community use includes: (a) a total area of covered buildings and roof structures that is no greater than 10% of the site area; and (b) no building or structure closer than 15m</p>

Performance outcomes	Acceptable outcomes
	<p>to any site boundary.</p> <p>AO7.3 Buildings and structures associated with a community use only include: (a) shelters; (b) toilets; (c) stands and/or grandstands; (d) kiosks; (e) hall/function area; or (f) lighting.</p> <p>AO7.4 Hours of operation are limited to 07am and 10pm daily.</p>
<p>PO8 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) traffic and parking; (b) visual impact; (c) signage; (d) access to sunlight; (e) privacy.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcomes are nominated.</p>
Effects of development	
<p>PO9 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcomes are nominated.</p>
<p>PO10 All uses are located, designed, orientated and constructed to: (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network</p>	<p>No acceptable outcomes are nominated.</p>

Performance outcomes	Acceptable outcomes
in the vicinity.	

6.2.6.7 Special purpose zone code

6.2.6.7.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.6.7.2 Purpose

- (1) The purpose of the special purpose zone is to:
 - (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
 - (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

The zone is to provide for utility infrastructure network elements such as:

- (a) sewerage treatment plants, pump stations and other related network elements;
- (b) water supply facilities, water treatment plants, water reservoirs and other related network elements;
- (c) high voltage electricity transmission corridors, substations, gas and other related network elements;
- (d) telecommunication exchanges and certain telecommunication transmission facilities;
- (e) refuse management facilities; and
- (f) transport infrastructure network elements such as railway corridors and the Clermont and Moranbah airports.

Development is buffered from encroachment by incompatible uses.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) special uses and works that are owned or operated by federal, state or local government and government entities are accommodated within this zone. These activities include, airports, rail lines, rail stations, the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage and other like services;
 - (b) development is located appropriate to the type of proposed special purpose and is generally consistent in scale, height and bulk with that of the surrounding development;
 - (c) the viability of special purpose uses are protected by excluding development that could limit the ongoing operation of existing special purpose uses or prejudice appropriate new activities;
 - (d) development will be provided with a level of infrastructure that is appropriate to the use;
 - (e) development responds to land constraints, including but not limited to topography, coastal hazard, bushfire and flooding;
 - (f) adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development;
 - (g) development avoids significant adverse effects on water quality and the natural environment.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - (a) Air services precinct:

- (i) development provides only for air services within the airport operations area;
- (ii) development ensures the efficient and safe operation of the Moranbah and Clermont airports.

Editor's note—Refer also to the Airport environs overlay code and Regional infrastructure overlay code.

6.2.6.7.3 Specific benchmarks for assessment

Table 6.2.6.7.3—Assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1 Buildings, structures and high impact industry and specialised industrial activities are setback from the road frontage to mitigate the impact of activities on the streetscape.</p>	<p>AO1 Buildings, structures and specialised industrial activity areas are setback: (a) 10m for land on a sub-arterial or arterial road; and (b) 6m for land on a road other than a sub-arterial or arterial road.</p>
Caretaker's accommodation	
<p>PO2 Development for caretaker's accommodation; (a) is subordinate to non-residential uses on the same site; and (b) provides adequate private open space for residents.</p>	<p>AO2.1 No more than 1 caretaker's accommodation unit is established per non-residential land use.</p>
	<p>AO2.2 Caretaker's accommodation is a maximum of 100m² in gross floor area.</p>
	<p>AO2.3 Caretaker's accommodation is provided with a private open space area which: (a) is directly accessible from a habitable room; and (b) where a balcony, a veranda or a deck, has a minimum area of 15m² with minimum horizontal dimensions of 1.25m.</p>
<p>AO3 Development for caretaker's accommodation provides a safe living environment for residents through: (a) adequate separation from the source of any emissions generated by the primary use of the site; and (b) design and construction features which mitigate noise, lighting and air quality impacts on habitable rooms.</p>	<p>No acceptable outcome is nominated.</p>
Land use	
<p>PO4 Development: (a) does not compromise the use of land for special purposes including public utilities and infrastructure; and (b) requires larger sites in locations that are well separated from sensitive land uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5 Where in the Air services precinct, development: (a) is only associated with air services activities; and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(b) ensures the safe operation of air services activities.</p> <p>Editor's note—Refer also to the Airport environs overlay code.</p>	
Building design	
<p>PO6 Buildings include features that contribute to an attractive streetscape commensurate with the zone.</p>	<p>AO6.1 The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO6.2 Buildings:</p> <ul style="list-style-type: none"> (a) are designed and constructed with varying façade treatments and high quality finishes such as brick, painted concrete or masonry; and (b) does not incorporate highly reflective materials.
<p>PO7 Building entrances are legible and safe.</p>	<p>AO7.1 The main entry to the premises is:</p> <ul style="list-style-type: none"> (a) easily identifiable and directly accessible from the street with a clearly defined entrance point; and (b) separate to vehicle access points. <p>AO7.2 Each building is provided with a highly visible street number.</p> <p>AO7.3 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p> <p>AO7.4 Ancillary office space is sited and orientated towards the principal road frontage of a site.</p>
<p>PO8 Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of personal concealment and entrapment locations; and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO9 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and land within other zones.</p>	<p>AO9 Utility elements are:</p> <ul style="list-style-type: none"> (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the

Performance outcomes	Acceptable outcomes
	<p>same screening effect as a 1.8m screen fence.</p> <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO10 Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p> <p>Editor's note—Refer also to the Landscaping code.</p>	<p>AO10 Landscaping is provided along the entire principal site frontage, excluding driveway, with a minimum width of: (a) 4m along an arterial road; and (b) 2m along any other road.</p>
<p>PO11 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO11.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO11.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
Effects of development	
<p>PO12 Development responds sensitively to on-site and surrounding topography, coastal foreshores, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO13.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>AO13.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.</p>
<p>PO14 Development prevents or minimises the generation of any noise so that:</p>	<p>AO14 Development achieves the noise generation levels set out in the <i>Environmental</i></p>

Performance outcomes	Acceptable outcomes
<p>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and</p> <p>(b) desired ambient noise levels in residential areas are not exceeded.</p>	<p><i>Protection (Noise) Policy 2008, as amended.</i></p>
<p>PO15 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p>	<p>AO15.1 Areas where potentially contaminating substances are stored or used, are:</p> <p>(a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and</p> <p>(b) located at a level above the defined flood event.</p> <p>AO15.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO15.3 Roof water is piped away from areas of potential contamination.</p>
<p>PO16 Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17 All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity.</p>	

6.2.6.8 Specialised centre zone code

6.2.6.8.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

Editor's note—land within this zone that is also included within the Moranbah Priority Development Area is regulated by the Moranbah Urban Development Area Development Scheme under the *Economic Development Act 2012*. Refer also to 9.2 of the planning scheme.

6.2.6.8.2 Purpose

- (1) The purpose of the specialised centre zone is to acknowledge the specialised use of existing non-resident workers accommodation within some urban centres throughout the Isaac region. No further development is intended in this zone until this specialised use of non-resident workers accommodation ceases.

Editor's note—Refer also to 3.3.1.3 in the Strategic Framework of this planning scheme.

6.2.6.9 Township zone code

6.2.6.9.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.6.9.2 Purpose

- (1) The purpose of the township zone is to provide for:
 - (a) small to medium urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) a range of residential, retail, commercial, administrative and cultural uses are provided;
 - (b) non-residential uses, where consistent with township character and avoids natural hazards, can include:
 - (i) tourist related uses such as tourist parks and small scale short term accommodation; and
 - (ii) highway related services at Carmila.
 - (c) non-residential are co-located to minimise the amenity impacts on any adjoining residential uses;
 - (d) development protects and enhances the unique local or historic character of a town;
 - (e) development services the needs of both local residents, residents of the surrounding coastal hinterland areas and visitors;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (g) development provides a high level of amenity;
 - (h) community facilities and infrastructure that directly supports the local community is facilitated;
 - (i) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements;
 - (j) development responds to land constraints, including but not limited to topography, coastal hazards bushfire and flooding.
- (3) The purpose of the zone will be also achieved through the following additional overall outcomes for the particular precinct:
 - (a) Holiday and residence precinct:
 - (i) development in the small communities of Clairview and Carmila Beach consist of Dwelling houses only and maintains the character and amenity of these coastal communities;
 - (ii) dwelling houses (including extensions) are limited in scale and size and must respond to identified coastal hazard impacts to mitigate risks to people and property to an acceptable or tolerable level;
 - (iii) secondary dwellings are not supported in areas exposed to coastal hazards;

- (iv) reconfiguring a lot development is not supported in areas exposed to coastal hazards.

Editor's note—refer also to the Coastal hazard overlay code in section 7.2.4.

6.2.6.9.3 Specific benchmarks for assessment

Table 6.2.6.9.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height (if involving building work)	
PO1 Buildings are: (a) low rise and visually unobtrusive; and (b) located and designed to reflect the low density or village character of the area.	AO1 Building height does not exceed 8.5m.
Residential density (where a dwelling house)	
PO2 Development reflects the low density character of the locality.	AO2.1 Residential density is a maximum of: (a) one Dwelling house per allotment including one secondary dwelling) where not in the Holiday and Residence precinct; or (b) one Dwelling house per allotment with no secondary dwelling where in the Holiday and Residence precinct
	AO2.2 Where a Dwelling house, any secondary dwelling is: (a) is a maximum of 80m ² gross floor area; and (b) within 10m of the main building
Amenity	
PO3 The amenity of any adjoining residential uses is not unreasonably affected as a result of non-residential activity.	AO3 Where non-residential development adjoins a residential use, hours of operation are limited to 7am to 6pm. Editor's note—This does not apply to Nature based tourism, short term accommodation and Tourist Park.
PO4 Development provides adequate buffering and screening from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.	AO4.1 Where non-residential development adjoins a residential use, a 1.8m high solid screen fence is provided along all boundaries shared with residential premises.
	AO4.2 Plant and air-conditioning equipment is screened from view of the road or adjoining residential premises.
Infrastructure and services	
PO5 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	AO5 Development is: (a) connected to Council's reticulated water supply network in St Lawrence in accordance with the <i>Development works planning scheme policy</i> ; or (b) connected to a potable on-site water supply in accordance with the <i>Development works planning scheme</i>

Performance outcomes	Acceptable outcomes
<p>PO6 Development is serviced on site by appropriate waste water disposal infrastructure which ensures:</p> <ul style="list-style-type: none"> (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography is suitable for on any site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water. 	<p><i>policy.</i></p> <p>AO6 Development treats waste water on site in accordance with <i>Council's Development works planning scheme policy.</i></p> <p>Editor's note—Where practical, waste water treatment areas are not located in areas exposed to coastal hazards.</p>
Use - Caretakers accommodation	
<p>PO7 Development:</p> <ul style="list-style-type: none"> (a) is ancillary to a non-residential use on the same site; (b) provides adequate open space for the caretaker; and (c) does not compromise the low density or township character of the immediate area. 	<p>AO7.1 No more than 1 caretaker's accommodation unit is established on the site.</p> <p>AO7.2 The caretaker's accommodation unit is a maximum of 100m² in gross floor area.</p> <p>AO7.3 Private open space area is provided which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room; and (b) where a balcony, a veranda or a deck, has a minimum area of 15m² with minimum horizontal dimensions of 1.25m.
For all assessable development	
Land use	
<p>PO8 Non-residential development:</p> <ul style="list-style-type: none"> (a) occurs at a scale which provides for the day to day convenience needs of township residents, hinterland areas and tourists; (b) does not impact on the viability of the region's centres; (c) does not compromise the low density township character of the locality; (d) does not include large format, land consumptive commercial uses; and (e) locates in clusters adjoining other non-residential uses (where possible). 	<p>No acceptable outcome is nominated.</p>
Design and amenity	
<p>PO9 Non-residential development provides adequate separation, buffering and screening from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.</p>	<p>AO9 Where non-residential activities adjoin residential premises, a minimum boundary side and rear setback of 3m is required for any:</p> <ul style="list-style-type: none"> (a) buildings; (b) temporary structure including markets;

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (c) active outdoor use areas; (d) site access points; (e) car parking areas; (f) servicing or outdoor storage areas.
<p>PO10 Development has a high quality appearance and makes a positive contribution to the streetscape.</p>	No acceptable outcome is nominated.
<p>PO11 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) odour and emissions; (e) lighting; (f) access to sunlight; and (g) privacy. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO12 Development is located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses including rural and industrial uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated to the state-controlled road and rail network in the vicinity of the land. 	No acceptable outcome is nominated.
<p>PO13 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO14 Development responds sensitively to on-site and surrounding topography, coastal foreshores, drainage patterns, utility services, access, vegetation and adjoining</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided or mitigated to a tolerable level; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	
Use - Short term accommodation and Tourist park	
<p>PO15 Development is of a scale that does not compromise the low density and village character of the locality.</p>	<p>AO15.1 Development of short term accommodation where a:</p> <ul style="list-style-type: none"> (a) Motel does not exceed 15 motel units; (b) Backpackers establishment does not exceed 30 beds. <p>AO15.2 Development for a Tourist park does not exceed 50 park sites including 10 holiday cabins.</p>
<p>PO16 Development provides adequate separation from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.</p>	<p>AO16 Where a tourist park adjoins a residential premises, the minimum setback to any communal buildings is 10m.</p>
Use - Service station	
<p>PO17 Buildings and structures allow for the safe operation of the Service station.</p>	<p>AO17 All buildings and structures, including equipment associated with the service station operation are setback as follows:</p> <ul style="list-style-type: none"> (a) 10m from the front boundary; and (b) 3m from the side and rear boundaries.
<p>PO18 Retail components are ancillary to the Service station use.</p>	<p>AO18 The maximum area of retail gross floor area including any Food and drink outlet is 150m².</p>
Use - Child care centre	
<p>PO19 Child care centre minimises:</p> <ul style="list-style-type: none"> (a) the hazards of heavy traffic; (b) introduction of non-local traffic into minor, residential streets; and (c) on-site conflict between children's activities, pedestrian movement, vehicle movement and car parking. 	<p>AO19.1 The use is not accessed from:</p> <ul style="list-style-type: none"> (a) arterial routes; or (b) local access roads. <p>AO19.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.</p>
Where in the Holiday and Residence precinct	
<p>PO20 Development is limited to very low density residential uses that address the impacts of local coastal hazards.</p> <p>Editor's note—Refer also to the Coastal hazards overlay code in section 7.2.4.</p>	<p>AO20 Development is limited to Dwelling houses and Home-based business with no secondary dwellings.</p>

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is the presence of valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in **Schedule 2 (Mapping)**.²⁵
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in **Part 5 (Tables of assessment)**.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Acid sulphate soils overlay
 - (b) Airport environs overlay
 - (c) Bushfire hazard overlay
 - (d) Coastal hazard overlay
 - (e) Environmental significance overlay
 - (f) Extractive resources and minerals overlay
 - (g) Flood hazard overlay
 - (h) Heritage overlay;
 - (i) Regional infrastructure overlay
 - (j) Water resource catchments overlay.
- (8) The following overlays for the planning scheme without code(s) are:
 - (a) Agriculture land overlay
 - (b) Potential hazardous dust level overlay.

²⁵ Note—**Section 5.8 (Categories of development and assessment – Overlays)** and each code in **Part 7 (Overlays)** identifies where the elements for each overlay are mapped.

7.2 Overlay codes

7.2.1 Acid sulphate soils overlay code

7.2.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Acid sulphate soils overlay and applies to any areas identified on **Map OM1—Acid sulphate soils overlay map**.

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

7.2.1.2 Purpose

- (1) The purpose of the Acid sulphate soils overlay code is to ensure that development activities within potential Acid sulphate soils areas avoid or mitigate the risks and consequences associated with the disturbance of these soils.
- (2) The purpose of the Acid sulphate soils overlay code will be achieved through the following overall outcome:
 - (a) development in potential acid sulphate soil areas is undertaken so that:
 - (i) the disturbance of acid sulphate soils is avoided, or
 - (ii) where disturbance is unavoidable, the generation or release of acid and metal contaminants from disturbed acid sulphate soils can be managed so there are no adverse impacts on the natural and built environment or human health.

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Development avoids disturbing acid sulphate soils or is managed appropriately to prevent the mobilisation and release of acid and metal contaminants.</p> <p>Editor's note—Compliance with this performance criterion must be demonstrated through the submission of an acid sulphate soil investigation report and management plan. Refer also to the Hazards PSP.</p>	<p>No acceptable outcome is nominated.</p>

7.2.2 Airport environs overlay code

7.2.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Airport environs overlay and applies to any areas identified on **Map OM3—Airport environs overlay map**.

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

7.2.2.2 Purpose

- (1) The Airport environ overlay mapping identifies the Moranbah and Clermont airports as well as the Swampy Ridge RSR as the major aviation facilities in the region. The purpose of the Airport environs overlay code is to:
 - (a) protect the ongoing operation of these airports and their associated aviation facilities;
 - (b) minimise safety risks to aircraft operations and aviation facilities;
 - (c) ensure current and future airport operations are not adversely impacted upon by inappropriate development and land uses;
 - (d) maintain reasonable levels of amenity for development surrounding these airports.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development protects the safety of aircraft and aviation facilities operating within an airport's operational airspace;
 - (b) development does not increase the risk to public safety near airport runways;
 - (c) development including any buildings or intrusions do not encroach the obstacle limitation surface;
 - (d) development protects aviation facilities including navigation, communication and surveillance equipment and facilities from incompatible intrusions, land uses, buildings, structures and works;
 - (e) development does not generate air emissions, attract wildlife or generate inappropriate lighting that compromises aircraft safety.

Editor's note—Aviation facilities include navigation, communication, or surveillance installations provided to assist the safe and efficient movement of aircraft and may be located either on or off airport.

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Obstructions and hazards	
<p>PO1 Development (including any associated permanent or temporary structures and landscaping) does not:</p> <ol style="list-style-type: none"> (a) cause a permanent or temporary physical or transient obstruction to the safe movement of aircraft within the airport's operational airspace and Obstacle Limitation Surface; or (b) obstruct a clear line of sight between the Swampy Ridge RSR and communication satellites <p>Editor's note—</p>	<p>AO1 Buildings, structures (both free standing and attached to buildings, including signs, masts or antennae), cranes and other construction equipment or activities and vegetation at its mature height do occur within the:</p> <ol style="list-style-type: none"> (a) Obstacle Limitation Surface; or (b) any building restricted area as mapped for the Swampy Ridge RSR.

Performance outcomes	Acceptable outcomes
(a) There is no Obstacle Limitation Surface for the Moranbah airport. (b) Development will require referral to Air services Australia to demonstrate compliance with PO2.	
Lighting and reflective surfaces	
PO2 Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through external lighting that could: <ul style="list-style-type: none"> (a) distract or interfere with a pilot's vision; or (b) confuse the visual identification of a runway approach or navigational lighting from the air. 	AO2.1 Within the Lighting buffer area, outdoor lighting (including street lighting and security lighting) does not involve any of the following: <ul style="list-style-type: none"> (a) straight parallel lines of lighting 500m to 1000m in length; (b) lighting which extends more than 3 degrees above the horizon; (c) coloured, flashing or sodium lighting; (d) flare plumes; or (e) buildings with reflective cladding. AO2.2 Within Light restriction zone A, light does not exceed 0 candela. AO2.3 Within Light restriction zone B, light does not exceed 50 candela. AO2.4 Within Light restriction zone C, light does not exceed 150 candela. AO2.5 Within Light restriction zone D, light does not exceed 450 candela.
Emissions	
PO3 Development within an airport's Obstacle Limitation Surface does not significantly increase air turbulence, reduce visibility or cause an obstruction or hazard to the safe movement of aircraft through the emission of particulates, gasses or other materials.	AO3 Development does not generate: <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3m per second; (b) smoke, dust, ash or steam that will penetrate operational airspace areas; or (c) emissions with depleted oxygen content.
Wildlife hazards	
PO4 Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the attracting of a significant number of wildlife, in particular birds and bats.	AO4.1 Within 13km of airport runways, development does not involve a putrescible waste disposal facility. AO4.2 Within 8km of airport runways, development does not involve: <ul style="list-style-type: none"> (a) aquaculture; or (b) food handling or processing of an industrial nature; or (c) stock handling or slaughtering; or (d) pig production; or (e) fruit production; or (f) turf production; or (g) the keeping or protection of wildlife outside enclosures. AO4.3 Within 3km of airport runways, development does not involve:

Performance outcomes	Acceptable outcomes
	(a) the keeping, handling or racing of horses; or (b) outdoor dining, food handling or food consumption.
Airport public safety areas	
PO5 Development within the public safety areas located at the end of the airport runways avoids: <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials. 	A05 Development within the public safety areas, does not involve: <ul style="list-style-type: none"> (a) sensitive land uses; (b) any new building or increase in gross floor area for any existing business, industrial, community, sport and recreation uses or other non-residential use; or (c) any uses involving the production, manufacture or bulk storage of flammable or hazardous materials or goods.
Aviation facilities	
PO6 Development is located and designed to protect the function of aviation facilities from structures or devices that: <ul style="list-style-type: none"> (a) emit electrical or electromagnetic radiation; (b) incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities. 	No acceptable solution is nominated.

7.2.3 Bushfire hazard overlay code

7.2.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Bushfire hazard overlay code and applies to any areas identified on **Map OM4—Bushfire hazard overlay map**.

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

7.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that:
 - (a) that the risks to life, property, community, economic activity and the environment during uncontrolled bushfire events are avoided or minimised; and
 - (b) development does not increase the potential for bushfire damage or risk on-site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is compatible with the nature of the bushfire hazard except where there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;
 - (b) development siting, layout, design and access minimises the risks to personal safety, and damage to property, infrastructure and other assets;
 - (c) development directly, indirectly and cumulatively avoids an unacceptable increase in severity of bushfires and does not increase the potential for damage on the site or to other properties.
 - (d) the potential for the release of hazardous material as a result of a bushfire event is avoided;
 - (e) evacuation and disaster management responses including firefighting and access for emergency services during bushfire events is facilitated;
 - (f) community infrastructure is located and designed to function effectively at all times.

7.2.3.3 Specific benchmarks for assessment

Table 7.2.3.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Site suitability	
<p>PO1 Development maintains the safety of people and property.</p> <p>Editor's note—A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.</p>	No acceptable outcome is nominated.
<p>PO2 Development does not result in a higher concentration of people living, working or congregating in a bushfire prone area unless it can be demonstrated:</p> <ol style="list-style-type: none"> (a) there is an overriding community need in the public interest; and (b) no other site is suitable and reasonably available. 	<p>AO2 The following uses are not located on land within a high to very high bushfire hazard area:</p> <ol style="list-style-type: none"> (a) child care facility; (b) community care centre; (c) educational establishment; (d) hostel; (e) hospital; (f) industry involving manufacture or

Performance outcomes	Acceptable outcomes
	storage of hazardous materials in bulk (g) multiple dwelling; (h) nature based tourism; (i) non-resident workforce accommodation; (j) residential care facility; (k) retirement facility; (l) rural workers accommodation; (m) shopping centre; (n) short-term accommodation; (o) tourist attraction; (p) tourist park.
Siting of development	
<p>PO3 The siting, layout and design of development avoids or mitigate the risks associated with bushfire hazard through:</p> <p>(a) being situated on that part of the site that has the lowest level of bushfire risk;</p> <p>(b) fire mitigation measures that do not adversely impact on areas having high environmental values.</p> <p>Editor's note—</p> <p>(i) a site specific bushfire hazard assessment and management plan is a required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP;</p> <p>(ii) buildings in a bushfire hazard area must meet the requirements of <i>AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire Prone Areas</i> and the requirements of the Building Code of Australia.</p>	<p>No acceptable outcome is nominated.</p>
Water supply	
<p>PO4 Development in areas with a reticulated water supply have adequate flow and pressure for fire-fighting purposes at all times.</p>	<p>AO4 The water supply network has a minimum sustained pressure and flow of at least 10 litres per second at 200kPa.</p>
<p>PO5 Development in areas without a reticulated water supply have an appropriate dedicated water supply for fire-fighting purposes, that is safely located and freely accessible for fire-fighting purposes at all times.</p>	<p>AO5 Development involving a gross floor area greater than 50m² where a reticulated water supply is not available is:</p> <p>(a) provided with an easily accessible fire resistant on-site water storage of not less than 5,000 litres (eg. concrete tank with fire brigade fittings, in-ground swimming pool, dam fed by a permanent water source) that is within 100m of the development; and</p> <p>(b) has a hard-standing area allowing a heavy rigid fire appliance safe access to within 6m of the storage facility.</p> <p>Editor's note—Plastic water tanks are not considered to be fire resistant.</p>
Roads, fire access trails and firebreaks	
<p>PO6 Roads and fire access trails are designed and constructed to:</p> <p>(a) enable efficient access to buildings and structures for fire-fighting purposes for</p>	<p>AO6.1 Roads and fire access trails are designed and constructed to:</p> <p>(a) have a maximum gradient of 12.5%;</p> <p>(b) a minimum cleared width of 6m and a</p>

Performance outcomes	Acceptable outcomes
<p>emergency services; and (b) swift evacuation in emergency situations.</p>	<p>minimum formed width of 4m; (c) provides passing and turning areas for fire-fighting appliances at intervals of not less than 500m; (d) have a vehicular access at each end to roads or a bushfire trail; and (e) not involve any cul-de-sac.</p> <p>AO6.2 Development has direct access to an evacuation route with a potential fire intensity exposure no greater than 2 kw/m².</p> <p>Editor's note—The distance from hazardous vegetation to achieve 2kw/m² is generally: (i) 58m in a very high bushfire hazard areas; (ii) 52m in a high bushfire hazard area; and (iii) 44m in a medium bushfire hazard area.</p> <p>AO6.3 Development incorporates an area of managed vegetation that separates lot boundaries from hazardous vegetation by a distance of: (a) 20m to a high or very high bushfire risk area; or (b) 10m to a medium risk bushfire area and includes a fire access trail.</p> <p>Editor's note—Any fire access trail is secured by public ownership or an access easement in favour of Isaac Regional Council and the Queensland Fire and Rescue Service.</p>
<p>PO7 Development provides for adequate fire breaks that minimise bushfire hazard by: (a) separating hazardous vegetation from development areas; and (b) facilitating access for firefighting and emergency vehicles.</p> <p>Editor's note—A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8 Development is located and designed to incorporate a bushfire defensible space which achieves separation between buildings, building envelopes and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.</p>	<p>AO8.1 Buildings, or building envelopes, are separated by hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building, or building envelope, respectively that does not exceed: (a) 10kW/m² where involving a vulnerable use, essential service uses or hazardous chemical facility use; or (b) 29W/m² otherwise.</p> <p>Editor's note—The radiant flux levels and separation distances are to be established in accordance with state guidance on hazard assessments. Where a separation distance is proposed to be achieved by utilising existing, cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged development, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p>

Performance outcomes	Acceptable outcomes
	<p>AO8.2 Development ensures buildings or building envelopes are separated from adjacent buildings or building envelopes by 8m.</p>
<p>Hazardous materials</p>	
<p>PO9 The potential for the release of hazardous materials as a result of a bushfire event is avoided.</p>	<p>AO9 Development involving the production or storage of hazardous materials is not located within a high or very high bushfire hazard area.</p>
<p>Reconfiguration of a lot</p>	
<p>PO10 Additional lots avoid the risk of bushfire hazard to personal and property safety and increased risk of damage to assets.</p> <p>Editor's note—A site specific bushfire hazard assessment and management plan may demonstrate that the site is not within a bushfire hazard area or has a low degree of bushfire risk. Refer also to the Hazards PSP.</p>	<p>AO10 New lots (including rear lots) do not occur in a bushfire prone area.</p>
<p>Essential community infrastructure</p>	
<p>Editor's note—The term essential community infrastructure is defined in the State Planning Policy.</p>	
<p>PO11 Development for essential community infrastructure is located, designed and sited to:</p> <ul style="list-style-type: none"> (a) protect the safety of people during a bushfire; (b) not increase the exposure of people to the risk from a bushfire event; and (c) function effectively during and immediately after bushfire events. <p>Editor's note—A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.</p>	<p>No acceptable outcome is nominated.</p>

7.2.4 Coastal hazard overlay code

7.2.4.1 Application

This code applies to development where the code is identified as applicable in the applicable categories of assessment and development for the Coastal hazard overlay code and applies to any areas identified on **Map OM5—Coastal hazard overlay map**.

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

Editor's notes—Several terms referenced in this code are defined in either the State Planning Policy or Planning Regulation 2017. In addition to this, the Isaac Coastal Hazard Study (2019) has informed Coastal hazard overlay mapping in Schedule 2 specifically for the communities of Greenhill, St Lawrence, Clairview and Carmila Beach. These include Foreshore Limits Areas which reference the following terms relevant to those locations throughout this overlay code:

- (i) Coastal hazard: means coastal erosion of the foreshore or tidal inundation (including temporary or permanent inundation) that has the potential for loss or harm to the community, property and the environment.
- (ii) Storm tide inundation area: is the area affected by the rise in coastal waters including wave run up associated with major weather events and also inundation associated with tidal processes and sea level rise.
- (iii) Erosion prone area: this represents the combination of short term erosion and long term shoreline recession associated with possible sediment loss and sea level rise.
- (iv) Area of imminent erosion threat: the area between the Highest Astronomical Tide (HAT) and the foreshore area that is exposed to potential immediate threat of coastal erosion.
- (v) Area of reduced foundation capacity: is the area immediately landward of the erosion prone area where the soil capacity has the potential to be compromised following a major weather event. This has the potential to undermine the structural and foundation qualities of buildings and structures.
- (vi) Coastal Planning Level: this represents the minimum habitable floor level and enclosed non habitable floor level (allowing for 0.5m freeboard) for properties on the coastline that includes the 100-years ARI design still storm tide level factoring a projected sea level rise of 0.8m by 2100.

Applicants are also to refer to the Hazards PSP for further guidance in achieving compliance with this overlay code.

7.2.4.2 Purpose

- (1) The purpose of the Coastal hazard overlay code is to:
 - (a) avoid or mitigate the risks to people and property from coastal hazards to an acceptable or tolerable level;
 - (b) protect or enhance naturally occurring coastal processes;
 - (c) provide opportunities for appropriate coastal-dependant development;
 - (d) minimise the socio-economic costs of coastal hazard impacts from permanent and temporary inundation associated with sea level rise, coastal erosion and storm tide inundation;
 - (e) ensure integration of climate change factors in the assessment of coastal hazard impacts on development and to achieve an acceptable or tolerable level of risk to enhance the community's resilience to present day and future coastal hazards;
 - (f) ensure public access to and the use of coastal and riverine foreshores is maintained or enhanced.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not occur seaward of the area of imminent erosion threat in order to allow for natural coastal processes and fluctuations and to maintain or enhance the protective function of landforms and vegetation that can mitigate the risks of coastal hazard impacts;
 - (b) development does not occur within an erosion prone area unless:
 - (i) the development cannot be feasibly located elsewhere; and
 - (ii) the coastal dependent development is located, designed and constructed to withstand coastal hazard impacts; or
 - (iii) the development is temporary, readily relocatable or able to be abandoned development; or

- (iv) the development can mitigate the risks to people and property to an acceptable or tolerable level.
- (c) development only occurs within the storm tide inundation area where the floor levels associated with sensitive land uses are above the defined storm tide event to allow the flow of storm tide water.;
- (d) development within the area of reduced foundation capacity must demonstrate structural and foundation mitigation measures associated with buildings and structures that can respond to short term impacts from major weather events that may temporarily undermine soil capacity;
- (e) development maintains or enhances public access to the foreshore;
- (f) development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities;
- (g) development directly, indirectly and cumulatively avoids an increase in the severity of coastal hazards and the potential for damage to the site or to other properties;
- (h) the potential for the release of hazardous materials is avoided;
- (i) essential community infrastructure is located and designed to function effectively during and immediately after a coastal hazard event.

7.2.4.3 Specific benchmarks for assessment

Table 7.2.4.3(a)—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Where in a Foreshore Limits Area	
Editor's note—Refer to the: <ul style="list-style-type: none"> • relevant Coastal hazard overlay hazard mapping in Schedule 2 for Clairview, Carmila Beach, Greenhill and St Lawrence; and • Table 7.2.4.3(b) of the Coastal hazard overlay code. 	
Accepted development subject to requirements and assessable development	
PO1	AO1
Development (excluding coastal dependant development) where including buildings and associated structures are not located within the area of imminent erosion threat.	Development does not occur with the area of imminent erosion threat.
PO2	AO2
Development for a sensitive use ensures all habitable floor levels and enclosed non habitable floor levels: <ul style="list-style-type: none"> (a) are above the defined storm tide event including appropriate freeboard; and (b) allow for the flow through of coastal waters in storm tide events. 	Development for a sensitive land use: <ul style="list-style-type: none"> (a) ensures all habitable floor levels and enclosed non habitable floor levels are equal to or greater than the coastal planning level identified in Table 7.2.4.3(b); or (b) locates outside a storm tide inundation area.
Assessable development only	
Where in a Foreshore Limits Area	
Editor's note—Refer to the: <ul style="list-style-type: none"> • relevant Coastal hazard overlay hazard mapping in Schedule 2 for Clairview, Carmila Beach, Greenhill and St Lawrence; and • Table 7.2.4.3(b) of the Coastal hazard overlay code. 	
PO3	No acceptable outcome nominated.

Performance outcomes	Acceptable outcomes
<p>Development in an erosion prone area:</p> <ul style="list-style-type: none"> (a) does not intensify the extent of existing development within the erosion prone area; or (b) mitigates the risks to people or property to an acceptable or tolerable level. <p>Editor's note—A site specific coastal hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.</p>	
<p>PO4</p> <p>Development within the area of reduced foundation capacity ensures structural foundations associated with buildings and structures mitigates the temporary impacts of reduced bearing capacity associated with short term weather events.</p>	No acceptable outcome is nominated.
<p>Where not in a Foreshore Limits Area</p> <p>Editor's note—Refer to the relevant Coastal hazard overlay hazard mapping in Schedule 2.</p>	
<p>PO5</p> <p>Development does not occur within an erosion prone area unless:</p> <ul style="list-style-type: none"> (a) the development cannot be feasibly located elsewhere; and (b) it is coastal-dependent development designed and constructed to improve resilience against future coastal hazards allowing for sea level rise; or (c) it is essential community infrastructure; or (d) the development is temporary, readily relocatable or able to be abandoned development. <p>Editor's note—A site specific coastal hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.</p>	No acceptable outcome nominated.
<p>PO6</p> <p>Development does not locate in a storm tide inundation area unless:</p> <ul style="list-style-type: none"> (a) it does not result in an increase in the intensity of development on the site; or (b) it avoids any increase in risk to people or property from coastal hazard impacts, including impacts from sea level rise; or (c) risks can be mitigated to achieve an acceptable or tolerable level of risk to personal safety and property damage, including impacts from sea level rise. <p>Editor's note—A site specific coastal hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.</p>	No acceptable outcome nominated.
<p>AO7</p>	No acceptable outcome nominated.

Performance outcomes	Acceptable outcomes
<p>Development has direct and safe access to an evacuation route above the defined storm tide inundation level.</p> <p>Editor's note—Evacuation routes do not include land in a high storm tide inundation area.</p>	
<p>PO8 Development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of coastal hazards and does not significantly increase the potential for damage on the site or to other properties.</p>	<p>No acceptable outcome is nominated.</p>
Reconfiguring a lot	
<p>PO9 The siting, layout and design of lot reconfiguration avoids adverse impacts of coastal hazards and does not result in the creation of new lots within a coastal hazard area.</p>	<p>AO9 New lots, roads and infrastructure are not located within a coastal hazard area.</p>
Essential community infrastructure within a storm tide inundation area	
<p>PO10 Essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) maintains its function during and immediately after a defined storm tide event.</p>	<p>AO10 Any components of essential community infrastructure that are likely to fail to function or may result in contamination when inundated by coastal waters (eg. electrical switchgear and motors, water supply pipeline air valves) are: (a) located above the defined storm tide event level; or (b) designed and constructed to prevent coastal water intrusion/infiltration.</p>
Public access	
<p>PO11 Development (structures, buildings and works) maintains or enhances safe and convenient public access to and along the foreshore, except where restriction of access is for safety reasons.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12 Public access infrastructure is designed and located to: (a) maintain or enhance natural and cultural values of the foreshore; (b) avoid areas of significant aquatic or terrestrial habitat values; (c) maintain the natural movement of sand and sediment; (d) avoid contributing to surface or geological instability or erosion of the foreshore; (e) utilise single access points wherever possible; (f) direct people away from sensitive areas; (g) be compatible with scenic coastal landscape values; and (h) ensure users remain on the footpath and walkways to minimise physical</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
impacts on the local environment through appropriate signage and fencing.	
Coastal protection work	
<p>PO13 Coastal protection works or erosion control structures are:</p> <ul style="list-style-type: none"> (a) consistent with a shoreline management plan for the area; or (b) constructed only to protect coastal-dependant development or other existing permanent structures from imminent adverse coastal erosion impacts if abandonment or relocation of the structures is not feasible, and a relevant shoreline management plan has not been prepared. <p>Editor's note—Erosion control structures are structures designed to protect land or permanently alter sediment transport processes and include structures such as seawalls or revetments (rock walls), groynes, artificial reefs and breakwaters. Where a shoreline erosion management plan has not been prepared and coastal protection work is required to protect existing structures from coastal erosion threats, beach nourishment is favoured in preference to erosion control structures. The location and materials for beach nourishment works are to ensure the natural characteristics and landform of the beach or foreshore is maintained. Applications demonstrate the consideration of beach nourishment techniques and include a statement of why nourishment (in whole or part) has not been adopted as the preferred means of managing the coastal erosion risk.</p>	No acceptable outcome is nominated.
Hazardous materials	
<p>PO14 Public safety and the environment are not adversely affected by the impacts of coastal erosion or storm-tide inundation on hazardous materials manufactured or stored in bulk.</p>	No acceptable outcome is nominated
Community infrastructure	
<p>PO15 Essential community infrastructure is able to function effectively during and immediately after a storm tide inundation event.</p>	<p>AO15 Essential community infrastructure is located in an area that is above the storm tide event level for that activity in accordance with Table 7.2.4.3(c)—Recommended storm-tide event levels for Essential community infrastructure.</p>

Table 7.2.4.3(b)—Coastal Planning Levels for Clairview, Carmila Beach, Greenhill and St Lawrence

Location	Foreshore Limit Area	Coastal Planning Level (m AHD)
Clairview	Area 1	7.5
	Area 2	7.3
	Area 3	7.2
Carmila Beach	Area 1	6.4
	Area 2	6.4
Greenhill	Area 1	7.0
	Area 2	6.9
St Lawrence	Area 1	7.9

Table 7.2.4.3(c)—Recommended storm-tide event levels for essential community infrastructure

Type of Essential community service infrastructure	Recommended storm-tide event level (RSTEL)
Emergency services facilities*	0.2% annual exceedance probability (AEP)
Emergency shelters	See reference **
Hospitals and associated facilities	0.2% AEP
Major switch yards and substations*	0.5 AEP
Police facilities*	0.2% AEP
Power stations	0.2% AEP
Sewerage treatment plants*	0.01% AEP
School facilities	0.55 AEP
Stores of valuable records or items of historic or cultural significance (eg. galleries and libraries)	0.5% AEP
Water treatment plants*	0.5% AEP
Works of an electricity entity not otherwise listed in this table Communication network facilities	No specific recommended storm-tide event level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

* The RSTEL applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation. Also some police and emergency service facilities (e.g. water police and search and rescue operations) are dependent on direct water access. RSTELs do not apply to these aspects but other operational areas should be located above the RSTEL to the greatest extent possible.

** Design Guidelines for Queensland Public Cyclone Shelters is available at www.hpw.qld.gov.au.

7.2.5 Environmental significance overlay code

7.2.5.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Environmental significance overlay and applies to any areas identified on **Map OM6—Environmental significance overlay map**.

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

7.2.5.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to:
 - (a) protect Matters of National Environmental Significance (MNES) and Matters of State Environmental Significance (MSES) and their associated ecological processes and biodiversity values;
 - (b) maintain or enhance the health and resilience of biodiversity to support ecological integrity;
 - (c) maintain or enhance ecological connectivity to preserve fauna movement, habitat values, remnant vegetation and ecological processes;
 - (d) protect or enhance water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas and buffers; and
 - (e) protect, rehabilitate and manage coastal natural resources, biodiversity and ecosystem services values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids adverse impacts on MNES and their associated ecological processes and biodiversity values;
 - (b) development avoids adverse impacts on MSES and their associated ecological processes and biodiversity values, unless:
 - (i) it is demonstrated that MSES do not exist on the site; or
 - (ii) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts and a net environmental benefit is achieved;
 - (c) development avoids direct and indirect impacts resulting in species or habitat loss or disturbance, soil degradation or pollution due to vegetation clearing, erosion and contamination, acidification, salinity, waste disposal or modification to natural processes;
 - (d) fragmentation of remnant vegetation, ecological corridors and existing habitat is avoided to maintain ecological functions and biodiversity values and to maintain or increase the resilience of ecosystems and habitat to threatening processes, including the impacts of climate change;
 - (e) a network of connecting corridors and linkages between areas supporting MNES, MSES, wetlands, waterways, remnant vegetation, habitat areas and other natural areas are maintained, created or restored, including provision for continuous links from the coast to upper catchments;
 - (f) development including infrastructure, is designed and located to maintain and enhance continuity of wildlife movement (including fish passage) and ecological processes for terrestrial and aquatic species;
 - (g) the hydrological regime of wetlands and waterways is protected and rehabilitated;
 - (h) development avoids encroachment or expansion into sensitive terrestrial or aquatic habitats along the coastal foreshore or riparian areas unless it is for management of public access, recreation, public use or other public benefit;
 - (i) development maintains sustainable community access to beaches, waterways, national parks and other land in protected area estates;

- (j) development incorporates and maintains an appropriate buffer in accordance with minimum best practice distances so as to avoid adverse impacts;
- (k) development maintains or enhances the scenic amenity of important natural coastal landscapes, views and vistas.

7.2.5.3 Specific benchmarks for assessment

Table 7.2.5.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Environmental protection and buffering	
<p>PO1 Development maintains and protects MNES by:</p> <ul style="list-style-type: none"> (a) locating in areas that avoid adverse impacts on MNES; (b) ensuring underlying ecological processes and biodiversity values of MNES are maintained or enhanced. <p>Editor's note—</p> <ul style="list-style-type: none"> (i) consideration must be given to the requirements of the Environment Protection and Biodiversity Conservation Act 1999; (ii) an environmental and ecological assessment may be required to demonstrate compliance with this performance criterion. 	<p>AO1 Development locates outside of an area supporting MNES.</p> <p>Editor's note—Areas identified with matters of environmental significance can be located through the Federal Government Department of Environment and Energy website.</p>
<p>PO2 Development maintains and protects and MSES by:</p> <ul style="list-style-type: none"> (a) locating in areas that avoid adverse impacts on MSES; or (b) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts; and (c) the underlying ecological processes and biodiversity values of MSES are maintained or enhanced. <p>Editor's note—</p> <ul style="list-style-type: none"> (i) to assist in demonstrating achievement of an environmental and ecological assessment may be required to demonstrate compliance with this performance criterion; (ii) where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance in accordance with the <i>Environmental Offsets Act 2014</i>. 	<p>AO2 Development locates outside of an area supporting MSES as shown on OM6.</p>
Buffers	
<p>PO3 Development is setback from and provides an adequate vegetated buffer to areas containing MNES or MSES to:</p> <ul style="list-style-type: none"> (a) protect these areas and their values from threatening processes; (b) avoid edge effects such as undesirable microclimate effects and threats from non-native or pest fauna or flora; and (c) maintain and enhance ecological 	<p>AO3 A buffer extending from the outside edge of an area of MNES or MSES is provided and has a minimum width of:</p> <ul style="list-style-type: none"> (a) 200m where located outside an urban area; or (b) 50m where located within an urban area.

Performance outcomes	Acceptable outcomes
connectivity.	
<p>PO4 An adequate buffer to a wetland in a MNES or MSES area is provided and maintained to:</p> <ul style="list-style-type: none"> (a) protect or enhance habitat values, connectivity and other ecological processes and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (f) prevent loss or modification of chemical, physical or biological properties or functions of soil. 	<p>AO4 A vegetated and development free buffer is provided and maintained extending from the high bank or highest astronomical tide of the following:</p> <ul style="list-style-type: none"> (a) 100m wide buffer to a river; or (b) 50m wide buffer to waterway; or (c) 100m from a declared fish habitat area.
<p>PO5 Isolated habitat areas are linked by a continuous corridor to provide effective ecological connectivity and to create additional linkages along waterways, wetlands, drainage lines, ridgelines, coastlines and other areas where possible.</p>	<p>AO5 Development provides a continuous corridor with a minimum width of 100m linking areas of protected vegetation to each other and other vegetation areas off-site.</p>
Assessable development	
General	
<p>PO6 Alterations to natural landforms, hydrology and drainage patterns do not adversely impact on areas containing MNES or MSES.</p>	No acceptable outcome is nominated.
<p>PO7 Development retains and enhances riparian vegetation along watercourses and drainage corridors, and vegetation along timbered ridgelines.</p>	No acceptable outcome is nominated.
<p>PO8 Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts.</p>	No acceptable outcome is nominated.
<p>PO9 Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are protected and not impacted by development.</p>	No acceptable outcome is nominated.
<p>PO10 Buffering, rehabilitation or restoration protects and enhances MNES and MSES</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>and their underlying ecological processes, habitat and biodiversity values by:</p> <ul style="list-style-type: none"> (a) using site appropriate and locally occurring native species; (b) replicating as far as practicable, the species composition and structural components of healthy remnant vegetation and associated habitats, including understorey vegetation; and (c) excluding environmental weeds, declared plants and other non-native plants likely to displace native flora or fauna species or degrade habitat. 	
<p>PO11 Development:</p> <ul style="list-style-type: none"> (a) avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MNES and MSES; and (b) includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MNES and MSES. 	No acceptable outcome is nominated.
Ecological corridors	
<p>PO12 Development protects an ecological corridor, enhances ecological connectivity and habitat extent and effectively links habitats on and/or adjacent to the site.</p> <p>Editor's note—Ecological corridors and habitat linkages have dimensions and characteristics to support:</p> <ul style="list-style-type: none"> (a) ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time; (b) ecological responses to climate change; (c) connectivity between large tracts and patches of remnant vegetation, habitat areas and areas supporting MNES and MSES; and (d) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna. 	No acceptable outcome is nominated.
Wetland ecological values	
<p>PO13 Development involving the clearing of vegetation protects the biodiversity, ecological values and processes, and hydrological functioning of a wetland area, including:</p> <ul style="list-style-type: none"> (a) water quality values; (b) aquatic habitat values; (c) terrestrial habitat values; (d) usage of the site by native wetland fauna species or communities. 	No acceptable outcome is nominated.
Wetland hydrology and stormwater management	
<p>PO14 The existing surface water hydrological regime of the wetland is enhanced or maintained through:</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(a) providing a net ecological benefit and improvement to the environmental values and functioning of a wetland in a wetland protection area; or</p> <p>(b) rehabilitating the existing hydrological regime, or restoring the natural hydrological regime of a wetland in a wetland protection area.</p>	
Public access	
<p>PO15 Development adjacent to state coastal foreshores or tidal water is located, designed and operated to:</p> <p>(a) maintain existing access to and along coastal foreshores and riparian banks;</p> <p>(b) minimise any loss of access to and along coastal foreshores or riparian banks through providing appropriate alternative access to coastal foreshores and riparians areas.</p>	No acceptable outcome is nominated.
<p>PO16 Public access infrastructure is designed and located to:</p> <p>(a) maintain or enhance natural and cultural values of the foreshore;</p> <p>(b) avoid areas of significant aquatic or terrestrial habitat values;</p> <p>(c) maintain the natural movement of sand and sediment;</p> <p>(d) avoid contributing to surface or geological instability or erosion of the foreshore;</p> <p>(e) utilise single access points wherever possible;</p> <p>(f) direct people away from sensitive areas;</p> <p>(g) be compatible with scenic coastal landscape values; and</p> <p>(h) ensure users remain on the footpath and walkways to minimise physical impacts on the local environment through appropriate signage and fencing.</p>	No acceptable outcome is nominated.
Land degradation	
<p>PO17 Development avoids land degradation in a wetland area, including:</p> <p>(a) mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding;</p> <p>(b) loss or modification of chemical, physical or biological properties or functions of soils.</p>	No acceptable outcome is nominated.
<p>PO18 Degraded areas supporting MNES or MSES or other environmental values important to the maintenance of underlying ecological processes required to maintain biodiversity,</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
are rehabilitated as near as is practical to the naturally occurring state of native plant species and ecological communities.	
Monitoring	
<p>PO19 During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MNES or MSES and their underlying ecological processes and biodiversity values are avoided or minimised.</p>	No acceptable outcome is nominated.

7.2.6 Extractive resources and minerals overlay code

7.2.6.1 Application

This code applies to development where the code is identified as applicable in the categories of assessment and development for the extractive resources and minerals overlay code and applies to any areas identified on **Map OM7—Extractive resources and minerals overlay map**.

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

7.2.6.2 Purpose

- (1) The purpose of the extractive resources and minerals overlay code is to protect current or future extractive and mineral resources from inappropriate development that might prevent or severely constrain the economic recovery of those resources.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the development of extractive and mineral resources is not compromised by incompatible land uses other than development that is a development commitment or development that constitutes an overriding community benefit;
 - (b) development does not increase the number of people living or congregating within the separation area of a Key Resource Area or within the separation area of any identified transport route;
 - (c) development adjacent to an identified transport route does not adversely impact on the safety or efficiency of transportation of extractive material; and
 - (d) development includes design, orientation and construction measures that minimises impacts from existing and future extractive industries on people working or congregating in the separation area.

7.2.6.3 Specific benchmarks for assessment

Table 7.2.6.3—Assessable development

Performance outcomes	Acceptable outcomes
Development within a resource/processing area	
<p>PO1 Development where not for Extractive industry or mining:</p> <ol style="list-style-type: none"> (a) does not involve a sensitive land use; (b) does not increase the number of people living in this area; (c) does not increase the number of lots in this area; (d) ensures the long-term availability of the extractive resource is maintained except only where the following can be demonstrated: <ol style="list-style-type: none"> (i) there is an overriding benefit to the community; and (ii) the development cannot reasonably be located elsewhere. 	No acceptable outcome is nominated.
<p>PO2 Any Extractive industry expansion does not compromise the function of the adjoining separation area in providing a buffer between the extractive/processing operations and any uses outside the separation area.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development within a separation area	
<p>PO3 Development: (a) does not increase the number of people living in the separation area; (b) minimises impacts from existing and future extractive industries on people working or congregating in the separation area; and (c) does not compromise the function of the separation area as a buffer from incompatible uses outside the buffer area.</p>	No acceptable outcome is nominated.
<p>PO4 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from an existing or future extractive industry by: (a) locating buildings and structures the greatest distance practicable from the resource/processing areas and associated transportation routes; (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from the resource/processing area and associated transportation route; (c) minimising openings in walls closest to these effects; (d) providing mechanical ventilation to habitable rooms; (e) use appropriate construction methods and materials including insulation and glazing materials; and (f) providing private outdoor recreation space adjacent to a building façade shielded from the extractive industry or resource.</p>	No acceptable outcome is nominated.
Development within a transport route separation area	
<p>PO5 Development does not increase the number of people living in the transport route's separation area.</p>	No acceptable outcome is nominated.
<p>PO6 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.</p>	No acceptable outcome is nominated.
<p>PO7 Development with direct vehicle access to a transport route does not adversely impact the safety and efficiency of transport route.</p>	No acceptable outcome is nominated.

7.2.7 Flood hazard overlay code

7.2.7.1 Application

This code applies to development where the code is identified as applicable in the categories of assessment and development for the Flood hazard overlay code and applies to any areas identified on **Map OM8—Flood hazard overlay map**.

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

7.2.7.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to ensure that development on land subject to a defined flood¹ event² (DFE) avoids or mitigates the risk of flood hazard³ to protect people, property, the environment and economic activity and, to ensure development does not adversely affect other properties or the hydraulic efficiency of a waterway or floodplain.
- (2) The purpose of the code will be achieved through compliance with the following overall outcomes:
 - (a) development does not occur on land subject to flooding from a defined flood event unless:
 - (i) it is compatible with the level of risk having regard to flow depth, flow velocity, rate of flood level rise and the duration of the inundation;
 - (ii) the impacts of flooding can be managed such that there can be no foreseeable risk to personal safety or to property;
 - (b) development does not result in an increase in the extent or severity of flood risk to the site or other land;
 - (c) the flood storage or the conveyance of waterways and flood plains is not diminished;
 - (d) the potential for the release of hazardous material is not increased;
 - (e) development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (f) community infrastructure is located and designed to function effectively during and immediately after a flood hazard event;
 - (g) development of sensitive land uses, where in the Limited development zone, is not supported due to the high to extreme flood risk.

Editor's notes—

1. The term 'flood' is used to describe the temporary inundation of land by expanses of water that overtop the natural or artificial banks of a creek, river, lake or estuary resulting from prolonged or intensive rainfall in the catchments of these water bodies.
2. The term 'defined flood event' or DFE is used to describe level of a 1% annual exceedance probability (AEP) event (including an allowance for climate change) where determined by a flood study . It should be noted that higher flood events that the DFE can occur.
3. Flood hazard categories as referenced throughout this code are identified in Table 7.2.7.3(b) Flood hazard categories.
4. A site specific flood hazard assessment is required to demonstrate compliance with various aspects of this overlay code. Refer also to the Hazards PSP.

7.2.7.3 Specific benchmarks for assessment

Table 7.2.7.3(a)—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Siting of development	
<p>PO1 Development: (a) does not provide unacceptable risks to people and property from flood hazard impacts or, the risks are mitigated to an acceptable or tolerable level; and (b) does not intensify or locate a use in an extreme or high hazard area, in order to avoid risks to people, property and the environment.</p>	No acceptable outcome is nominated.
<p>PO2 Development is sited to enable safe evacuation in the event of a flood.</p>	<p>AO2 Development has direct access to land above the DFE by an evacuation route that is: (a) flood free; or (b) within a low or medium flood hazard area and not within an extreme or high flood hazard area.</p>
<p>PO3 Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.</p>	<p>AO3 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: (a) the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.</p>
Reconfiguring a lot	
<p>PO4 The siting, layout and design of lot reconfiguration avoids or mitigates the adverse impacts associated with flooding to protect the safety of people and property.</p>	<p>AO4.1 No new lots or roads are created in an extreme or high flood hazard area.</p>
	<p>AO4.2 Within low or medium flood hazard areas, the creation of any new lot must be a minimum of 0.3m above the DFE.</p>
	<p>AO4.3 For new lots (whether or not for residential purposes), a designated building envelope commensurate with the scale of development and intent of the zone is provided at or above the DFE.</p>
<p>PO5 Road and pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path.</p>	<p>AO5.1 New arterial, sub-arterial and collector roads are located above the 2% AEP flood level.</p>
	<p>AO5.2 Development does not involve cul-de-sacs or dead end streets within an extreme, high or medium flood hazard area.</p>

Performance outcomes	Acceptable outcomes
Building floor levels	
<p>PO6 The floor levels of sensitive land uses have an acceptable level of flood immunity to maintain the safety of people from flood hazard impacts.</p> <p>Editor's note—The term 'sensitive land uses' is defined in the <i>Planning Regulation 2017</i>.</p>	<p>AO6.1 New buildings and extensions to existing buildings with sensitive land uses are not located in extreme or high hazard areas.</p>
	<p>AO6.2 Habitable rooms have a minimum floor level at least 0.5m above the DFE.</p>
	<p>AO6.3 Floor levels of non-habitable rooms (other than Class 10 buildings) are above the DFE, or allow for the flow through of floodwaters on the ground floor.</p>
	<p>AO6.4 Where involving an extension to an existing residential use that has habitable rooms below the level referred to in AO6.2, any extension does not exceed 25m² gross floor area.</p>
<p>PO7 Non-residential development is designed and located to minimise damage to property and content from flooding impacts.</p>	<p>AO7.1 New buildings and extensions to existing buildings are not located in an extreme or high hazard areas.</p>
	<p>AO7.2 The floor level of non-residential buildings (other than Class 10 buildings) is above the DFE or allow for the flow through of floodwaters on the ground floor.</p>
	<p>AO7.3 Materials stored on-site are those that are easily able to be moved off-site in a flood event.</p>
Earthworks	
<p>PO8 Development including any earthworks must:</p> <ul style="list-style-type: none"> (a) not adversely impact on or change the flood characteristics of a floodplain or waterway; (b) not reduce existing flood storage and flow capacity; (c) avoid any physical change to a floodplain or natural waterway; (d) avoid increased scour and erosion; (e) not increase the depth, velocity or direction of the flow, the rate of flood level rise or the duration of inundation on the site or on land external to the site; and (f) not remove any riparian or riverine vegetation. 	<p>No acceptable outcome is nominated.</p>
Hazardous materials	
<p>PO9 Public safety and the environment are not adversely affected by the impacts of floodwater on hazardous materials</p>	<p>AO9.1 Development does not involve the manufacture or storage of hazardous materials within a flood hazard area.</p>

Performance outcomes	Acceptable outcomes
manufactured or stored in bulk.	AO9.2 Where it can be demonstrated that there is a low or medium flood risk, the manufacture or storage of hazardous materials takes place above the DFE flood levels. Editor's note—A site specific flood hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.
Intensive animal industry	
PO10 The use of land for intensive animal husbandry does not establish or intensify in a flood hazard area, in order to avoid risk to the environment.	AO10 Intensive animal husbandry, including the storage of bulk food and any associated water treatment facilities, does not occur on land below the DFE.
Essential community infrastructure	
Editor's note—The term essential community infrastructure is defined in the State Planning Policy	
PO11 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO11 Community infrastructure is provided at or above the recommended flood level specified in Table 7.2.7.3(c)— Recommended levels for community infrastructure.
PO12 Essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) maintains its function during and immediately after a DFE flood event.	AO12 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (eg. electrical switchgear and motors, water supply pipeline air valves) are: (a) located above the DFE; or (b) designed and constructed to prevent floodwater intrusion/infiltration.

Table 7.2.7.3(b)—Flood hazard categories

Criteria	Degree of Flood Hazard			
	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.24.)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4.)	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option.
Evacuation distances	<200 metres	200–400 metres	400-600 metres	>600 metres
Maximum flood depths	<0.3 metres	<0.6 metres	<1.2 metres	>1.2 metres
Maximum flood velocity	<0.4 metres per second	<0.8 metres per second	<1.5 metres per second	>1.5 metres per second
Timing Note—This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (flooding).	Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation route.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Editor's note—The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan (flooding). Generally safe wading conditions assume even walking surfaces with no obstructions, steps, soft underfoot, etc.

Table 7.2.7.3(c)—Recommended flood levels for community infrastructure

Development	Level of flood immunity annual exceedance probability (AEP)
Development involving: (a) emergency services; (b) hospitals and associated facilities.	0.2% AEP flood event
Development involving: (a) emergency/evacuation shelters; (b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) aeronautical facilities; (d) telecommunication facilities; (e) substations; (f) water treatment plants; (g) regional fuel storage; (h) food storage warehouse; (i) retirement facility and residential care facility.	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

7.2.8 Heritage overlay code

7.2.8.1 Application

This code applies to development where the code is identified as applicable in the categories of assessment and development for the Heritage overlay and applies to any areas identified on **Map OM9—Heritage overlay map**.

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

7.2.8.2 Purpose

- (1) The purpose of the Heritage overlay code is to ensure:
 - (a) the cultural heritage places throughout the Isaac region are conserved for present and future communities;
 - (a) development is compatible with the cultural heritage significance of the Local heritage place; and
 - (b) any development and works undertaken is consistent with the Burra Charter.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the cultural heritage significance of the Isaac region's local heritage places is maintained and protected;
 - (b) local heritage places are protected from inappropriate removal and demolition unless there no adverse impact on the heritage significance of that place or there is an unacceptable human safety risk;
 - (c) archaeological features and artefacts are identified and appropriately managed;
 - (d) development within a Local Heritage place is visually subservient to the heritage place and does not impact on its cultural heritage significance.

Editor's note—Demonstrating compliance with aspects of the Heritage overlay code may require the preparation of the following information:

- Statement of Impact for development and works within or adjoining a heritage place
- Heritage Management Plan for development and works within a heritage place
- Archaeological Management Plan for development and works within a heritage place where known or potential archaeological deposits exist.

Local cultural heritage citations are included in Schedule 5.

7.2.8.3 Specific benchmarks for assessment

Table 7.2.8.3—Assessable development

Performance outcomes	Acceptable outcomes
Demolition or removal within a Local heritage place	
PO1 Any demolition must: <ol style="list-style-type: none"> (a) not result in the loss of the cultural heritage significance of the heritage place; or (b) demonstrate the building or structure to be demolished is not capable of structural repair and represents a safety hazard; or (c) ensure that part of the local heritage place is not of cultural heritage significance. 	No acceptable outcome is nominated.
Development within a Local heritage place	

Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>Development is compatible with the conservation and management of the cultural heritage significance of the Local heritage place.</p> <p>Editor's note—Development follows the principles of the ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (<i>Burra Charter 2013</i>) or subsequent versions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO3</p> <p>Development does not adversely affect the heritage significance of the heritage place and is compatible with its heritage values including:</p> <ul style="list-style-type: none"> (a) maintaining views to and from the heritage place where significant; (b) consistency with the character, setbacks, setting or appearance of the heritage place; (c) minimising for overshadowing on to the heritage place; (d) avoiding altering, removing or concealing significant heritage features; and (e) consistency with open space and landscaping features. 	<p>No acceptable outcome is nominated.</p>
<p>PO4</p> <p>Any reconfiguring a lot:</p> <ul style="list-style-type: none"> (a) does not diminish the cultural significance of the Local heritage place including maintaining its historical context, landscape settings and consistency with the prevailing built environment; (b) reflects the pattern and layout of the original subdivision in the area; and (c) does not reduce public access to the Local heritage place. 	<p>No acceptable outcome is nominated.</p>
Carrying out building work, operational work or other works within a Local heritage place	
<p>PO5</p> <p>Building work incorporates design elements which are compatible with the values of the heritage place in terms of:</p> <ul style="list-style-type: none"> (a) architectural features; (b) external materials; and (c) finishes and colours. 	<p>No acceptable outcome is nominated.</p>
<p>PO6</p> <p>Excavation or other earthworks do not create an adverse impact on archaeological and heritage values of the Local heritage place.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7</p> <p>Any new fencing, landscaping, access or car parking arrangements are designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) does not have a detrimental impact on the significant values or views of 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>the place;</p> <p>(b) enhances the overall appearance of the Local heritage place; and</p> <p>(c) is sensitive to materials, colours, scale, placement and layout of the place.</p>	
Archaeology	
<p>PO8</p> <p>Development does not adversely impact on known or potential archaeological deposits.</p>	<p>No acceptable outcome is nominated.</p>
General	
<p>PO9</p> <p>Any changes as a result of development and associated works to a Local heritage place are appropriately managed and documented.</p>	<p>AO9</p> <p>Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p> <p>Editor's note—An archival quality photographic record is made of the features of the place that are impacted because of the development.</p>

7.2.9 Regional infrastructure overlay code

7.2.9.1 Application

This code applies to development where the code is identified as applicable in the categories of assessment and development for the Regional infrastructure overlay code and applies to any areas identified on **Map OM11—Regional Infrastructure overlay map**.

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

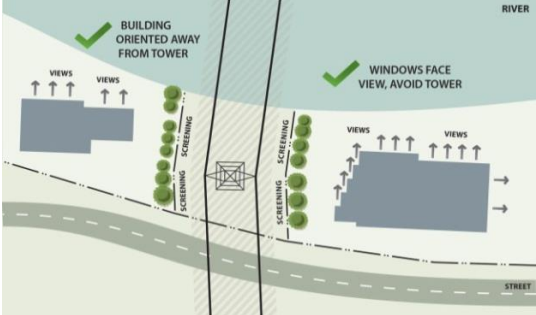

7.2.9.2 Purpose


- (1) The purpose of the Regional infrastructure overlay code is to:
 - (a) protect regionally significant infrastructure from nearby development that is sensitive to, or creates a risk for the infrastructure; and
 - (b) protect nearby development from the potential impacts of the regionally significant infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) infrastructure requirements are integrated in structure planning and subdivision of newly developing areas;
 - (b) effective separation and interface treatment is provided to major infrastructure sites and corridors to avoid risk to people and property and to minimise noise, odour and visual impacts;
 - (c) easy access is provided to and along major infrastructure sites and corridors;
 - (d) development does not compromise the safe and efficient operation, maintenance or expansion of major infrastructure;
 - (e) existing and planned regional infrastructure facilities and corridors are protected from encroachment by sensitive land uses or incompatible development;
 - (f) development does not create any threat to the provision of a safe and reliable supply of services and infrastructure to all users, and avoids any potential interference with the ongoing operation, maintenance and augmentation of the services and infrastructure;
 - (g) development does not increase the potential for safety concerns, nuisance and complaints and minimises the need for measures to be introduced in the operation of the infrastructure to reduce potential impacts on surrounding areas; and
 - (h) development minimises overlooking of and visual exposure to the infrastructure sites and corridors.

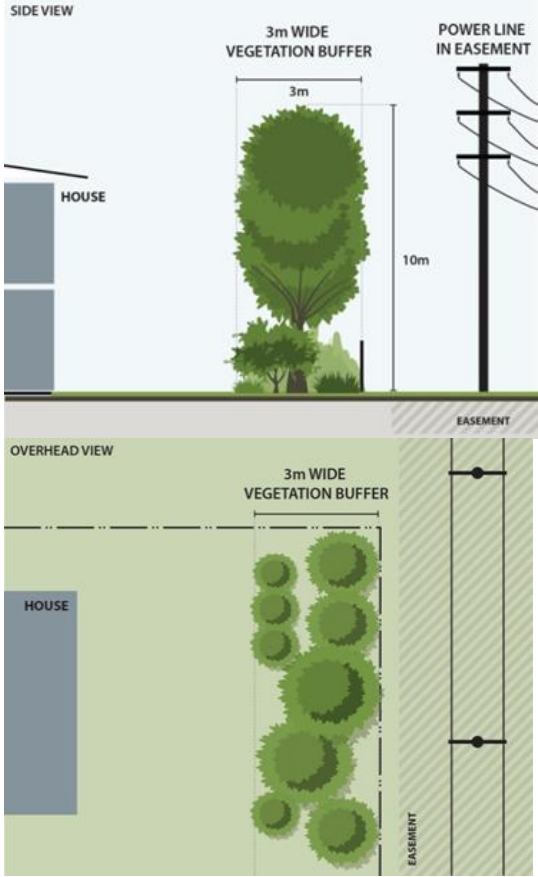
7.2.9.3 Specific benchmarks for assessment

Table 7.2.9.3—Assessable development

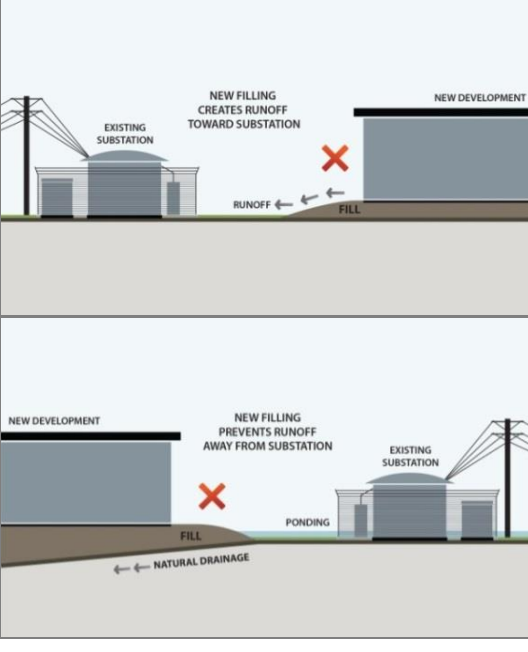
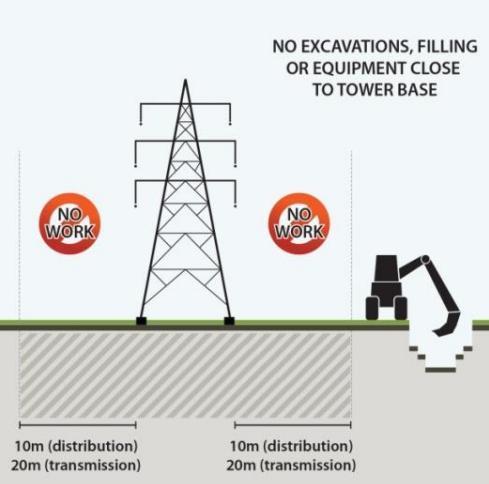
Performance outcomes	Acceptable outcomes
General	
PO1 Development does not increase risk to community health or safety, or the operation and reliability of major supply infrastructure.	No acceptable outcome is nominated.
PO2 Development involving a sensitive land use is sufficiently separated from major infrastructure to: <ol style="list-style-type: none"> (a) ensure community safety; (b) minimise the likelihood of nuisance or complaint; and 	AO2 Habitable buildings and sensitive land uses maintain a setback of at least: <ol style="list-style-type: none"> (a) 50m from a transmission (Powerlink operated) substation; (b) 20m from any other substation; (c) 20m from a transmission line up to

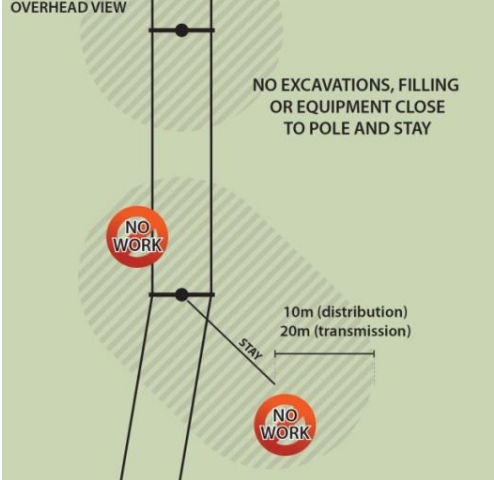
Performance outcomes	Acceptable outcomes
<p>(c) is located, designed and constructed to protect the integrity of the major infrastructure; and</p> <p>(d) maintains adequate access for any required maintenance or upgrading of the major infrastructure.</p>	<p>132kV;</p> <p>(d) 30m from a transmission line up to 33kV – 275kV;</p> <p>(e) 40m from a transmission line greater than 275kV;</p> <p>(f) 200m from a high pressure gas pipeline; and</p> <p>(g) 20m from water infrastructure.</p>
<p>PO3</p> <p>Other than where they are separated from the infrastructure by a road, buildings are oriented to avoid direct overlooking of major infrastructure or corridors.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note–The figure below provides an illustration of buildings oriented away from infrastructure.</p> 
<p>PO4</p> <p>Major infrastructure within private land is protected by easement in favour of the service provider.</p>	<p>AO4</p> <p>Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the provider's requirements.</p>
Electricity infrastructure	
<p>PO5</p> <p>Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement, in combination with compatible recreational facilities and landscaping, so that:</p> <p>(a) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure;</p> <p>(b) landscaping is located outside the easement area and substantively screens and softens the appearance of poles, towers or other structures; and</p> <p>(c) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials and access to the electricity infrastructure by the electricity provider.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note–The figures below provide an example of a well integrated transmission corridor.</p> 

Performance outcomes	Acceptable outcomes
	
<p>PO6 Where major electricity infrastructure is located in a road:</p> <ul style="list-style-type: none"> (a) an attractive, functional and safe streetscape is achieved; (b) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials; (c) the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses; (d) the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i> can be achieved; and (e) convenient access to the infrastructure by the electricity provider is maintained. 	<p>Editor's note—Refer also to the Landscaping code.</p> <p>No acceptable outcome is nominated.</p>
<p>PO7 Development avoids potential noise nuisance from electricity substations.</p>	<p>AO7 Noise emissions do not exceed 5db(A) above background noise level at the facade of a building measured in accordance with AS 1055.</p>

Performance outcomes	Acceptable outcomes
<p>PO8</p> <p>There is sufficient space within the site to establish landscaping which substantively assists in screening and softening poles, towers or other structures and equipment associated with major electricity infrastructure and substations.</p>	<p>AO8</p> <p>A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p> <p>Editor's note—The figures below provide an example but are not drawn to scale. Applicants may find guidance in Powerlink's "Screening your home from powerlines – A guide for planting trees and shrubs outside of easements to screen powerlines". Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile.) Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile).</p> <p>Editor's note—Refer also to the Landscaping code.</p> 
<p>High pressure gas pipelines</p>	
<p>PO9</p> <p>Development ensures adequate separation between the use, structures and works and the high pressure gas pipeline corridor to minimise the risk of harm to people or property.</p> <p>Editor's note—it is recommended the applicant consult with the relevant pipeline operator prior to the lodging a</p>	<p>AO9</p> <p>Buildings and structures are set back a minimum of 40m from a high pressure gas pipeline.</p>

Performance outcomes	Acceptable outcomes
development application to determine how compliance with the performance outcome can be achieved	
Reconfiguring a lot	
<p>PO10 Reconfiguration of lots does not compromise or adversely impact upon the efficiency, functionality and integrity of major infrastructure and services networks.</p>	No acceptable outcome is nominated.
<p>PO11 Lot reconfiguration integrates major infrastructure sites and corridors within the overall layout. Layout and design:</p> <ul style="list-style-type: none"> (a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future major infrastructure networks; (b) as far as possible, minimises the likely visual prominence of major infrastructure; and (c) provides for an interface to surrounding uses that minimises the potential for nuisance (including noise and odour), health and safety concerns. <p>Editor's note—Applicants should consult with the infrastructure providers early in the planning process to determine relevant infrastructure requirements.</p>	No acceptable outcome is nominated.
<p>PO12 Where the reconfiguration involves major electricity infrastructure corridor, the corridor is incorporated within a useable public open space network wherever possible.</p>	No acceptable outcome is nominated.
Operational works	
<p>PO13 Development within a water supply infrastructure buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> (a) protect the integrity of the water supply infrastructure; (b) maintains adequate access for any required maintenance or upgrading work to the water supply infrastructure. 	<p>AO13 Development does not involve works within a water infrastructure corridor.</p>
<p>PO14 Earthworks do not restrict access to substations or to and along major electricity infrastructure by the electricity providers, using their normal vehicles and equipment.</p>	No acceptable outcome is nominated.
<p>PO15 There is no worsening of flooding, drainage or erosion conditions affecting the infrastructure.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The figures below illustrate the concept.</p>

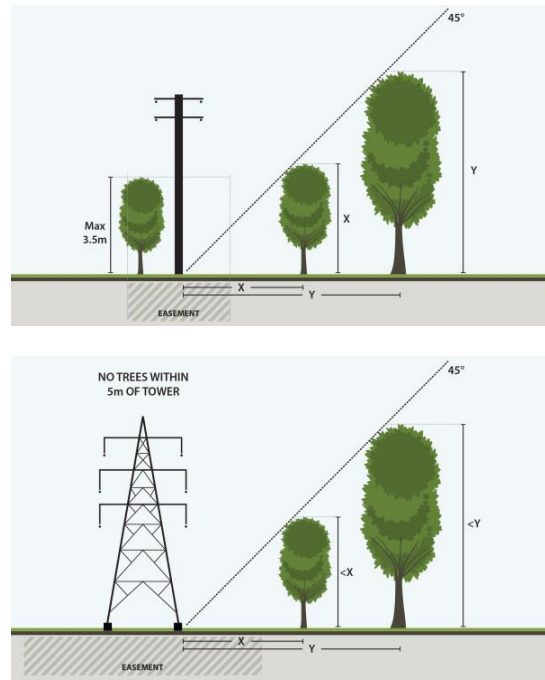
Performance outcomes	Acceptable outcomes
	
<p>PO16 Development maintains the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i>.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17 Earthworks are undertaken in a way which:</p> <ul style="list-style-type: none"> (a) ensures stability of the land on or adjoining substations and major electricity infrastructure; (b) does not otherwise impact on the safety and reliability of the electricity infrastructure; and (c) does not restrict the placement or use of the electricity provider's equipment. 	<p>AO17.1 No earthworks are undertaken:</p> <ul style="list-style-type: none"> (a) for overhead transmission infrastructure, within 20m of a transmission tower or pole; or (b) for overhead distribution infrastructure, within 10m of a tower, pole or stay; or (c) for substations, within 10m of a property boundary shared with the substation. <p>Editor's note—The figures below illustrate the concept.</p> 

Performance outcomes	Acceptable outcomes
	 <p>AO17.2 No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground power line.</p>
<p>PO18 Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.</p>	<p>AO18.1 Underground services are not located within 20m of a tower, pole, stay or substation boundary.</p> <p>AO18.2 No valve pits occur within: (a) for transmission infrastructure, 60m of a tower, pole or stay; or (b) for distribution infrastructure, 20m of a tower, pole or stay</p> <p>AO18.3 Pipelines with cathodic protection systems, comply with part 11 of the <i>Electrical Safety Regulation</i>.</p> <p>AO18.4 Underground services traversing an easement, cross at right angles to the overhead or underground lines.</p> <p>AO18.5 Trenches for services are backfilled to be compacted in 150mm layers to at least 95% modified dry density compaction ratio.</p> <p>AO18.6 Trenches under construction are not left open overnight.</p>
<p>PO19 Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.</p>	<p>AO19.1 Vegetation planted within an easement of an overhead powerline or, where there is no easement, the area of influence of a powerline, has a mature height of no more than 3.5 metres.</p> <p>AO19.2 Vegetation planted within an underground powerline easement does not have a mature root system in >150mm depth and is not located directly over the powerline.</p> <p>AO19.3</p>

Performance outcomes

Acceptable outcomes

Vegetation adjoining easements complies with the clearance dimensions illustrated in the figure below.



AO19.4

Planting complies with (as relevant to the infrastructure concerned):

- (a) Energex's *Safe Tree Guidelines*; or
- (b) Ergon's *Plant Smart* brochures; or
- (c) Powerlink's *Screening Your Home from Powerlines* information sheet and Property and Easements / Landowner information sheets).

Editor's note—Further information can be found on the websites of the abovementioned infrastructure providers.

7.2.10 Water resource catchments overlay code

7.2.10.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Water resource catchments overlay code.

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

7.2.10.2 Purpose

- (1) The purpose of the Water resource catchments overlay code is to ensure that development does not, individually or cumulatively, adversely impact on the quality or quantity of water supply that service communities. Water resource catchments in the Isaac region include:
 - (a) Teresa Creek dam Clermont;
 - (b) Burdekin Falls dam; and
 - (c) Nebo Borefields.
- (2) The purpose of the code will be achieved through compliance with the following overall outcomes:
 - (a) development maintains or improves water quality within water resource catchment areas;
 - (b) development, cumulatively or individually, does not significantly reduce the quantity of water entering the water resource catchment areas;
 - (c) development does not cause or permit pollutants, sediments or nutrients to enter a watercourse, wetland, lake, spring or aquifer within water resource catchment areas.

7.2.10.3 Specific benchmarks for assessment

Table 7.2.10.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Land use impacts	
PO1 Land use activities within water resource catchment areas are avoided where they: <ol style="list-style-type: none"> (a) degrade or contribute to the degradation of water quality; and (b) adversely affect the physical integrity of waterways, lakes, springs, riparian areas, wetlands and natural ecosystems. 	No acceptable outcome is nominated.
Reconfiguring a lot	
PO2 New lots are an appropriate configuration to ensure that its use will not result in the export of nutrients, pollutants or sediments by overland stormwater flow or infiltration into groundwater.	No acceptable outcome is nominated.
Separation distances	
PO3 Development, land use and activities are setback from features contributing to catchment water to enhance water quality for human consumption and ecosystem functioning.	AO3 Development, land uses and activities do not occur within: <ol style="list-style-type: none"> (a) 50m of the bank of an intermittent watercourse; (b) 100m to the bank of a permanent

Performance outcomes	Acceptable outcomes
	watercourse; (c) 400m of the full supply level of Burdekin Falls dam or a water resource supply bore.
Earthworks	
<p>PO4 Excavation and filling work or changes to natural drainage paths associated with the reconfiguring of a lot do not adversely affect water quality within the catchment area.</p>	No acceptable outcome is nominated.
Vegetation management	
<p>PO5 Development is managed in a way that: (a) protects riparian vegetation; and (b) maintains the function of remnant vegetation in controlling erosion and associated loss to the soil fertility.</p>	No acceptable outcome is nominated.
Stormwater and wastewater management	
<p>PO6 Stormwater management systems are designed, constructed and operated to ensure that the water quality of water catchments are protected by avoiding concentration of stormwater flows that significantly increases erosion and transport of sediment and other contaminants to the lake or its watercourses.</p>	No acceptable outcome is nominated.
<p>PO7 On-site waste water disposal does not adversely impact on the water quality, including groundwater quality, of the locality.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in **Part 5 (Tables of assessment)**.

Editor's note—Assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Regulation.

- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) Extractive industry code;
 - (b) Home based business code; and
 - (c) Telecommunications facility use code.
- (4) The following are the other development codes for the planning scheme:
 - (a) Development works code;
 - (b) Landscaping code; and
 - (c) Reconfiguring a lot code.

8.2 Use codes

8.2.1 Extractive industry code

8.2.1.1 Application

This code applies to development identified as requiring assessment against the Extractive industry code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.2.1.2 Purpose

- (1) The purpose of the extractive industry code is to:
 - (a) facilitate the optimum use of extractive resources in identified areas in the region limited to the Extractive resources and minerals overlay area and parts of the Rural zone;
 - (b) ensure extractive industry operations occur in a manner that minimises impacts on public safety, amenity, the natural environment, road traffic and the road network; and
 - (c) ensures rehabilitation occurs following extraction.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) extractive industry activities including haulage routes are separated from sensitive uses to mitigate:
 - (i) encroachment on extractive industry operations by sensitive uses; and
 - (ii) extractive industry operational impacts on sensitive uses including visual, light, vibration and air, noise and water quality impacts;
 - (b) extractive industry activities are designed and managed to mitigate as far as possible, impacts on the site and surrounding area's environmental values;
 - (c) extractive industry activities are designed and managed as far as possible to protect the visual amenity and landscape character of the surrounding area;
 - (d) conflict on the region's road network between public road users and haulage traffic is minimised through the use of specified haul routes by heavy vehicles;
 - (e) land disturbed by extractive industry activities is progressively rehabilitated to ensure the site is environmentally stable and capable of reuse.

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3—Assessable development

Performance outcomes	Acceptable outcomes
Design and operation	
PO1 Extractive industry is located and operated to maintain public safety.	No acceptable outcome is nominated.
PO2 Extractive industry is located and operated to minimise potential visual impacts on nearby areas and sensitive land uses.	AO2 Extractive industry activities are screened from view from public roads, public vantage points and sensitive land uses by (a) natural topographic features such as ridgelines; or (b) a minimum 30m wide landscaped native vegetation buffer.
PO3 Extractive industry is located and operated to minimise potential air, noise, air and	AO3.1 Noise and vibration impacts do not exceed acceptable levels contained within the

Performance outcomes	Acceptable outcomes
vibration impacts on nearby areas and sensitive land uses.	<p>Environmental Protection (Noise) Policy 2008, as amended.</p> <p>AO3.2 Air quality impacts including dust do not exceed acceptable levels contained within the Environmental Protection (Air) Policy 2008, as amended.</p> <p>AO3.3 Blasting and crushing operations are limited to the hours of 9am to 5pm Monday to Friday.</p> <p>AO3.4 Other extractive industry operations are limited to the hours of 6am to 6pm Monday to Saturday.</p>
PO4 Extractive industry operations avoid or minimise impact on the visual and landscape character of hilltops and ridgelines.	AO4 Extractive industry operations areas are located a minimum of 50m from any hilltop or ridgeline (measured horizontally from the peak).
PO5 Extractive industry operations avoid or minimises impact on areas of ecological significance, ecological processes or biodiversity values external to the site.	No acceptable outcome is nominated.
Stormwater management	
PO6 Stormwater drainage systems are designed, constructed and maintained to: (a) prevent ponding in excavated areas; (b) minimise and control erosion; (c) prevent pollution of ground and surface water; and (d) provide opportunities to conserve and re-use water on site.	No acceptable outcome is nominated.
Public safety and access	
PO7 Public safety is maintained by: (a) preventing public access into operations areas; and (b) informing the public of the presence and nature of operations.	AO7.1 Public entry is prevented through the provision of: (a) security fencing with a minimum height of 1.8 metres on the perimeter of the site; and (b) security gates a minimum height of 1.8 metres at all access points.
	AO7.2 Signs that inform of operations and safety hazards, are installed on: (a) any public road adjoining the site; and (b) gates/fencing surrounding the site.
Haulage	
PO8 Extractive industry activities are located to ensure: (a) the safe and efficient operation of vehicles transporting extractive materials; and (b) extractive industry haulage vehicles	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>access the site on designated haulage routes.</p> <p>Editor's note—Designated haulage routes are identified on the Extractive resources and minerals overlay map.</p>	
Rehabilitation	
<p>PO9 Progressive and staged rehabilitation of completed extraction sites must be undertaken that incorporates:</p> <ul style="list-style-type: none"> (a) decontamination of both soil and water; (b) land profiling to establish useable and stable landforms and soil profiles; (c) revegetation with native plant species; and (d) monitoring and maintenance of works and rehabilitation sites. 	<p>No acceptable outcome is nominated.</p>
<p>PO10 Rehabilitation ensures created water bodies will be useable by the establishment of suitable water quality, hydraulic and bed and bank conditions.</p>	<p>AO10 Created water bodies:</p> <ul style="list-style-type: none"> (a) have a depth and bed and bank profile suitable to establish and sustain aquatic vegetation; (b) establish water quality suitable to establish and sustain aquatic vegetation and animal; and (c) are revegetated and stocked to establish native aquatic vegetation and fauna communities and riparian vegetation.

8.2.2 Home based business code

8.2.2.1 Application

This code applies to development identified as requiring assessment against the Home based business code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.2.2.2 Purpose

- (1) The purpose of the home based business use code is to ensure that home based business uses are subordinate to a dwelling and residential activity and do not adversely impact on the amenity of surrounding residential activities and not adversely impact on the viability of nearby centres.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the scale and intensity of development is low impact;
 - (b) development does not compromise the viability of designated centres and employment areas;
 - (c) development does not adversely impact on the amenity of adjoining premises;
 - (d) development maintains the character of residential neighbourhoods, township, rural residential and rural areas.

8.2.2.3 Specific benchmarks for assessment

Table 8.2.2.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
PO1 Development is of a scale and intensity: <ol style="list-style-type: none"> (a) secondary to the primary residential activity and residents on the site; (b) similar to surrounding land uses and dwellings; and (c) consistent with the prevailing character of the area. 	AO1.1 Development has a maximum GFA of: <ol style="list-style-type: none"> (a) 50m² in a residential, centre, rural residential or township zone; or (b) 150m² in the rural zone.
	AO1.2 Development (where not a home based child care), generates a demand for no more than 12 business (customer & employee) related vehicular trips to & from the site per day.
	AO1.3 Development generates a demand for no more than one delivery per week from a delivery vehicle exceeding 2.5 tonnes in weight.
	AO1.4 The home based business is conducted by: <ol style="list-style-type: none"> (a) one or more of the permanent residents of the principal dwelling; and (b) no more than one non-resident employees at any time.
	AO1.5 Development is wholly contained within the dwelling or ancillary outbuilding on the site.
	AO1.6 Bed and breakfast accommodation: <ol style="list-style-type: none"> (a) is wholly contained within the principal dwelling on the site; (b) allows a maximum continuous period of

Performance outcomes	Acceptable outcomes
	stay for any guest of no more than 4 weeks; (c) does not contain more than: (i) 2 guest bedrooms if within a residential, centre, township or rural residential zone; or (ii) 4 guest bedrooms if within the rural zone.
PO2 Development is consistent with the streetscape character of the zone.	AO2.1 Goods, equipment and activities associated with the development are not visible from the street or adjoining premises. AO2.2 Any signage associated with the home based business is: (a) limited to 1 sign per site; (b) a maximum size of 900mm x 600mm; and (c) non-illuminated.
PO3 Development does not adversely impact on the amenity of area.	AO3 The home based business (where not a Bed and breakfast) is conducted between 7am to 7pm daily.
PO4 Vehicle parking (not associated with the dwelling): (a) is associated with the onsite home based business; and (b) does not adversely affect the amenity of neighbouring properties.	AO4 Development (where not a home based child care), is limited to a maximum of two business (customer and any non-resident employee) related vehicles parked on the premises at any one time.
PO5 Development must not compromise the safety of the neighbourhood and its residents.	AO5.1 Development does not store or use flammable and combustible liquids on site for the conduct of the home based business in amounts greater than what is permitted for a residential dwelling under <i>AS 1940-2004 The storage and handling of flammable and combustible liquids</i> . AO5.2 Development does not involve an industrial activity.

8.2.3 Telecommunications facility use code

8.2.3.1 Application

This code applies to development identified as requiring assessment against the Telecommunications facility use code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

Editor's note—Low impact telecommunications facilities are not regulated by the planning scheme. The *Telecommunications (Low Impact Facilities) Determination 1997* provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth.

8.2.3.2 Purpose

- (1) The purpose of the telecommunications facilities use code is to ensure that telecommunication facilities are located, designed and managed to minimise impacts on the amenity of adjoining premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not unreasonably impact on the amenity of adjoining premises and the zone;
 - (b) development facilitates co-location of infrastructure wherever possible; and
 - (c) development does not unreasonably impact on the character and streetscape of the locality.

8.2.3.3 Specific benchmarks for assessment

Table 8.2.3.3—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Design	
PO1 Development minimises visual amenity impacts on surrounding land uses.	AO1 Development has the following minimum boundary setbacks: <ol style="list-style-type: none"> (a) 10m, where the height of the structure is less than 20m; (b) 15m, where the height of the structure is between 20m and 30m; (c) 20m, where the height of the structure is greater than 30m; and (d) 50m from a residential zone.
Noise	
PO2 Development does not generate noise which: <ol style="list-style-type: none"> (a) causes nuisance; or (b) exceeds ambient noise levels. 	AO2 Development ensures that: <ol style="list-style-type: none"> (a) noise levels measured as the adjusted maximum sound pressure level $L_{Amax, adj. T}$ at a noise sensitive place do not exceed: <ol style="list-style-type: none"> (i) background noise level plus 5dB(A) between the hours of 7am and 10pm; (ii) background noise level plus 3dB(A) between the hours of 10pm and 7am; and (b) noise levels measured as the adjusted maximum sound pressure level $L_{Amax, adj. T}$ at a business place do not exceed:

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (i) background noise level plus 10dB(A) between the hours of 7am and 10pm; and (ii) background noise level plus 8dB(A) between the hours of 10pm and 7am.
Screening and landscaping	
<p>P03 Any building associated with a telecommunications facility is screened:</p> <ul style="list-style-type: none"> (a) from view from any adjoining use and street; and (b) by vegetation. 	<p>A03.1 Development provides a vegetation buffer with a minimum width of 2m along all site boundaries.</p> <p>A03.3 All vegetation buffers must:</p> <ul style="list-style-type: none"> (a) be semi-mature vegetation upon planting; and (b) grow to a minimum height of 2m within 3 years of being planted.
Security	
<p>P04 Fencing prevents unauthorised access to telecommunications facilities.</p>	<p>A04 A fence with a minimum height of 2m is provided around all buildings and structures.</p>
Co-location	
<p>P05 Development is designed to facilitate co-location of telecommunication facilities.</p>	<p>A05 Development:</p> <ul style="list-style-type: none"> (a) ensures the design facilitates co-masting or co-siting with other carriers; or (b) involves co-location with an existing telecommunications facility.

8.3 Other development codes

8.3.1 Development works code

8.3.1.1 Application

This code applies to development identified as requiring assessment against the Development works code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.3.1.2 Purpose

- (1) The purpose of the Development works code is to:
 - (a) ensure all development is provided with appropriate infrastructure, parking spaces and services;
 - (b) ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the **Environmental Protection (Water) Policy 2009** and the Stormwater Management Design Objectives in the **State Planning Policy**;
 - (c) protect surface water and ground water;
 - (d) ensure development is designed, constructed, operated and maintained to eliminate any adverse impacts on the environment and the amenity of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is adequately serviced by utility and access infrastructure including roads, water, waste water, power, telecommunications, stormwater management and waste management;
 - (b) the integrity and efficiency of utility and access infrastructure systems is maintained;
 - (c) environmental values of receiving waters are protected from adverse development impacts arising from stormwater quality and flow;
 - (d) environmental values of receiving waters are protected from waste water impacts;
 - (e) public health and safety are protected and damage or nuisance caused by stormwater is avoided;
 - (f) stormwater is designed to maintain or recreate natural hydrological processes and minimise run-off;
 - (g) the function, safety and efficiency of the transport network is optimised;
 - (h) development within close proximity to existing or future public passenger transport facilities supports an integrated approach to land use and transport integration;
 - (i) development provides adequate on-site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles;
 - (j) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
 - (k) provision of safe and non-discriminatory public and pedestrian access is provided;
 - (l) works in public streets and spaces enhance the pedestrian amenity and improve streetscape appearance;
 - (m) earthworks does not impact adversely on the amenity of the site or the surrounding area and earthworks do not result in increased flooding, drainage and soil erosions problems on upstream and downstream property;

- (n) development provides for the storage of generated waste in an environmentally acceptable and nuisance free manner and waste storage facilities are functionally appropriate for users of the facilities.

8.3.1.3 Specific benchmarks for assessment

Table 8.3.1.3(a)—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Utility infrastructure and services	
<p>PO1 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.</p>	<p>AO1 Development is: (a) connected to Council’s reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works planning scheme policy</i>; or (b) if connection to Council’s reticulated water supply network is not possible, a potable on-site water supply is provided in accordance with the <i>Development works planning scheme policy</i>.</p>
<p>PO2 Development is serviced by appropriate waste water disposal infrastructure which ensures: (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography is suitable for on any site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water.</p>	<p>AO2 Development is: (a) connected to Council’s reticulated sewerage treatment system, in accordance with the <i>Development works planning scheme policy</i>; or (b) if connection to Council’s reticulated sewerage treatment system is not possible development, waste water is treated in accordance with <i>Development works planning scheme policy</i>.</p>
<p>PO3 Electricity supply network and telecommunication service connections are provided to the site and are connected.</p>	<p>AO3.1 The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p> <p>AO3.2 Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.</p>
Stormwater management	
Editor’s note—refer also to the Stormwater management design objectives in the State Planning Policy	
<p>PO4 Stormwater management is designed and operated to: (a) ensure that adjoining land and upstream</p>	<p>AO4.1 Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p>

Performance outcomes	Acceptable outcomes
<p>and downstream areas are not adversely affected through any ponding or changes in flows; and</p> <p>(b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.</p>	<p>AO4.2 Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works planning scheme policy</i>.</p> <p>AO4.3 Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.</p>
Earthworks	
<p>PO5 Earthworks are undertaken in a manner that:</p> <p>(a) prevent any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site;</p> <p>(b) produces stable landforms and structures;</p> <p>(c) maintain natural landforms where possible;</p> <p>(d) minimise the height of any batter faces;</p> <p>(e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land;</p> <p>(f) does not unduly impact on the amenity of the streetscape;</p> <p>(g) do not result in the contamination of land or water; and</p> <p>(h) avoids risk to people and property.</p>	<p>AO5.1 Earthworks comply with the <i>Development works planning scheme policy</i>.</p> <p>AO5.2 The extent of filling or excavation does not exceed 40 percent of the site area or 500m², whichever is lesser.</p> <p>AO5.3 Excavating or filling is no greater than 1m in height or depth.</p> <p>AO5.4 Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.</p> <p>AO5.5 No contaminated material or acid sulfate soil is used as fill.</p>
<p>PO6 Retaining walls are designed to minimise visual impact through:</p> <p>(a) setbacks from any boundary; and</p> <p>(b) being stepped or terraced to accommodate landscaping.</p>	<p>AO6.1 The combined height of any retaining walls and fences does not exceed 2m.</p> <p>AO6.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.</p> <p>AO6.3 Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.</p> <p>AO6.4 Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.</p>
<p>PO7 The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard.</p> <p>Editor's note—Development involving filling, or excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.</p>	<p>AO7.1 Excavation or filling does not occur within:</p> <p>(a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment;</p> <p>(b) 5m of a substation site boundary;</p> <p>(c) 2m of a padmount substation; or</p> <p>(d) 1m of a padmount transformer or an underground cable.</p> <p>AO7.2 The laying of metal pipes does not occur</p>

Performance outcomes	Acceptable outcomes
	within: (a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 15m of any substation site boundary; or (c) 5m of, and parallel to, an electric line shadow.
Parking and access	
PO8 Development includes the provision of adequate and convenient car parking on-site to satisfy the anticipated requirements of the activity.	AO8 Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.
PO9 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian): (a) to meet the needs of users and promote active modes of travel; (b) at convenient, easily identifiable, safe locations; and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.	AO9 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Queensland Development Code</i> .
PO10 Access driveways are designed and constructed to: (a) provide convenient access to the site and maintain the safety and efficiency of the road; and (b) minimise conflicts with traffic and pedestrians; and (c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.	AO10.1 Access driveways are: (a) designed and constructed in accordance with <i>Development works planning scheme policy</i> ; and (b) certified by a Registered Professional Engineer of Queensland. AO10.2 Access driveways allow vehicles (with the exception of dwelling house and dual occupancy) to enter and exit the site in a forward gear.
PO11 Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure: (a) a gradient appropriate for the type of vehicles; (b) effective stormwater drainage; (c) clearly marked and signed spaces; (d) convenience and safety for drivers and pedestrians; and (e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.	AO11 Manoeuvring, loading and unloading areas, and parking areas are: (a) designed and constructed in accordance with the <i>Development works planning scheme policy</i> ; and (b) certified by a Registered Professional Engineer of Queensland.
PO12 Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.	AO12 Footpaths are: (a) provided for the full width and length of all road frontages; (b) designed and constructed in accordance with the requirements of the <i>Development works planning scheme policy</i> ; and

Performance outcomes	Acceptable outcomes
	(c) certified by a Registered Professional Engineer of Queensland.
<p>PO13 Pedestrian access to buildings:</p> <ul style="list-style-type: none"> (a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; (b) are not visually overbearing (or form visual clutter) in the streetscape; and (c) provide safe, efficient and convenient access including wheelchair access. 	<p>AO13 Steps, escalators, ramps and lifts are:</p> <ul style="list-style-type: none"> (a) located wholly within the site; and (b) setback a minimum of 1.5m from the front boundary.
Acoustic and air quality	
<p>PO14 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO14 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i>.</p> <p>Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</p>
<p>PO15 Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded. 	<p>AO15 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i>.</p>
<p>PO16 Development adjacent to State controlled roads or Council controlled arterial and sub-arterial roads minimise nuisance caused by noise, vibration and dust emissions.</p>	<p>AO16 Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
Lighting	
<p>PO17 External lighting is provided in urban areas to ensure a safe environment.</p>	<p>AO17 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO18 Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.</p>	<p>AO18 The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5 m outside of the boundary of the property at any level from ground level up.</p>
Waste management	
<p>PO19 Development:</p> <ul style="list-style-type: none"> (a) minimises waste generation (including construction, demolition and operational waste); (b) provides adequate facilities on-site for the storage of waste and recyclables. 	<p>AO19 Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works planning scheme policy</i>.</p>
<p>PO20</p>	<p>AO20.1</p>

Performance outcomes	Acceptable outcomes
<p>Development is designed to allow for safe and efficient servicing of waste and recycling containers through:</p> <ul style="list-style-type: none"> (a) a development layout facilitates direct and unobstructed servicing of waste and recycling containers; and (b) minimising the potential for nuisances to be caused by way of noise and odour. 	<p>Where on-site waste and recycling collection services are proposed:</p> <ul style="list-style-type: none"> (a) collection vehicle entry and exit from the site is carried out in forward motion; and (b) the proposed point of servicing is designed in accordance with the <i>Development works planning scheme policy</i>. <hr/> <p>AO20.2 Where on-street (kerbside) collection is proposed for any standard waste and recycling containers or bulk bin waste and recycling, waste management is designed in accordance with the <i>Development works planning scheme policy</i>.</p>
For all assessable development	
Wastewater management	
<p>PO21 Wastewater is managed to:</p> <ul style="list-style-type: none"> (a) avoid wastewater discharge to any waterway; or (b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. <p>Editor's note—Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i>, schedule 2).</p> <p>Editor's note—A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> (i) wastewater type; and (ii) climatic conditions; and (iii) water quality objectives (WQOs); and (iv) best-practice environmental management. 	<p>No acceptable outcome specified.</p>
<p>PO22 Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:</p> <ul style="list-style-type: none"> (a) protecting applicable water quality objectives for the receiving waters; (b) managing soil disturbance or altering natural hydrology in coastal areas; (c) avoiding or minimising the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms; and (d) avoiding lowering groundwater levels where potential or actual acid sulfate soils are present in coastal areas. <p>Editor's note—Compliance with part of this performance outcome may be demonstrated by following the management advice in the guideline: <i>Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland</i> by the</p>	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
Department of Environment and Heritage Protection.	
Stormwater management	
<p>PO23 Stormwater management systems:</p> <ul style="list-style-type: none"> (a) implement water sensitive urban design (WSUD) principles that: <ul style="list-style-type: none"> (i) protect natural systems and waterways; (ii) allow for the detention of stormwater instead of rapid conveyance; (iii) minimise impervious areas; (iv) utilise stormwater to conserve potable water; (v) integrate stormwater treatment into the landscape; (vi) ensure water quality values are protected; (c) must be economically maintained for the life of the system; (d) provide for safe access and maintenance; and (e) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, coastal wetlands and beaches from point sources and non-point source stormwater discharges. 	<p>AO23 Stormwater management systems are designed and constructed in accordance with the <i>Development works planning scheme policy</i>.</p> <p>Editor's note—A site stormwater quality management plan (SQMP) is prepared in accordance with <i>Development works planning scheme policy</i> and the <i>State Planning Policy</i> objectives for stormwater management design.</p>
<p>PO24 Development allows for sufficient site area to accommodate an effective stormwater management system.</p>	No acceptable outcome specified.
<p>PO25 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development. 	No acceptable outcome specified.
<p>PO26 Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.</p>	<p>AO26 Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works planning scheme policy</i>.</p>
<p>PO27 Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to:</p> <ul style="list-style-type: none"> (a) minimise impacts on the water cycle; 	No acceptable outcome specified.

Performance outcomes	Acceptable outcomes
(b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large impervious surfaces.	
<p>PO28 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p> <p>Editor's note—An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <ul style="list-style-type: none"> (i) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or (ii) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome. 	No acceptable outcome specified.
Earthworks	
<p>PO29 Earthworks associated with transport movements and roads:</p> <ul style="list-style-type: none"> (a) maintain the efficiency of the road network; (b) do not adversely impact upon residents or road infrastructure; and (c) do not obstruct access to the site. 	No acceptable outcome specified.
<p>PO30 Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by:</p> <ul style="list-style-type: none"> (a) avoiding land clearing or earthworks in the riparian corridor to a designated stream; (b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; (c) managing and controlling surface drainage by using natural flow paths; and (d) constructing ponds or small dams off natural flow paths, for collection of surface drainage from areas disturbed for prolonged periods, such as quarries, stock sales yards. 	No acceptable outcome specified.
<p>PO31 Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p> <ul style="list-style-type: none"> (a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (b) construction of drainage paths which divert high velocity flows away from disturbed areas; (c) re-spreading of stored topsoil stripped 	No acceptable outcome specified.

Performance outcomes	Acceptable outcomes
<p>from the site prior to commencement of construction works; and</p> <p>(d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface.</p> <p>Editor's note—Applicants may be required to engage specialists to prepare a rehabilitation plan.</p>	
Bridge and culvert work	
<p>PO32 Bridges and culverts for flood immunity:</p> <p>(a) minimise traffic disruption;</p> <p>(b) improve public safety;</p> <p>(c) provides for fauna habitat movement where possible; and</p> <p>(d) allow for bikeways after construction.</p>	No acceptable outcome specified.
Land use and transport integration	
<p>PO33 Development:</p> <p>(a) supports a road hierarchy which facilitates efficient movement of all transport modes; and</p> <p>(b) appropriately integrates and connects with surrounding movement networks.</p>	No acceptable outcome specified.
<p>PO34 Development provides direct and safe access to public passenger transport facilities.</p>	<p>AO34 Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road design—Part 6A: Pedestrian and cyclist paths.</p>
Road design	
<p>PO35 Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.</p>	<p>AO35 Roadworks are provided in accordance with the requirements of the <i>Development works planning scheme policy</i>.</p>
<p>PO36 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.</p>	<p>PO36 Street lighting and signage comply with the requirements of the <i>Development works planning scheme policy</i>.</p>
Acoustic and air quality	
<p>PO37 Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are:</p> <p>(a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical;</p> <p>(b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.</p>	No acceptable outcome specified.

Table 8.3.1.3(b)—Car parking requirements

Use	Car parking rate requirements
Agricultural supplies store Bulk landscape supplies Garden centre Wholesale nursery	1 space per 100m ² of total use area, but not less than 5 spaces
Brothel	1 space for each room in the brothel, AND 1 space per two employees (FTE) on the premises at any one time
Caretaker's accommodation Dwelling unit	1 space
Car wash	2 spaces, AND queuing space within the site for 4 vehicles using or awaiting use of each washing bay
Cemetery Crematorium	30 spaces plus 1 space per two employees (FTE) on the premises at any one time
Childcare centre	1 space per seven children
Community care centre	1 space per 20m ² of GFA
Detention facility	1 space per 2 employees (FTE); plus a minimum of 10 visitor spaces
Food and drink outlet	1 space per 10m ² of total use area
Funeral parlour	1 space per employee, AND 1 space per hearse, AND 1 space per 4 persons capable of being seated in any chapel or accommodated in a function area with a minimum of 10 spaces
Hardware and trade supplies	1 space per 40m ² of GFA
Health care service Veterinary service	1 space per 20m ² of GFA, OR 4 spaces per medical practitioner, whichever is the greater, AND 1 space for ambulance vehicle pick-up and set down
High impact industry Low impact industry Medium impact industry Marine industry Research and technology industry Rural industry Service industry Special industry Warehouse	1 space per 100m ² of total use area
Hotel	1 space per dwelling and 1 space per 30m ² of total use area excluding the accommodation unit area
Place of worship	1 space per 10m ² of total use area
Office Outdoor sales	1 space 30m ² of total use area
Relocatable home park Tourist park	1 space per dwelling unit, camping or caravan site
Adult store Bar Nightclub entertainment facility Showroom Shop Shopping centre Theatre	1 space per 20m ² of total use area
Service station	1 space per 100m ² of GFA

Use	Car parking rate requirements
Tourist attraction	1 space per 200m ² of total use area
Market	1 space per stall
Multiple dwelling	2 spaces per dwelling
Residential care facility Rooming accommodation Short-term accommodation	1 space per room
Winery	1 space per 25m ² of GFA
Air service Club Community residence Community use Educational establishment Function facility Hospital Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Non-resident workforce accommodation Outdoor sport and recreation Retirement facility Resort complex Transport depot	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use

8.3.2 Landscaping code

8.3.2.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.3.2.2 Purpose

- (1) The purpose of the landscape code is to ensure landscaping in both the private and public domain:
 - (a) complements built form, topography and existing landscape elements;
 - (b) enhances the visual appeal and local character of different places throughout the region;
 - (c) is designed and constructed to a high standard to suit climatic conditions; and
 - (d) Is functional for users and remains fit for purpose over the long-term.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) landscaping creates shade and shelter on streets and public spaces;
 - (b) landscaping conserves energy, water usage and create comfortable microclimates;
 - (c) landscaping creates high quality streetscapes and enhances local identity;
 - (d) landscape design is used to integrate the natural and built form elements of the site and the locality;
 - (e) landscape elements contribute to the useability, legibility and understanding of the city and the region and its places;
 - (f) landscaping is used for screening to soften built form, mitigate adverse aesthetic impacts, improve amenity and provide privacy;
 - (g) plant species and landscaping materials are suitable for local climatic conditions;
 - (h) plant species, landscaping materials and surface treatments are suited to their intended function and user requirements and are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
 - (i) landscape design facilitates an accessible, safe and comfortable environment for all users;
 - (j) mature on-site vegetation is retained, protected and integrated into the site design wherever practicable.

8.3.2.3 Specific benchmarks for assessment

Table 8.3.2.3—Assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 Landscape design of both public and private spaces: <ol style="list-style-type: none"> (a) compliments the intended character of the streetscape and zone; (b) is functional and designed to be visually appealing in the long-term; and (c) incorporates plant types appropriate for the region and local climate. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO2 Landscape works and plant selection ensure:</p> <ul style="list-style-type: none"> (a) climatically appropriate species are planted; (b) the provision of shade in appropriate locations; (c) an appropriate mix of soft and hard elements; and (d) planting densities and stock sizes are suitable for their location, purpose and hardiness. 	<p>No acceptable outcome is nominated.</p>
<p>PO3 Street trees are provided in appropriate locations to:</p> <ul style="list-style-type: none"> (a) provide shade for pedestrians along footpaths; (b) reinforce the legibility of the movement network; (c) avoid damage to public or private property or infrastructure; (d) enhance the character of the streetscape; and (e) ensure visibility is maintained from entrances and exits to properties and at intersections. 	<p>A03 Street trees are provided at the rate whichever is the lesser of:</p> <ul style="list-style-type: none"> (a) one street tree per lot frontage or one tree per 10 linear metres of road frontage; or (b) a minimum of 1 tree per 400m² of site area.
<p>PO4 Street treatments including pavement, seating, lighting, rubbish bins are provided to:</p> <ul style="list-style-type: none"> (a) enhance the usability and amenity of streets and public spaces; (b) facilitate social interaction; and (c) maintain clean streetscapes. <p>Editor's note—Refer also to the Development works planning scheme policy.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5 Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.</p>	<p>A05 Existing mature trees and vegetation are retained and incorporated into the landscape design.</p>
Landscaping along boundaries and edges	
<p>PO6 Planting and landscape elements along boundaries and edges assist in:</p> <ul style="list-style-type: none"> (a) maintaining privacy between adjoining buildings; (b) protecting local views, vistas and sightlines; (c) enhancing the visual appearance of the built form; (d) screening service, utility and parking areas; (e) minimising noise impacts between noise sources and sensitive receiving environments; and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.	
Open air car parking	
<p>PO7 Open air car parking areas are provided with suitable levels of shade.</p>	<p>A07.1 Shade trees are located at the rate of one tree per 6 car spaces.</p> <p>A07.2 Wheel stops are provided to protect vegetation.</p>
Sustainability	
<p>PO8 Landscape design including irrigation methods optimise water and energy efficiency and responds appropriately to local conditions, by:</p> <ul style="list-style-type: none"> (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; (c) optimising shade to create useable and comfortable areas; and (d) maintaining infiltration to subsurface soil. 	No acceptable outcome is nominated.
Safety	
<p>PO9 Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring:</p> <ul style="list-style-type: none"> (a) landscape elements (including signage and other infrastructure) does not interfere with sightlines; (b) spaces are well lit, free from obstructions and clearly defined by landscape treatments; and (c) public and private areas are clearly distinguishable and accessible. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
Maintenance	
<p>PO10 Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <ul style="list-style-type: none"> (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO11 Landscape elements:</p> <ul style="list-style-type: none"> (a) provide high levels of durability and robustness; (b) are cost effective; and (c) have the ability to be maintained conveniently over the long-term. 	<p>No acceptable outcome is nominated.</p>
<p>PO12 Landscape works and plant selection protects the structural integrity and function of:</p> <ul style="list-style-type: none"> (a) buildings and structures; (b) overhead and underground services; and (c) other forms of infrastructure. 	<p>No acceptable outcome is nominated.</p>

8.3.3 Reconfiguring a lot code

8.3.3.1 Application

This code applies to development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in **Part 5 (Tables of assessment)**.

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

8.3.3.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to:
 - (a) ensure that new lots are configured in a manner that facilitates the achievement of the sustainable urban and rural outcomes expressed in the relevant zone codes;
 - (b) ensure that new lots are provided with infrastructure and access appropriate for their intended use and zone;
 - (c) minimise adverse environmental impacts and protect the productive capacity and landscape character of the region's natural resources.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) new lots are of a size and shape appropriate for their intended use and the character of the applicable zone;
 - (b) new lot reconfiguration is responsive to topography, natural drainage systems, vegetation and habitat corridors and protects the landscape character of the locality;
 - (c) lots ensure the amenity and minimise impacts on adjoining land;
 - (d) each new lot is provided with a suitable level of infrastructure, services and access;
 - (e) greenfield development is characterised by walkability, housing choice and conveniently located centres providing enhanced opportunities for social interaction;
 - (f) neighbourhoods are designed to allow development to incorporate climate responsive, energy efficient design principles;
 - (g) streets are legible, safe, highly interconnected and designed to achieve enhanced streetscapes;
 - (h) rural areas are not fragmented to the detriment of productive grazing, agricultural, horticultural, other rural uses or where directly associated with mining and petroleum activities²⁶ where only aligning tenement boundaries or establishing necessary infrastructure corridors or buffers;
 - (i) open space meets the active and passive recreational needs of the community and protects the biodiversity of natural areas and systems.

Editor's note—In order to demonstrate compliance with this code, Council may request the preparation of a structure plan for the locality, which may include land external to the site. This is likely where the proposed development involves more than 5 lots or the construction of a new road. The structure plan should be prepared in accordance with the provisions of this code in conjunction with section 3.3.1.2(5) of the Strategic Framework in regards to the development in the Emerging community zone and also section 3.4.1.2(10) of the Strategic Framework in the Industry Investigation zone. Structure plans may form the basis of a preliminary approval for development in an area.

²⁶ A mining or petroleum activity is an activity authorised under the Mineral Resources Act, 1989, the Offshore Minerals Act 1998, or the Petroleum Act 1993, or the Petroleum and Gas (Production and Safety Act) 2004.

8.3.3.3 Specific benchmarks for assessment

Table 8.3.3.3(a)—Assessable development

Performance outcomes	Acceptable outcomes
Lot design	
<p>PO1 Reconfiguration creates lots that are of a sufficient size, shape and dimension:</p> <ul style="list-style-type: none"> (a) that are consistent with the character of the zone; (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; (c) that does not compromise the future development potential of land in the emerging community zone and industry investigation zone for urban purposes; and (d) are sufficient to protect areas with significant ecological values. 	<p>AO1 Lots comply with the minimum lot size and dimensions specified for its zone in Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>
<p>PO2 Rear lots are only created where:</p> <ul style="list-style-type: none"> (a) they are for the purpose of a single dwelling house; (b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected; (c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; and (d) the safety of the frontage road is not adversely affected (including for waste collection). 	<p>AO2.1 Only one rear lot is provided behind each full frontage lot.</p>
	<p>AO2.2 The minimum size of a rear lot, excluding its access handle is:</p> <ul style="list-style-type: none"> (a) the same as the minimum lot size for the relevant zone in accordance with Table 8.3.3.3(b)—Minimum lot size and dimensions; and (b) is capable of containing a building envelope having minimum dimensions of 15m x 20m.
	<p>AO2.3 The access handle of the rear allotment has a minimum width of 4m.</p>
<p>PO3 Any boundary realignment must:</p> <ul style="list-style-type: none"> (a) improve the shape or utility of the existing lot; (b) be consistent with the character of the zone; and (c) not create additional lots. 	<p>AO3.1 No additional lots are created.</p>
	<p>AO3.2 The realignment meets the minimum lot size and dimensions in accordance with Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>
<p>PO4 Any boundary realignment must:</p> <ul style="list-style-type: none"> (a) be an improvement on the existing situation; and (b) not create a situation where, as a result of the reconfiguration the building/s become unlawful. 	<p>No acceptable outcome is nominated.</p>
General design	
<p>PO5 The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by:</p> <ul style="list-style-type: none"> (a) following the natural topography 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> and minimising earthworks; (b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land; and (c) maintaining natural drainage features and hydrological regimes. 	
<p>PO6 Lot design does not increase risks to people and property through:</p> <ul style="list-style-type: none"> (a) natural hazards; and (b) unreasonable impacts from noise dust, odour or other nuisance from existing lawful uses. 	No acceptable outcome is nominated.
<p>PO7 Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> (a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks; (b) open space networks, habitat areas or corridors; (c) connections to centres, employment areas and recreation areas; (d) surrounding landscaping and streetscape treatments; and (e) the interface between adjoining land uses. 	No acceptable outcome is nominated.
Neighbourhood design in residential zones	
<p>PO8 Reconfigurations are designed to ensure:</p> <ul style="list-style-type: none"> (a) the creation of seamless interlinked neighbourhoods with residential character and identity; (b) pedestrian movement is encouraged; and (c) neighbourhoods are concentrated around community focus points such as centres and parks. 	No acceptable outcome is nominated.
<p>PO9 A variety of lot sizes are provided in close proximity to centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.</p>	No acceptable outcome is nominated.
<p>PO10 Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO11 Movement and open space networks are:</p> <ul style="list-style-type: none"> (a) safe, clearly legible and have a high 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
degree of connectivity; and (b) interconnected through a grid or modified grid pattern.	
PO12 Movement networks prioritise walking and cycling within neighbourhoods.	No acceptable outcome is nominated.
PO13 The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.	No acceptable outcome is nominated.
Climate responsive design	
PO14 Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.	No acceptable outcome is nominated.
Lot reconfiguration in the industry zone	
PO15 Reconfiguration facilitates all types of industrial activities through: (a) the creation of functional activity areas and building footprints; (b) a range of lot sizes; (c) accommodating appropriate waste water management capabilities; and (d) maximising access to significant roads, highways, haul routes and railways.	No acceptable outcome is nominated.
PO16 Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.	No acceptable outcome is nominated.
Lot reconfiguration in the Rural zone	
PO17 Reconfiguration: (a) maintains rural, open space and landscape character; (b) protect the productive capacity of rural land resources; and (c) allows for the efficient operation of rural activities.	AO17 Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)–Minimum lot size and dimensions.
PO18 Reconfiguration where directly associated with a mining or petroleum activity aligns lot boundaries with the functional requirements of the mining or petroleum activity including required tenement boundaries, infrastructure corridors or buffer areas. Editor's note–A mining or petroleum activity is an activity authorised under the Mineral Resources Act, 1989, the Offshore Minerals Act 1998, or the Petroleum Act 1993, or the Petroleum and Gas (Production and Safety Act) 2004. Applicants must demonstrate the mining or petroleum activity is authorised under any of the abovementioned Acts including evidence of their mining or petroleum tenure.	AO18 Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)–Minimum lot size and dimensions.
PO19 Reconfiguration of land identified as Class A and B Agricultural land does not:	AO19 Lots comply with the minimum lot size and dimensions for the rural zone specified in

Performance outcomes	Acceptable outcomes
<p>(a) adversely impact on the viability of land for productive agricultural or grazing purposes; and</p> <p>(b) constrain existing farming activities.</p> <p>Editor's note—Class A and B agricultural land is identified in the Agriculture land overlay map OM2.</p>	<p>Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>
<p>Infrastructure and services</p> <p>Editor's note—Refer also to the Development works code.</p>	
<p>PO20</p> <p>Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that:</p> <p>(a) is efficient;</p> <p>(b) is adaptable to allow for future infrastructure upgrades;</p> <p>(c) minimises risk of adverse environmental or amenity-related impacts;</p> <p>(d) promotes the efficient use of water resources; and</p> <p>(e) minimises whole of life cycle costs for that infrastructure.</p>	<p>AO20.1</p> <p>Lots created within the Priority Infrastructure area are designed and configured to connect to a reticulated water supply and a reticulated sewerage in accordance with the <i>Development works planning scheme policy</i>.</p> <p>AO20.2</p> <p>Lots created outside the Priority Infrastructure area are designed and configured to:</p> <p>(a) connect to a potable on site water supply in accordance with the <i>Development works planning scheme policy</i>; and</p> <p>(b) treat waste water on site in accordance with the <i>Development works planning scheme policy</i>.</p> <p>AO20.3</p> <p>Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the <i>Development works planning scheme policy</i>.</p> <p>AO20.4</p> <p>Lots are connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p>
<p>PO21</p> <p>Where reconfiguration proposes individual on-site waste water disposal, it must be demonstrated that:</p> <p>(a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot;</p> <p>(b) there is sufficient area within the lot for an alternative disposal area should it be required; and</p> <p>(c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.</p>	<p>No acceptable outcome specified.</p>
<p>Access and road design</p> <p>Editor's note—refer also to the Development works code.</p>	
<p>PO22</p> <p>Lots have safe access for vehicles and pedestrians through:</p> <p>(a) direct frontage to a properly constructed public road or to common property having a direct frontage to a</p>	<p>AO22</p> <p>Lots are designed to achieve safe vehicle and pedestrian access in accordance with the <i>Development works planning scheme policy</i>.</p>

Performance outcomes	Acceptable outcomes
<p>properly constructed public road created under a community management statement; and</p> <p>(b) providing access appropriate for the type of vehicle associated with development.</p>	
<p>PO23 Reconfiguration involving the creation of new roads must:</p> <p>(a) provide for the safe, efficient and convenient movement for all modes of transport;</p> <p>(b) are designed and constructed to support their intended function for all relevant design vehicle types;</p> <p>(c) provide safe and easy access to the frontage of lots;</p> <p>(d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections;</p> <p>(e) where practicable, align with open space corridors and waterways; and</p> <p>(f) where appropriate provide connections to adjoining land.</p>	No acceptable outcome specified.
<p>PO24 New roads ensure streetscape and landscape treatments are provided that:</p> <p>(a) create an attractive and legible environment which establishes character and identity;</p> <p>(b) maintain important views and vistas where possible;</p> <p>(c) enhance safety and comfort, and meet user needs;</p> <p>(d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;</p> <p>(e) support safe pedestrian and cycling movement;</p> <p>(f) maximise infiltration of stormwater runoff wherever practicable;</p> <p>(g) provide shade through street trees; and</p> <p>(h) minimise maintenance and whole of lifecycle costs.</p>	No acceptable outcome specified.
Pedestrian and cycle infrastructure	
Editor's note—Refer also to the Development works code.	
<p>PO25 Reconfiguration include appropriate pedestrian and cycle infrastructure that:</p> <p>(a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks and employment areas;</p> <p>(b) provides for safe street crossings and for safety between pedestrians and cyclists;</p> <p>(c) is designed taking into account</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
topography and convenience for users; and (d) meets disability access standards.	
Stormwater management	
Editor's note—Refer also to the Development works code.	
PO26 Reconfiguring a lot development: (a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels; and (b) where practicable incorporates stormwater re-use.	No acceptable outcome is nominated.
Parks and open space	
Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement.	
PO27 Reconfiguring a lot provides parkland or open space which: (a) meets the needs of the community for a range of active and passive uses; and (b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities.	AO27 Parkland is provided in accordance with the Local Government Infrastructure Plan.
PO28 The design of parkland or open space: (a) contributes to the character of the neighbourhood or area; (b) is safe and functions as a focal point for the neighbourhood or community; (c) minimise the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping; (d) maximises road frontage to facilitate casual surveillance; (e) incorporates natural areas including important local vegetation, waterways, ridgelines, coastal access, wetlands; (f) preserves landscape features important to the scenic amenity of a locality; (g) is linked to existing parkland or open space networks wherever possible; (h) offers a broad range of informal and formal experiences to the community; (i) is cost effective to maintain; and (j) provided in the early stages of staged developments.	No acceptable outcome is nominated.
PO29 The location of parkland or open space is conveniently located to residential neighbourhoods.	No acceptable outcome is nominated.
PO30 Open space for conservation purposes	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.	
Volumetric reconfiguration	
PO31 Volumetric reconfiguration (subdivision of space above or below the surface of land): (a) facilitates efficient development that is consistent with the intent for the zone; or (b) is consistent with a development approval.	No acceptable outcome is nominated.
Access easement	
PO32 The access easement must: (a) be of adequate width; (b) be constructed to a standard appropriate to the situation; and (c) not result in unreasonable detriment or nuisance to neighbours.	AO32 The access easement is designed in accordance with the design requirements of the <i>Development works planning scheme policy</i> .

Table 8.3.3.3(b)—Minimum lot size and dimensions

Column 1 Zone	Column 2 Minimum lot size	Column 3 Minimum frontage
Centre	600m ²	15m
Emerging community	50ha	Not specified
Industry	1,000m ² if sewered 2,000m ² if not sewered	20m
Low density residential Low-medium density residential	400m ² 500m ² for a rear lot	10m (where not a rear lot)
Industry investigation	50ha	Not specified
Rural	Where not directly associated with a mining or petroleum activity: <ul style="list-style-type: none"> 500ha on Class A & B agricultural land 5,000ha on Class C & lower agricultural land. Where directly associated with a mining or petroleum activity: <ul style="list-style-type: none"> 500ha on Class A & B agricultural land 1,000 on Class C and lower agricultural land Editor's note—Agricultural land classifications are mapped on the Agriculture land overlay map. Editor's note—A mining or petroleum activity is an activity authorised under the Mineral Resources Act, 1989, the Offshore Minerals Act 1998, or the Petroleum Act 1993, or the Petroleum and Gas (Production and Safety Act) 2004.	Not specified
Rural residential	2ha with an average of 4ha	Not specified

Township (where not in the Holiday and Residence precinct)	1,000m ²	20m
Township (where in the Holiday and Residence precinct)	Not specified	Not specified
Community facilities	Not specified	Not specified
Environmental management and conservation	Not specified	Not specified
Limited development	Not specified	Not specified
Minor tourism	Not specified	Not specified
Recreation and open space	Not specified	Not specified
Specialised centre	Not specified	Not specified
Special purpose	Not specified	Not specified

Part 9 Other plans

Development within certain areas of the region is governed by plans and legislation which overrides or otherwise affects the operation of the Isaac Regional Planning Scheme.

The following sections provide an overview of the areas affected and the effect of the other plans on the planning and development of those areas.

For further detail on the specific effects, reference should be made to those plans and their governing legislation.

9.1 Galilee Basin State Development Area

State development areas (SDA) are created under section 77 of the [State Development and Public Works Organisation Act 1971](#).

The Galilee Basin SDA is subject to a development scheme that controls land-use and infrastructure planning and development in the SDA. The Coordinator-General is responsible for the planning, establishment and ongoing management of the Galilee Basin SDA.

In the Galilee Basin SDA, the Coordinator-General:

1. Controls land-use activities.
2. Implements the development scheme.
3. Assesses and decides SDA applications.

Any material change of use (MCU) within Galilee Basin SDA requires a development approval through the Coordinator General. Operational work within the Galilee Basin SDA is self assessable development where necessary for an MCU that is authorised by an SDA approval.

The Galilee Basin SDA is indicated on **Map AM1—Development and Construction Advisory Map** in Schedule 2 (SC2.5) and also on **Map OM11—Regional Infrastructure Overlay Map**.

Further detail regarding development within this SDA can be found within the Galilee Basin SDA Development Scheme.

9.2 Moranbah Urban Development Area

The Isaac region includes the Moranbah Urban Development Area declared by the state government as a Priority Development Area (PDA) under the [Economic Development Act 2012](#). The Moranbah Urban Development Area is identified on **Map AM1.5— Development and Construction Advisory Map Moranbah**.

PDAs are declared to facilitate the development of land in Queensland for economic development or development for community purposes.

The declarations fast track and streamline the planning for and assessment of development in the declared PDA areas.

Development within the Moranbah Urban Development Area is regulated in the Moranbah Urban Development Area Development Scheme.

The PDA still applies, and will continue to apply after the planning scheme is adopted until such time the Moranbah Urban Development Area Development Scheme and PDA is revoked by a Planning Instrument Change through the *Economic Development Act 2012*.

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in **Table SC1.1.2 (Use definitions)** column 1 is an undefined use.

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

- (3) A use listed in **Table SC1.1.2 (Use definitions)** column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of **Table SC1.1.2 (Use definitions)** identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of **Table SC1.1.2 (Use definitions)** identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of **Table SC1.1.2 (Use definitions)** are not exhaustive lists.
- (8) Uses listed in **Table SC1.1.2 (Use definitions)** columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1—Index of use definitions

Index for use definitions		
Adult store	Hardware and trade supplies	Port service
Agricultural supplies store	Health care service	Relocatable home park
Air service	High impact industry	Renewable energy facility
Animal husbandry	Home-based business	Research and technology industry
Animal keeping	Hospital	Residential care facility
Aquaculture	Hotel	Resort complex
Bar	Indoor sport and recreation	Retirement facility
Brothel	Intensive animal industry	Roadside stall
Bulk landscape supplies	Intensive horticulture	Rooming accommodation
Caretaker's accommodation	Landing	Rural industry
Car wash	Low impact industry	Rural workers' accommodation
Cemetery	Major electricity infrastructure	Sales office
Childcare centre	Major sport, recreation and entertainment facility	Service industry
Club	Marine industry	Service station
Community care centre	Market	Shop
Community residence	Medium impact industry	Shopping centre
Community use	Motor sport facility	Short-term accommodation
Crematorium	Multiple dwelling	Showroom
Cropping	Nature-based tourism	Special industry
Detention facility	Nightclub entertainment facility	Substation
Dual occupancy	Non-resident workforce accommodation	Telecommunications facility
Dwelling house	Office	Theatre
Dwelling unit	Outdoor sales	Tourist attraction
Educational establishment	Outdoor sport and recreation	Tourist park
Emergency services	Outstation	Transport depot
Environment facility	Park	Utility installation
Extractive industry	Parking station	Veterinary service
Food and drink outlet	Party house	Warehouse
Function facility	Permanent plantation	Wholesale nursery
Funeral parlour	Place of worship	Winery
Garden centre		

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	<p>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>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose
Agricultural supplies store	<p>The use of premises for the sale of agricultural supplies and products.</p> <p>Examples of agricultural supplies and products—animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	<p>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</p>	Airport, air strip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>passengers.</p> <p>Examples of an air service— airport, air strip, helipad.</p>		
Animal husbandry	<p>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>Examples of animal husbandry— cattle stud, grazing of livestock, non-feedlot dairy.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	<p>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>Examples of animal keeping— aviary, cattery, kennel, stables, wildlife refuge.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	The use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	<p>The use of premises, with seating for 60 or less people, for—</p> <p>(a) selling liquor for consumption on the premises; or</p> <p>(b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	<p>Premises made available for prostitution by 2 or more prostitutes at the premises.</p> <p>Note—See the Prostitution Act 1999, schedule 4.</p>		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	The use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening		Garden centre, outdoor sales, wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	supplies, including for example, soil, gravel, potting mix or mulch.		
Caretaker's accommodation	The use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	The use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	The use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	The use of premises for the care, education and minding, but not residence, of children. Examples of a childcare centre—before or after school care, crèche, early childhood centre, kindergarten, vacation care.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	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).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	The use of premises for (a) providing social support to members of the public; or (b) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (a); but It does not include the use of premises for providing accommodation to members of the public. Examples of a community care centre—disability support service, drop-in centre, respite centre, indigenous support centre.	Disability support services, drop in centre, respite centre, integrated indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	The use of premises for residential accommodation for— (a) no more than 6 persons requiring assistance or support with daily living needs; and	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(b) no more than 1 support worker; and</p> <p>Includes a building or structure that is reasonably associated with the use in paragraph (a).</p>		
Community use	<p>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>Examples of a community use—art gallery, community centre, community hall, library, museum.</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	The use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	<p>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>Examples of cropping—forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard.</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	<p>The use of premises for the lawful detention of persons.</p> <p>Example of a detention facility—correctional facility.</p>	Prison, detention centre, youth detention centre	Police station, court cell complex
Dual occupancy	<p>(a) A residential use of premises for 2 households involving</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and</i>	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>attached or detached) on separate lots that share a common property; and</p> <p>(ii) any domestic outbuilding associated with the dwellings; but</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	<p><i>Community Management Act 1997</i>, two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply</p>	
Dwelling house	<p>A residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		<p>Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling</p>
Dwelling unit	<p>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>	'Shop-top' apartment	<p>Caretaker's accommodation, dwelling house</p>
Educational establishment	<p>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>Examples of an educational establishment—college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university.</p>	<p>Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres</p>	<p>Child care centre, home based child care, family day care</p>
Emergency services	<p>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</p>	<p>State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support</p>	<p>Community use, hospital, residential care facility</p>

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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>		
Garden centre	<p>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 is ancillary to the use in paragraph (a).</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	<p>The use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>		Shop, showroom, outdoor sales and warehouse
Health care service	<p>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>Examples of a health care service—dental clinic, medical centre, physiotherapy clinic.</p>	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>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</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.		
Home-based business	The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	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).		Health care services, residential care facility
Hotel	(a) The use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	Pub, tavern	Bar, nightclub entertainment facility
Indoor sport and recreation	The use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors. Examples of indoor sport and recreation—amusement parlour, bowling alley, gymnasium, squash court.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	(a) The use of premises for— (i) the intensive production of	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p>Examples of intensive animal industry—feedlot, piggery, poultry and egg production</p>		sheds, weaning pens
Intensive horticulture	<p>(a) The use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p> <p>Examples of intensive horticulture—greenhouse, hydroponic farm, mushroom farm.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	<p>The use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>The use of premises for an industrial activity—</p> <p>(a) that is the</p>	Repairing motor vehicles, fitting and turning workshop	Panel beating, spray painting or surface coating, tyre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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 low impact industry; and</p> <p>(c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Note—additional examples may be shown in Table 6 industry thresholds.</p>	<p>recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>(a) 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>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and	The use of premises for large-scale events,	Convention and exhibition centres,	Indoor sport and recreation, local

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
entertainment facility	including, for example, major sporting, recreation conference or entertainment events. Examples of a major sport, recreation and entertainment facility—convention centre, exhibition centre, horse racing facility, sports stadium.	entertainment centres, sports stadiums, horse racing	sporting field, motor sport, park, outdoor sport and recreation
Marine industry	The use of waterfront premises for— (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a). Examples of marine industry—boat building, boat storage, dry dock.	Boat building, boat storage, dry dock	Marina
Market	The use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	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 medium 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 the number	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working). Note—additional examples may be shown in Table 6 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	of products manufactured or the level of emissions produced by the activity.		
Motor sport facility	The use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a). Examples of a motor sport facility—car race track, go-kart track, trail bike park, 4WD park.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment. Examples of nature-based tourism—environmentally responsible accommodation facilities including cabins, huts, lodges and tents.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	The use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and preparing and selling food, for consumption on the premises; if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	The use of premises for— (a) accommodation for non-resident workers; or (b) recreation and	Contractor's camp, construction camp, single person's quarters, temporary workers'	Relocatable home park, short-term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	accommodation	
Office	<p>(a) 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 premises used for making, selling or hiring goods.</p> <p>Examples of an office—bank, real estate agency</p>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>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>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>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>Examples of outdoor sport and recreation—cricket oval, driving range, golf course, swimming pool, tennis court.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outstation	The use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	The use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	The use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	The use of premises for— (a) organised worship and other religious activities; or, (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port service	The use of premises for— (a) the arrival and	Marina, ferry terminal	Landing

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>departure of vessels; or</p> <p>(b) the movement of passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly service the needs of passengers of the vessels.</p>		
Relocatable home park	<p>The use of premises for—</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p> <p>(b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</p>		Tourist park
Renewable energy facility	<p>(a) The use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</p>	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>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>Examples of research and technology industry—aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	The use of premises for supervised accommodation, and	Convalescent home, nursing home	Community residence, dwelling house, dual

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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>Examples of residential care facility—convalescent home, nursing home.</p>		<p>occupancy, hospital, multiple dwelling, retirement facility</p>
Resort complex	<p>The use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p>Examples of integrated leisure facilities—bars, meeting and function facilities, restaurants, sporting and fitness facilities.</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>	Island resort	
Retirement facility	<p>A residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or services units; or</p> <p>(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Retirement village	Residential care facility
Roadside stall	The use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<p>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>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, 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>Examples of rooming accommodation—boarding house, hostel, monastery, off-site student accommodation.</p>		
Rural industry	<p>The use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<p>The use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	person; and (b) the employees are not non-resident workers.		workforce accommodation, multiple dwelling
Sales office	The use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	The use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses. Examples of service industries—audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	The use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels or (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).	Electric vehicle charging station	Car wash
Shop	The use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public. Examples of a shop—betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	The use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	(a) The use of premises for (i) providing accommodation of less than 3 consecutive	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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>		
Showroom	<p>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>Examples of a showroom—bulk stationary supplies, bulky goods sales, motor vehicle sales showroom.</p>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>The use of premises for an industrial activity—</p> <p>(a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating 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 states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers.</p> <p>Note—additional examples may be shown in Table 6 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	of products manufactured or the level of emissions produced by the activity.		
Substation	The use of premises— (a) as part of a transmission grid or supply network to— (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— (i) works, as defined under the Electricity Act, section 12(1); or (ii) workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	The use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	The use of premises for— (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)— (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshops;</p> <p>(v) sound stages.</p> <p>Examples of a theatre—cinema, concert hall, film studio, music recording studio.</p>		
Tourist attraction	<p>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>Examples of a tourist attraction—theme park, zoo.</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>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>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>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>Examples of a transport depot—using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</p>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>The use of premises for—</p> <p>(a) a service for supplying or treating water, hydraulic power or gas;</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor

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

SC1.1.1 Defined activity groups

- (1) Defined use terms listed in **Table SC1.1.2 (Use definitions)** are able to be clustered into activity groups.
- (2) An activity group listed in column 1 of **Table SC1.1.1.2** clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in **Part 5 (Tables of assessment)**.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1—Index of defined activity groups

Index for defined activity groups		
A. Residential activities	D. Industry activities	G. Rural activities
B. Business activities	E. Community activities	H. Other activities
C. Entertainment activities	F. Recreation activities	

Editor's note—The grouping of land uses known as 'sensitive land uses', as referenced throughout this planning scheme is found in section SC1.2 Administrative terms.

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
A. Residential activities	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home-based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Party house Relocatable home park Residential care facility Resort complex Retirement facility Rooming Accommodation Rural workers accommodation Short-term accommodation Tourist park
B. Business activities	Adult store Agricultural supplies store Bar Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Sales office Service station Shop Shopping centre Showroom Veterinary service

Column 1 Activity group	Column 2 Uses
C. Entertainment activities	Club Function facility Hotel Nightclub entertainment facility Theatre Tourist attraction
D. Industry activities	Bulk landscape supplies Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
E. Community activities	Cemetery Childcare centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Health care service Hospital Place of worship
F. Recreation activities	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
G. Rural activities	Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery
H. Other activities	Air service Brothel Landing Major electricity infrastructure Outstation Parking station Port service

Column 1 Activity group	Column 2 Uses
	Renewable energy facility Substation Telecommunications facility Utility installation

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in **Table SC1.1.2.1 (Industry thresholds)**—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1—Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ol style="list-style-type: none"> 1. Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; 2. Repairing and servicing lawn mowers and outboard engines; 3. Fitting and turning workshop; 4. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; 5. Assembling wood products not involving cutting, routing, sanding or spray painting; 6. Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ol style="list-style-type: none"> 1. Metal foundry producing less than 10 tonnes of metal castings per annum; 2. Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; 3. Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2001</i>; 4. Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; 5. Enamelling workshop using less than 15,000 litres of enamel per annum; 6. Galvanising works using less than 100 tonnes of zinc per annum; 7. Anodising or electroplating workshop where tank area is less than 400 square metres; 8. Powder coating workshop using less than 500 tonnes of coating per annum; 9. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum; 10. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; 11. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; 12. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; 13. Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum; 14. Manufacturing wooden products including cabinet making, joinery and wood working, where producing less than 500 tonnes per annum; 15. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum;

Column 1 Use	Column 2 Additional examples include
	<ol style="list-style-type: none"> 16. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; 17. Recycling and reprocessing batteries; 18. Repairing or maintaining boats; 19. Manufacturing substrate for mushroom growing; 20. Manufacturing or processing plaster, producing less than 5,000 tonnes per annum; 21. Recycling or reprocessing tyres including retreading; 22. Printing advertising material, magazines, newspapers, packaging and stationery; 23. Transport depot, distribution centre, contractors depot and storage yard; 24. 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); 25. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; 26. Reconditioning metal or plastic drums; 27. Glass fibre manufacture less than 200 tonnes per annum; 28. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 29. Concrete batching and producing concrete products.
High impact industry	<ol style="list-style-type: none"> 1. Metal foundry producing 10 tonnes or greater of metal castings per annum; 2. Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; 3. Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; 4. Scrap metal yard including a fragmentiser; 5. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; 6. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; 7. Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; 8. Manufacturing wooden products including cabinet making, joinery and wood working, producing greater than 500 tonnes per annum; 9. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; 10. Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; 11. Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum; 12. Enamelling workshop using 15,000 litres or greater of enamel per annum; 13. Galvanising works using 100 tonnes or greater of zinc per annum; 14. Anodising or electroplating workshop where tank area is 400 square metres or greater; 15. Powder coating workshop using 500 tonnes or greater of coating per annum; 16. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; 17. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; 18. Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste,

Column 1 Use	Column 2 Additional examples include
	<p>including animal manures, sewage, septic sludges and domestic waste;</p> <ol style="list-style-type: none"> 19. Manufacturing fibreglass pools, tanks and boats; 20. 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); 21. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; 22. Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre; 23. Abattoir; 24. Recycling chemicals, oils or solvents; 25. Waste disposal facility (other than waste incinerator); 26. Recycling, storing or reprocessing regulated waste; 27. Manufacturing batteries; 28. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; 29. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; 30. Crematoria; 31. Glass fibre manufacture producing 200 tonnes or greater per annum; 32. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 33. Distilling alcohol in works producing greater than 2,500 litres per annum; 34. Sugar milling or refining.
Special industry	<ol style="list-style-type: none"> 1. Oil refining or processing; 2. Producing, refining or processing gas or fuel gas; 3. Power station; 4. Producing, quenching, cutting, crushing or grading coke; 5. Waste incinerator; 6. Pulp or paper manufacturing; 7. Tobacco processing; 8. Tannery or works for curing animal skins, hides or finishing leather; 9. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; 10. Rendering plant; 11. Manufacturing chemicals, poisons and explosives; 12. Manufacturing fertilisers involving ammonia; 13. Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

- (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—Administrative terms and definitions as per the regulated requirements** column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (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

Index for administrative terms and definitions		
Adjoining premises	Minor building work	Projection area
Advertising device	Minor electricity infrastructure	Secondary dwelling
Affordable housing	Net developable area	Sensitive land use
Average width	Non-resident worker	Service catchment
Base date	Outermost projection	Setback
Basement	Domestic outbuilding	Site
Boundary clearance	Dwelling	Site cover
Building height	Gross floor area	Storey
Demand unit	Ground level	Temporary use
Development footprint	Planning assumption	Total use area
Household	Plot ratio	Ultimate development
		Water netserv plan

Table SC1.2.2—Administrative terms and definitions as per the regulated requirements

Column 1 Administrative term	Column 2 Definition
Adjoining premises	adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	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.
Affordable housing	affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	average width , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	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.
Boundary clearance	boundary clearance means the distance between a building or structure on premises and the boundary of the 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—

Column 1 Administrative term	Column 2 Definition
	<p>(a) an architectural or ornamental attachment; or (b) a rainwater fitting.</p> <p><i>Examples—</i></p> <ol style="list-style-type: none"> 1. If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2. If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	<p>building height, of a building, means—</p> <ol style="list-style-type: none"> (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.
Demand unit	<p>demand unit means a unit of measurement for measuring the level of demand for infrastructure.</p>
Development footprint	<p>development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <ol 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.
Domestic outbuilding	<p>domestic outbuilding means a non-habitable class 10a building that is—</p> <ol 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.
Dwelling	<p>dwelling means all or part of a building that—</p> <ol style="list-style-type: none"> (a) is used, or capable of being used, as a self-contained residence; and (b) contains— <ol 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.
Gross floor area	<p>gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—</p> <ol style="list-style-type: none"> (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 or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	<p>ground level means—</p> <ol style="list-style-type: none"> (a) the level of the natural ground; or

Column 1 Administrative term	Column 2 Definition
	(b) if the level of the natural ground has changed, the level as lawfully changed.
Household	household means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Minor building work	minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	minor electricity infrastructure means development stated in the Planning Regulation 2017, schedule 6 section 26(5).
Net developable area	net developable area , for premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Non-resident worker	non-resident worker means a person who— (a) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <i>Example of a non-resident worker—a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i>
Outermost projection	outermost projection , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumption	planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Projection area	projection area means a part of the local government area for which the local government has carried out demand growth projection.
Secondary dwelling	secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Sensitive land use	sensitive land use means— (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or

Column 1 Administrative term	Column 2 Definition
	(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) non-resident workforce accommodation; or (o) a relocatable home park; or (p) a residential care facility; or (q) a resort complex; or (r) a retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) a tourist park.
Service catchment	service catchment means an area serviced by an infrastructure network.
Setback	setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	site , of development, means the land that the development is to be carried out on. <i>Examples—</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. 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.
Site cover	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.
Storey	storey— (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes—

Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	<p>temporary use means a use that—</p> <ul style="list-style-type: none"> (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Total use area	<p>total use area means the sum of all parts of the lot used for a particular use, including any ancillary use, but does not include areas used for:</p> <ul style="list-style-type: none"> (a) car parking; (b) landscaping; and (c) vehicle manoeuvring. <p>For the purpose of calculating car parking requirements the term included the total floor area and all buildings.</p>
Ultimate development	<p>ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Water netserv plan	<p>water netserv plan means a plan adopted by an SEQ service provider, as defined in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>, under section 99BJ of that Act.</p>

Schedule 2 Mapping

SC2.1 Map index

The table below lists any strategic framework, zoning and overlay maps applicable to the planning scheme area. Maps relevant to other plans have also been included in SC2.5.

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

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM1	Non-Resident Workers Accommodation Locations	1 April 2021
Zone maps		
ZM1	Zoning	1 April 2021
Overlay maps		
OM1	Acid Sulphate Soils	1 April 2021
OM2	Agriculture Land	1 April 2021
OM3	Airport Environs	1 April 2021
OM4	Bushfire Hazard	1 April 2021
OM5	Coastal Hazard	1 April 2021
OM6	Environmental Significance	1 April 2021
OM7	Extractive Resources and Minerals	1 April 2021
OM8	Flood Hazard	1 April 2021
OM9	Heritage	1 April 2021
OM10	Potential Hazardous Dust Level	1 April 2021
OM11	Regional Infrastructure	1 April 2021
OM12	Water Resource Catchments	1 April 2021
Other plans maps		
LM1	Locality Map	1 April 2021
AM1	Development and Construction	1 April 2021

SC2.2 Strategic framework maps

<insert mapping>

SC2.3 Zone maps

<insert mapping>

SC2.4 Overlay maps

<insert mapping>

SC2.5 Other plans maps

<insert mapping>

Schedule 3 Local government infrastructure plan mapping and supporting material

SC3.1 Planning assumption tables

Table SC3.1.1—Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
Clermont Rural	Single dwelling	258	257	256	255	253	252
	Multiple dwelling	15	15	14	14	14	14
	Other dwelling	17	17	17	17	17	17
	Total	289	289	288	287	284	284
Clermont Town	Single dwelling	2,222	2,281	2,383	2,482	2,565	2,996
	Multiple dwelling	126	129	135	140	145	169
	Other dwelling	149	153	160	166	172	201
	Total	2,496	2,563	2,677	2,789	2,882	3,366
Dysart	Single dwelling	3,904	4,092	4,169	4,239	4,394	5,453
	Multiple dwelling	221	231	236	240	248	308
	Other dwelling	262	274	279	284	295	366
	Total	4,386	4,598	4,684	4,763	4,937	6,126
Glenden	Single dwelling	1,568	1,647	1,672	1,703	1,723	1,932
	Multiple dwelling	89	93	94	96	97	109
	Other dwelling	105	110	112	114	115	130
	Total	1,762	1,850	1,878	1,914	1,936	2,171
Middlemount	Single dwelling	2,815	2,985	3,016	3,042	3,180	4,189
	Multiple dwelling	159	169	170	172	180	237
	Other dwelling	189	200	202	204	213	281
	Total	3,163	3,354	3,388	3,417	3,573	4,707
Moranbah	Single dwelling	10,800	11,255	11,706	12,046	12,044	13,317

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Multiple dwelling	610	636	661	681	681	752
	Other dwelling	724	754	785	807	807	893
	Total	12,134	12,645	13,152	13,534	13,532	14,962
Nebo Rural	Single dwelling	667	788	808	847	973	1,828
	Multiple dwelling	38	45	46	48	55	103
	Other dwelling	45	53	54	57	65	123
	Total	750	885	908	951	1,093	2,054
Nebo Town	Single dwelling	674	796	831	880	1,000	1,774
	Multiple dwelling	38	45	47	50	56	100
	Other dwelling	45	53	56	59	67	119
	Total	757	894	934	989	1,123	1,993
Inside priority infrastructure area	Single dwelling	22,908	24,101	24,841	25,494	26,132	31,741
	Multiple dwelling	1,294	1,362	1,404	1,440	1,476	1,793
	Other dwelling	1,536	1,616	1,665	1,709	1,752	2,128
	Total	25,738	27,079	27,910	28,644	29,360	35,663
Outside priority infrastructure area	Single dwelling	9,826	11,869	12,391	13,250	14,521	35,485
	Multiple dwelling	555	671	700	749	820	2,005
	Other dwelling	659	796	831	888	973	2,379
	Total	11,040	13,335	13,922	14,887	16,315	39,869
Isaac Regional Council	Single dwelling	32,734	35,970	37,232	38,745	40,653	67,227
	Multiple dwelling	1,849	2,032	2,104	2,189	2,297	3,798
	Other dwelling	2,194	2,411	2,496	2,597	2,725	4,507
	Total	36,777	40,414	41,832	43,531	45,675	75,532

Table SC3.1.2—Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					Ultimate development (capacity)
		2018	2021	2026	2031	2036	
Clermont Rural	Retail	13	13	13	13	13	13
	Commercial	36	36	36	36	36	36
	Industry	37	37	37	37	37	37
	Community Purposes	18	18	18	18	18	18
	Rural and Other Uses	139	139	139	138	138	138
	Total	244	244	243	243	241	241
Clermont Town	Retail	116	119	124	129	134	156
	Commercial	311	318	329	340	350	399
	Industry	321	327	338	349	358	405
	Community Purposes	156	159	165	171	177	203
	Rural and Other Uses	1,184	1,196	1,218	1,238	1,256	1,346
	Total	2,087	2,119	2,175	2,229	2,274	2,508
Dysart	Retail	127	134	137	140	146	189
	Commercial	584	608	617	626	646	779
	Industry	487	501	507	512	524	604
	Community Purposes	196	207	211	215	224	284
	Rural and Other Uses	3,599	3,673	3,703	3,730	3,791	4,206
	Total	4,993	5,123	5,176	5,224	5,331	6,062
Glenden	Retail	62	66	67	69	70	79
	Commercial	184	192	194	197	199	218
	Industry	144	147	149	150	151	160
	Community Purposes	82	87	88	90	91	103
	Rural and Other Uses	1,518	1,548	1,558	1,570	1,577	1,656
	Total	1,991	2,040	2,056	2,075	2,087	2,216
Middlemount	Retail	119	127	129	130	137	188

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Commercial	428	449	453	456	473	598
	Industry	256	264	265	266	273	320
	Community Purposes	145	154	156	158	165	222
	Rural and Other Uses	2,843	2,913	2,926	2,937	2,994	3,409
	Total	3,791	3,908	3,929	3,947	4,042	4,737
Moranbah	Retail	378	391	404	413	413	450
	Commercial	1,440	1,478	1,515	1,544	1,544	1,650
	Industry	1,594	1,627	1,661	1,685	1,685	1,779
	Community Purposes	597	614	630	643	643	689
	Rural and Other Uses	4,772	4,874	4,976	5,052	5,052	5,339
	Total	8,781	8,984	9,186	9,338	9,337	9,906
Nebo Rural	Retail	19	23	23	25	29	57
	Commercial	73	84	86	89	100	179
	Industry	148	164	167	172	188	299
	Community Purposes	61	73	75	78	90	170
	Rural and Other Uses	399	432	437	448	481	711
	Total	701	775	787	811	889	1,417
Nebo Town	Retail	19	23	24	26	30	55
	Commercial	73	85	88	92	103	174
	Industry	150	166	170	177	192	293
	Community Purposes	62	73	77	81	93	165
	Rural and Other Uses	403	436	445	458	490	698
	Total	707	782	804	834	908	1,386
Inside priority infrastructure area	Retail	852	896	922	945	972	1,188
	Commercial	3,130	3,248	3,318	3,381	3,451	4,032
	Industry	3,137	3,234	3,294	3,349	3,408	3,896

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Community Purposes	1,318	1,386	1,421	1,455	1,500	1,854
	Rural and Other Uses	14,858	15,211	15,401	15,571	15,779	17,502
	Total	23,295	23,976	24,356	24,701	25,110	28,472
Outside priority infrastructure area	Retail	228	289	304	330	366	1,014
	Commercial	1,064	1,256	1,308	1,390	1,504	3,476
	Industry	1,803	1,985	2,035	2,110	2,215	4,018
	Community Purposes	343	428	452	490	534	1,433
	Rural and Other Uses	4,542	5,150	5,336	5,614	5,974	12,145
	Total	7,980	9,109	9,434	9,935	10,593	22,086
Isaac Regional Council	Retail	1,080	1,185	1,226	1,276	1,338	2,202
	Commercial	4,194	4,505	4,626	4,771	4,955	7,508
	Industry	4,940	5,219	5,328	5,459	5,623	7,914
	Community Purposes	1,661	1,813	1,873	1,944	2,034	3,287
	Rural and Other Uses	19,400	20,362	20,737	21,186	21,753	29,647
	Total	31,275	33,084	33,790	34,635	35,702	50,559

Table SC3.1.3—Planned density and demand generation rate for a trunk infrastructure network

Column 1 Zone	Column 2 Precinct / Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network			
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (trips/dev ha)	Parks and land for community facilities network (persons/dev ha)
Residential development							
Centre			32.0	51.1	51.1	320.0	51.1
Centre	Moranbah		48.0	76.7	76.7	480.0	76.7
Low density residential			11.7	30.2	30.2	116.9	30.2
Low density residential	Moranbah		13.5	33.8	33.8	135.3	33.8
Low-medium density residential			23.7	49.8	49.8	236.7	49.8
Emerging Community			13.5	33.8	33.8	135.3	33.8
Rural residential			0.3	0.7	0.7	2.5	0.7
Rural			0.0002	0.0	0.0	0.0	0.0
Township			10.0	26.9	26.9	100.0	26.9
Specialised Centre			45.6	45.6	45.6	456.0	45.6
Non-residential development and mixed development*							
Centre		4		67.1	67.1	500	0
Centre	Moranbah	3		67.1	67.1	500	0
Industry		0.75		40.3	40.3	75	0
Specialised Centre		0.6		13.4	13.4	50	0
Community Facilities		0.4		13.4	13.4	50	0
Special Purpose		0		0	0	0	0
Tourism Area (Minor)		0		0	0	0	0
Environmental Management and Conservation		0		0	0	0	0
Recreation and Open Space		0		0	0	0	0

Table SC3.1.4—Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
Clermont Rural	Single dwelling	94	94	94	94	94	94
	Multiple dwelling	9	9	9	9	9	9
	Other dwelling	10	10	10	10	10	10
	Total	113	113	113	114	113	113
Clermont Town	Single dwelling	811	835	877	919	955	1,116
	Multiple dwelling	77	79	83	87	91	106
	Other dwelling	88	91	95	100	104	121
	Total	976	1,005	1,055	1,106	1,150	1,343
Dysart	Single dwelling	1,424	1,498	1,534	1,569	1,636	2,031
	Multiple dwelling	135	142	146	149	155	193
	Other dwelling	155	163	167	171	178	221
	Total	1,714	1,803	1,847	1,889	1,970	2,444
Glenden	Single dwelling	572	603	615	630	642	720
	Multiple dwelling	54	57	58	60	61	68
	Other dwelling	62	66	67	69	70	78
	Total	689	726	740	759	772	866
Middlemount	Single dwelling	1,027	1,093	1,110	1,126	1,184	1,560
	Multiple dwelling	98	104	105	107	113	148
	Other dwelling	112	119	121	122	129	170
	Total	1,236	1,315	1,336	1,355	1,426	1,878
Moranbah	Single dwelling	3,940	4,119	4,307	4,458	4,486	4,959
	Multiple dwelling	374	391	409	424	426	471
	Other dwelling	429	448	468	485	488	539
	Total	4,743	4,958	5,185	5,367	5,399	5,970
Nebo Rural	Single dwelling	244	288	297	313	362	681

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Multiple dwelling	23	27	28	30	34	65
	Other dwelling	26	31	32	34	39	74
	Total	293	347	358	377	436	819
Nebo Town	Single dwelling	246	291	306	326	372	661
	Multiple dwelling	23	28	29	31	35	63
	Other dwelling	27	32	33	35	40	72
	Total	296	351	368	392	448	795
Inside priority infrastructure area	Single dwelling	8,357	8,820	9,140	9,436	9,732	11,821
	Multiple dwelling	794	838	868	896	924	1,123
	Other dwelling	909	959	994	1,026	1,058	1,286
	Total	10,060	10,618	11,003	11,359	11,715	14,230
Outside priority infrastructure area	Single dwelling	3,586	4,344	4,559	4,904	5,408	13,215
	Multiple dwelling	341	413	433	466	514	1,255
	Other dwelling	390	472	496	533	588	1,437
	Total	4,317	5,229	5,488	5,904	6,510	15,908
Isaac Regional Council	Single dwelling	11,943	13,164	13,699	14,340	15,140	25,036
	Multiple dwelling	1,134	1,250	1,301	1,362	1,438	2,378
	Other dwelling	1,299	1,432	1,490	1,560	1,647	2,723
	Total	14,376	15,846	16,491	17,262	18,225	30,138

Table SC3.1.5—Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m2 GFA)					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
Clermont Rural	Retail	403	402	400	399	395	395
	Commercial	1,085	1,083	1,080	1,076	1,068	1,068
	Industry	5,605	5,597	5,579	5,563	5,524	5,522
	Community Purposes	452	451	450	448	444	444
	Rural and Other Uses	2,778	2,776	2,771	2,767	2,757	2,757
	Total	10,323	10,310	10,279	10,254	10,189	10,186
Clermont Town	Retail	3,474	3,566	3,724	3,877	4,007	4,674
	Commercial	9,326	9,528	9,875	10,213	10,497	11,966
	Industry	48,116	49,080	50,734	52,343	53,696	60,687
	Community Purposes	3,890	3,980	4,136	4,287	4,414	5,071
	Rural and Other Uses	23,682	23,930	24,355	24,768	25,116	26,913
	Total	88,488	90,084	92,824	95,489	97,729	109,310
Dysart	Retail	3,798	4,026	4,120	4,204	4,392	5,675
	Commercial	17,516	18,229	18,520	18,784	19,369	23,370
	Industry	73,064	75,202	76,076	76,867	78,623	90,625
	Community Purposes	4,911	5,177	5,286	5,385	5,603	7,098
	Rural and Other Uses	71,974	73,452	74,056	74,602	75,816	84,112
	Total	171,262	176,086	178,057	179,842	183,802	210,879
Glenden	Retail	1,869	1,980	2,015	2,059	2,086	2,380
	Commercial	5,531	5,751	5,820	5,908	5,961	6,544
	Industry	21,606	22,116	22,277	22,481	22,605	23,959
	Community Purposes	2,057	2,168	2,203	2,248	2,275	2,569
	Rural and Other Uses	30,367	30,966	31,155	31,394	31,540	33,129
	Total	61,431	62,981	63,469	64,089	64,468	68,581
Middlemount	Retail	3,566	3,824	3,869	3,908	4,119	5,647

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m2 GFA)					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Commercial	12,850	13,481	13,593	13,688	14,203	17,942
	Industry	38,331	39,534	39,748	39,930	40,912	48,050
	Community Purposes	3,624	3,861	3,904	3,940	4,133	5,541
	Rural and Other Uses	56,869	58,269	58,519	58,731	59,874	68,185
	Total	115,240	118,969	119,632	120,198	123,241	145,364
	Moranbah	Retail	11,332	11,722	12,110	12,401	12,400
Commercial		43,199	44,335	45,463	46,312	46,308	49,487
Industry		239,119	244,117	249,078	252,812	252,796	266,781
Community Purposes		14,936	15,350	15,762	16,071	16,070	17,229
Rural and Other Uses		95,434	97,482	99,515	101,045	101,039	106,770
Total		404,020	413,007	421,928	428,641	428,613	453,760
Nebo Rural	Retail	559	679	700	738	864	1,715
	Commercial	2,182	2,511	2,567	2,673	3,019	5,360
	Industry	22,273	24,620	25,017	25,773	28,234	44,908
	Community Purposes	1,533	1,816	1,864	1,955	2,252	4,262
	Rural and Other Uses	7,987	8,633	8,742	8,950	9,628	14,216
	Total	34,534	38,259	38,890	40,089	43,995	70,462
Nebo Town	Retail	565	686	722	771	889	1,661
	Commercial	2,202	2,537	2,633	2,768	3,094	5,215
	Industry	22,481	24,862	25,549	26,508	28,834	43,937
	Community Purposes	1,548	1,835	1,918	2,033	2,314	4,134
	Rural and Other Uses	8,061	8,716	8,905	9,169	9,809	13,965
	Total	34,857	38,636	39,726	41,249	44,940	68,912
Inside priority infrastructure area	Retail	25,566	26,886	27,659	28,358	29,152	35,639
	Commercial	93,891	97,454	99,550	101,421	103,519	120,952
	Industry	470,595	485,129	494,058	502,277	511,224	584,470

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m2 GFA)					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Community Purposes	32,951	34,640	35,521	36,366	37,504	46,348
	Rural and Other Uses	297,152	304,225	308,018	311,428	315,579	350,046
	Total	920,155	948,333	964,807	979,851	996,978	1,137,455
Outside priority infrastructure area	Retail	6,836	8,674	9,132	9,908	10,976	30,415
	Commercial	31,919	37,685	39,226	41,714	45,117	104,280
	Industry	270,468	297,791	305,183	316,519	332,249	602,650
	Community Purposes	8,567	10,694	11,300	12,238	13,350	35,836
	Rural and Other Uses	90,849	103,008	106,714	112,289	119,476	242,904
	Total	408,639	457,852	471,555	492,668	521,168	1,016,085
Isaac Regional Council	Retail	32,402	35,560	36,791	38,266	40,128	66,054
	Commercial	125,809	135,139	138,777	143,135	148,636	225,232
	Industry	741,063	782,920	799,241	818,796	843,473	1,187,121
	Community Purposes	41,518	45,334	46,822	48,604	50,854	82,184
	Rural and Other Uses	388,001	407,233	414,732	423,717	435,055	592,950
	Total	1,328,794	1,406,185	1,436,362	1,472,519	1,518,146	2,153,540

Table SC3.1.6—Existing and projected demand for the water supply network

Column 1 Service Catchment*	Column 2 Existing and projected demand (EP)					
	2018	2021	2026	2031	2036	Ultimate development (capacity)
WS01 – Clermont	5,712	5,948	6,225	6,551	6,758	10,129
WS02 – Moranbah	14,705	16,001	16,664	17,319	17,939	32,345
WS03 – Dysart	7,131	7,752	8,042	8,277	8,891	12,744
WS04 – Middelmount	4,454	4,764	4,812	4,857	5,113	7,344
WS05 – Glenden	2,264	2,424	2,481	2,558	2,601	3,695
WS06 – Nebo	757	895	934	991	1,155	2,165
TOTAL	35,023	37,784	39,158	40,554	42,458	68,422

*The service catchments for the water supply network are identified on Local Government Infrastructure Plan Map WS - 001:008 (Plans for trunk infrastructure water supply network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.7—Existing and projected demand for the sewerage network

Column 1 Service Catchment*	Column 2 Existing and projected demand (EP)					
	2018	2021	2026	2031	2036	Ultimate development (capacity)
S01 – Clermont	5,451	5,675	5,939	6,250	6,448	9,653
S02 – Moranbah	14,705	16,001	16,664	17,319	17,939	32,345
S03 – Dysart	7,131	7,752	8,042	8,277	8,891	12,744
S04 – Middelmount	4,454	4,764	4,812	4,857	5,113	7,344
S05 – Glenden	2,264	2,424	2,481	2,558	2,601	3,695
S06 – Nebo	757	895	934	991	1,155	2,165
TOTAL	34,762	37,511	38,873	40,253	42,147	67,946

*Column 1. The service catchments for the sewerage network are identified on Local Government Infrastructure Plan Map SEW - 001:007 (Plans for trunk infrastructure sewerage network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.8—Existing and projected demand for the transport network

Column 1 Service Catchment*	Column 2 Existing and projected demand (trips)					
	2018	2021	2026	2031	2036	Ultimate development (capacity)
TR01 – Clermont	15,183	15,964	16,931	18,074	18,859	29,433
TR02 – Moranbah	54,972	59,891	62,656	65,450	68,179	122,041
TR03 – Dysart	24,155	26,195	27,122	28,023	29,977	42,038
TR04 – Middlemount	16,084	17,312	17,592	17,812	19,023	27,833
TR05 – Glenden	8,476	9,102	9,380	9,738	9,949	14,248
TR06 – Nebo	2,728	3,235	3,395	3,627	4,260	8,021
TR07 – St Lawrence	776	776	776	776	776	3,310
TR08 – Rest of LGA	80,914	93,541	96,972	102,459	108,982	184,128
TOTAL	203,288	226,016	234,824	245,960	260,005	431,053

*Column 1. The service catchments for the transport network are identified on Local Government Infrastructure Plan Map TR - 001:016 (Plans for trunk infrastructure transport network) in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.9—Existing and projected demand for the parks and land for community facilities network

Column 1 Service Catchment*	Column 2 Existing and projected demand (persons)					
	2018	2021	2026	2031	2036	Ultimate development (capacity)
PPCL01 – Clermont	2,829	2,938	3,083	3,247	3,370	4,960
PPCL02 – Moranbah	13,073	14,177	14,781	15,336	15,943	28,431
PPCL03 – Dysart	5,382	5,728	5,836	5,956	6,211	8,037
PPCL04 – Middlemount	3,763	3,954	3,988	4,016	4,182	5,371
PPCL05 – Glenden	1,782	1,878	1,915	1,961	1,993	2,636
PPCL06 – Nebo	747	883	923	979	1113	1,945
PPCL07 – St Lawrence	160	160	160	160	160	838
PPCL08 – Rest of LGA	9,088	10,816	11,255	11,977	12,789	22,878
TOTAL	36,825	40,532	41,941	43,631	45,760	75,096

*Column 1. The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map PPLC - 001:011 (Plans for trunk infrastructure parks and land for community facilities network) in Schedule 3 (local government infrastructure mapping and tables).

SC3.2 Schedules of works

Table SC3.2.1—Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
BRF01	Nebo - Bore Field	2019	\$559,680
BRF02	Nebo - Bore Field Upgrade	2020	\$192,082
BRF03	Nebo - Bore Field Upgrade	2020	\$192,082
BRF04	Nebo - Bore Field Upgrade	2020	\$192,082
PSF01	Nebo - Pump Station	2020	\$0
RESF01	Nebo - 2ML Reservoir	2020	\$0
RESF05	Theresa Creek Dam - Generator Upgrade	2022	\$0
WTPF01	Clermont - Generator Upgrade	2019	\$173,350
WTPF02	Nebo - New WTP	2019	\$3,968,900
WTPF03	Moranbah - Generator Upgrade	2020	\$557,891
WTPF09	Middlemount - Generator Upgrade	2022	\$0
RWMF01	Raw Water Main (200mm)	2020	\$1,754,323
RWMF02	Raw Water Main (150mm)	2020	\$292,060
WMF39	Water Main (300mm)	2020	\$1,395,474
WMF40	Water Main (200mm)	2020	\$180,412
WMF41	Water Main (300mm)	2020	\$192,949
WMF42	Water Main (200mm)	2020	\$96,297
WMF43	Water Main (200mm)	2020	\$105,694
TOTAL			\$9,853,277

*Column 4. The establishment cost is expressed in current cost terms as at the base date

Table SC3.2.2—Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
PSF01	Dysart PS - New	2029	\$694,837
PSF03	Clermont PS - Wet Well Storage Upgrade	2020	\$391,301
PSF05	Clermont PS - Upgrade backup power	2022	\$110,108
PSF06	Middlemount PS - Upgrade backup power	2022	\$110,108
PSF07	Moranbah PS2 - Upgrade backup power	2022	\$110,108
PSF08	Moranbah PS15 - Upgrade backup power	2022	\$110,108
WWTPF01	Clermont STP - Emergency Generator/Telemetry Upgrades	2019	\$128,235
WWTPF03	Dysart STP - Sludge Drying Beds	2019	\$821,729
WWTPF04	Middlemount STP - Sludge Drying Beds	2019	\$693,161
WWTPF05	Middlemount STP - Emergency Generator/Telemetry Upgrades	2020	\$128,235
WWTPF06	Dysart STP - Emergency Generator/Telemetry Upgrades	2020	\$128,235
WWTPF07	Glenden STP - Emergency Generator/Telemetry Upgrades	2020	\$128,235
WWTPF08	Glenden STP - Inlet Screen	2019	\$391,301
WWTPF09	Nebo STP - Recycled Water Plant and Irrigation	2021	\$251,550
WWTPF10	Nebo STP - Upgrade	2019	\$608,049
WWTPF11	Clermont STP - Effluent Polishing Plant and Pipelines	2020	\$503,100

WWTPF12	Dysart STP - Effluent Polishing Plant	2019	\$535,812
WWTPF13	Middlemount STP - Effluent Polishing Plant	2019	\$549,927
WWTPF14	Clermont STP - Inlet Screen	2020	\$894,401
EMF01	Effluent Main (300mm)	2019	\$150,644
EMF02	Effluent Main (300mm)	2019	\$392,412
EMF04	Effluent Main (225mm)	2019	\$114,727
EMF13	Effluent Main (200mm)	2019	\$46,658
EMF14	Effluent Main (200mm)	2019	\$127,233
EMF16	Effluent Main (125mm)	2019	\$287,184
EMF17	Effluent Main (200mm)	2019	\$55,909
EMF18	Effluent Main (125mm)	2019	\$160,451
EMF19	Effluent Main (200mm)	2019	\$410,330
GMF14	Gravity Main (300mm)	2029	\$66,097
GMF15	Gravity Main (375mm)	2029	\$456,398
RMF01	Rising Main (300mm)	2029	\$1,389,259
TOTAL			\$10,945,841

*Column 4. The establishment cost is expressed in current cost terms as at the base date

Table SC3.2.3—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
INTF_010	Definition Works - Dysart-Saraji and Dysart-Clermont Rds	2021	\$54,662
INTF_022	Definition Works - Moranbah Access Rd and Cunningham Way	2031	\$54,662
INTF_001	Definition Works - Goonyella Rd and Curtin St	2031	\$54,662
INTF_002	Definition Works - Goonyella Rd and Mills Ave	2031	\$54,662
INTF_016	Definition Works - Waverley St and Trimmer St	2031	\$54,662
INTF_015	Definition Works - Peak Downs Hwy and Bowen St	2026	\$54,662
INTF_018	Definition Works - Mills Ave and Bacon St	2025	\$54,662
INTF_019	Definition Works - Mills Ave and Bacon Ln	2023	\$54,662
INTF_020	Definition Works - Mills Ave and Griffin St	2029	\$54,662
INTF_021	Definition Works - Mills Ave and Appleton St	2031	\$54,662
INTF_024	Safety Works - Dysart Middlemount Rd and Queen Elizabeth Dr	2020	\$0 (subsidy available)
INTF_025	Safety Works - Queen Elizabeth Dr and Caswell St	2020	\$0 (subsidy available)
INTF_026	Safety Works - Queen Elizabeth Dr and Beardmore Cres	2020	\$0 (subsidy available)
INTF_027	Safety Works - Queen Elizabeth Dr	2020	\$0 (subsidy available)
INTF_029	Safety Works - Queen Elizabeth Dr	2020	\$0 (subsidy available)
INTF_030	Safety Works - Queen Elizabeth Dr	2020	\$0 (subsidy available)
INTF_031	Safety Works - Copperfield Rd, Jellicoe St and Francis St	2020	\$0 (subsidy available)
INTF_032	Safety Works - Jellicoe St and Tropic St	2020	\$0 (subsidy available)
INTF_033	Safety Works - Tropic St and Herschel St	2020	\$0 (subsidy available)
INTF_034	Safety Works - Capricorn St and Herschel St	2020	\$0 (subsidy available)
INTF_035	Safety Works - Tropic St and Box St	2020	\$0 (subsidy available)
INTF_036	Safety Works - Capricorn St and Box St	2020	\$0 (subsidy available)
INTF_037	Safety Works - Capricorn St and Lime St	2020	\$0 (subsidy available)
INTF_038	Safety Works - Belyando Ave and Griffin St	2020	\$0 (subsidy available)

INTF_039	Safety Works - Clements St and McCool St	2020	\$0 (subsidy available)
STF_001	Moranbah Access Road	2026	\$22,565,233
STF_002	Rural Major Collector - Peakvale Rd (ch 50.41)	2021	\$17,517
STF_003	Rural Major Collector - Peakvale Rd (ch 40.38)	2021	\$17,517
STF_004	Rural Major Collector - Peakvale Rd (ch 39.54)	2021	\$17,517
STF_005	Rural Major Collector - Peakvale Rd (ch 37.80)	2021	\$17,517
STF_006	Rural Major Collector - Peakvale Rd (ch 27.81)	2021	\$17,517
STF_007	Rural Major Collector - Peakvale Rd (ch 21.61)	2021	\$17,517
STF_008	Rural Major Collector - Peakvale Rd (ch 8.30)	2021	\$17,517
STF_009	Rural Sub Arterial - Booroondarra Capella Road (ch 19.25)	2021	\$17,517
STF_010	Rural Sub Arterial - Booroondarra Capella Road (ch 20.27)	2021	\$17,517
STF_011	Rural Sub Arterial - Booroondarra Capella Road (ch 21.47)	2021	\$17,517
STF_012	Rural Sub Arterial - Booroondarra Capella Road (ch 22.68)	2021	\$17,517
STF_013	Rural Sub Arterial - Booroondarra Capella Road (ch 23.94)	2021	\$17,517
STF_014	Rural Sub Arterial - Booroondarra Capella Road (ch 24.90)	2021	\$17,517
STF_015	Rural Major Collector - Turrawulla Road (ch 50.42)	2021	\$17,517
STF_016	Rural Sub Arterial - Saraji Road	2021	\$98,195
STF_017	Rural Major Collector - Golden Mile Road	2021	\$106,544
STF_018	Rural Major Collector - Golden Mile Road	2021	\$106,544
TRF_022	Urban Sub Arterial - Moranbah Access Road	2031	\$2,949,640
TRF_023	Urban Sub Arterial - Goonyella Road	2031	\$5,595,462
TRF_033	Urban Major Collector - Jeffrey Street	2031	\$5,431,552
TRF_034	Urban Major Collector - Water Street	2021	\$512,416
TRF_036	Urban Major Collector - McDonald Flat Road	2031	\$3,882,647
TRF_037	Rural Major Collector - Valkyrie Road	2021	\$2,600,826
TRF_038	Urban Major Collector - Bacon Street	2021	\$82,455
PWF01	Cycleway - Capricorn Street	2021	\$164,253
PWF02	Cycleway - Capricorn Street	2021	\$41,156
PWF03	Cycleway - Moranbah Access Road	2021	\$274,410
TOTAL			\$45,203,197

*Column 4. The establishment cost is expressed in current cost terms as at the base date

Table SC3.2.4—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost*
PF01	Future Park (Local Recreation)	2031	\$500,939
PF18	Skate Park/Ted Rolfe Oval (Local Recreation)	2020	\$151,827
PF19	Clairview Park (District Recreation)	2020	\$16,609
PF20	Carmila Sports Grounds (Sports Park)	2020	\$70,147
TOTAL			\$739,521

*Column 4. The establishment cost is expressed in current cost terms as at the base date

SC3.3 Local government infrastructure plan maps

Table SC3.3.1—Map index

Map number	Map title	Gazettal date
PIA (001-009)	Priority Infrastructure Area	1 April 2021
WS (001-008)	Plans for trunk infrastructure water supply network	1 April 2021
SEW (001:007)	Plans for trunk infrastructure sewerage network	1 April 2021
TR (001:016)	Plans for trunk infrastructure transport network	1 April 2021
PPCL (001:011)	Plans for trunk infrastructure parks and land for community facilities network	1 April 2021

Local Government Infrastructure Plan Map LGIP Priority infrastructure area PIA - 001:009

Local Government Infrastructure Plan Map LGIP Plans for trunk infrastructure water supply network WS - 001:008

Local Government Infrastructure Plan Map LGIP Plans for trunk infrastructure sewerage network SEW - 001:007

Local Government Infrastructure Plan Map LGIP Plans for trunk infrastructure transport network TR - 001:016

Local Government Infrastructure Plan Map LGIP Plans for trunk infrastructure parks and land for community facilities network PPCL - 001:011

Schedule 4 Planning scheme policies

SC4.1 Planning scheme policy index

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

Table SC4.1.1—Planning scheme policy index

Planning scheme policy for Development works
Planning scheme policy for Hazards

SC4.2 Development works

SC4.2.1 Purpose

The policy provides supporting requirements to assist in achieving acceptable outcomes within the Isaac Regional Planning scheme and is read in conjunction with the planning scheme.

The purpose of the planning scheme policy is to provide guidance to applicants on the required relevant engineering and development design standard documents and references that are to be utilised for development.

This policy assists in achieving the objectives of the Development works code. This planning scheme policy applies to assessable development which requires assessment against the Development Works Code.

SC4.2.2 Terminology

Terms used in the planning scheme policy are defined in Schedule 1—Definitions.

SC4.2.3 Documents included in this policy

1. The [Capricorn Municipal Development Guidelines](#) (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications as they relate to Isaac Regional Council).
2. All Australian Standards relevant to engineering matters including, but not limited to,
 - construction;
 - quality, inspection and testing of materials;
 - car parking (AS2890);
 - access requirements (AS1428);
 - stormwater management and control (AS3500).
3. All relevant Austroads documentation relating to design, construction and maintenance of road related infrastructure.
4. Infrastructure related documentation published by Queensland Department of Transport & Main Roads where relevant to areas of road related infrastructure not contained or otherwise specified in CMDG or Council Policy documents.
5. Current version of the Building Code of Australia.
6. Current version of the Sewerage Code of Australia WSA-02.
7. Current version of the Water Supply Code of Australia WSA-03.

SC4.3 Hazards planning scheme policy

The planning scheme policies are made under Chapter 2, Part 3 of the Planning Act 2016. Terms used in the planning scheme policy are defined in Schedule 1—Definitions. The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC4.3.1—Planning scheme policy index

Number	Planning scheme policy title
1.1	Acid sulfate soils planning scheme policy
1.2	Bushfire hazard planning scheme policy
1.3	Coastal hazard planning scheme policy
1.4	Dust planning scheme policy
1.5	Flood hazard planning scheme policy
1.6	Landslide hazard planning scheme policy

SC4.3.1 Acid sulfate soils planning scheme policy

SC4.3.1.1 Purpose

This purpose of the planning scheme policy is to:

- (1) provide guidance in achieving the outcomes of the Acid sulfate soils overlay code; and
- (2) provide information and guidance relating to the preparation of an acid sulfate soil investigation report and management plan.

SC4.3.1.2 Application

This planning scheme policy applies to development which requires assessment against the Acid sulfate soils overlay code.

SC4.3.1.3 Planning scheme policy details

An acid sulfate soil is the common name given to soils containing iron sulphides. Disturbing acid sulfate soils can therefore result in soil and groundwater becoming acidic which is harmful to the natural environment.

Acid sulfate soils to which the Acid sulfate soils overlay code and this planning scheme policy apply, are identified on the Acid sulphate soils overlay map OM1.

SC4.3.1.4 Preparing an acid sulfate soil investigation report

- (1) An acid sulfate soil investigation is to be undertaken:
 - (a) in accordance with the ***Queensland Acid Sulfate Soil Technical Manual – Sampling Guidelines and the Queensland Acid Sulfate Soil Technical Manual –Laboratory Methods Guidelines***; and
 - (b) by an appropriately qualified and experienced person.
- (2) An acid sulfate soil investigation report is to:
 - (a) describe the methodology and findings of an acid sulfate soil investigation to determine the severity of risk of exposure on a site;
 - (b) evaluate potential environmental harm that may result from development involving disturbance to acid sulfate soils; and
 - (c) recommend management measures to mitigate the impact or risk of acid sulfate soil exposure on the natural environment.
- (3) If the acid sulfate soil investigation identifies that acid sulfate soils will be disturbed by the development, an acid sulfate soil management plan will be required.

SC4.3.1.5 Preparing a management plan

- (1) An acid sulfate soil management plan is to outline the ongoing management and monitoring of impacts of acid sulfate soil throughout the construction and operation of the project.
- (2) An acid sulfate soil management plan must address the following:
 - (a) the distribution of acid sulfate soils across the development site indicating the depth of potential and actual disturbance;
 - (b) extent of acid sulfate soil disturbance, including volumes of soil to be disturbed and groundwater levels;
 - (c) details of on-site and off-site impacts of acid sulfate soil disturbance and exposure;
 - (d) details of on-site or off-site mitigation strategies that will be used to avoid, treat or manage disturbance to acid sulfate soils as a result of the development;
 - (e) details of the management of the height of the groundwater table on-site and off-site both during and after construction;
 - (f) details of on-site management and treatment of potentially contaminated stormwater run-off, including proposed groundwater management;
 - (g) identification of soil and water monitoring methods to be undertaken during and after treatment, including verification testing of soils;
 - (h) details of handling and storage of neutralising agents; and
 - (i) description of contingency measures to be implemented on and off the site if the management procedures prove to be unsuccessful and acid is generated.

SC4.3.2 Bushfire hazard planning scheme policy

SC4.3.2.1 Purpose

The purpose of the planning scheme policy is to:

- (1) provide guidance in achieving the outcomes of the Bushfire hazard overlay code; and
- (2) provide information and guidance relating to the preparation of a bushfire hazard assessment and bushfire management plan.

SC4.3.2.2 Application

This planning scheme policy applies to development which requires assessment against the Bushfire hazard overlay code.

SC4.3.2.3 Planning scheme policy details

[Bushfire hazard](#) areas (BHAs) are those areas that have been identified as being subject to potential [bushfire hazard](#). A detailed [site](#)-specific assessment is required to verify the potential level of [bushfire hazard](#) on a subject [site](#).

BHAs to which the Bushfire hazard overlay code and this planning scheme policy apply, are identified on the Bushfire hazard overlay map OM4.

SC4.3.2.4 Preparing a bushfire hazard assessment

- (1) A bushfire hazard assessment is to be undertaken:
 - (a) in accordance with the *Australian Standard AS3959 - 2009: Construction of buildings in bushfire prone areas* **and the** State Planning Policy and any supporting guidelines; and
 - (b) by an appropriately qualified and experienced person.
- (2) A bushfire hazard assessment is to:
 - (a) identify the name and qualifications or experience of the person(s) preparing the assessment;
 - (b) describe the development in relation to the location and extent of the bushfire hazard in relation to any storage of dangerous or hazardous goods on-site;
 - (c) details of existing vegetation, including slope and aspect characteristics of the site;
 - (d) details of climatic conditions that influence bushfire patterns and intensity; and
 - (e) details of existing bushfire records and local knowledge.

SC4.3.2.5 Preparing a bushfire management plan

A bushfire management plan must include the following:

- (1) identification of proposed mitigation measures to reduce the risk of bushfire hazard;
- (2) identification of the key factors such as vegetation type, slope and aspect that may limit mitigation options, location of evacuation routes and/or safety zones;
- (3) an assessment of the specific risk factors associated with the proposed development, including the nature of activities associated with the use, numbers and types of persons likely to be present, particular warning and/or evacuation requirements; and
- (4) a plan for mitigating the bushfire risk, including:
 - (a) proposed development site layout, indicating access and boundaries;
 - (b) building locations or building envelopes;
 - (c) firebreaks and buffers;
 - (d) landscaping treatments;
 - (e) warning and evacuation procedures and routes;
 - (f) firefighting requirements including infrastructure;
 - (g) any other specific measures such as external sprinkler systems and alarms;
 - (h) purchaser/resident education and awareness programs;
 - (i) ongoing maintenance and response awareness programs; and
 - (j) a description of the control measures.

SC4.3.3 Coastal hazard planning scheme policy

SC4.3.3.1 Purpose

This purpose of the planning scheme policy is to:

- (1) provide guidance in achieving the outcomes of the Coastal hazard overlay code; and
- (2) provide information and guidance relating to the preparation of a coastal hazard assessment report and management plan.

SC4.3.3.2 Application

This planning scheme policy applies to development which requires assessment against the Coastal hazard overlay code.

SC4.3.3.3 Planning scheme policy details

[Coastal hazard](#) areas are areas that are subject to potential storm-tide inundation or coastal erosion processes.

The coastal hazard areas to which the Coastal hazard overlay code and this planning scheme policy apply, are identified on the Coastal hazard overlay map OM5.

Applicants are recommended to refer to the Isaac Coastal Hazard Study (2019) for further information regarding coastal hazards in the communities of Clairview, Carmila Beach, Greenhill and St Lawrence.

SC4.3.3.4 Preparing a coastal hazard assessment and management plan

- (1) A coastal hazard assessment is to be undertaken:
 - (a) in accordance with the *AS/NZS ISO 31000: 2009 Risk management—Principles and guidelines* **and the** State Planning Policy and any supporting guidelines; and
 - (b) by a Registered Professional Engineer Queensland or equivalent with experience in coastal hazard management.
- (2) A coastal hazard assessment report and management plan is to:
 - (a) describe the impacts of coastal hazard on the site, including:
 - (i) the extent of inundation;
 - (ii) flow velocities and depths of inundation;
 - (iii) hydrostatic and hydrodynamic forces on a structure and a building;
 - (iv) debris impacts;
 - (v) proximity to coastal waters and associated wave actions;
 - (vi) erosion and associated scour;
 - (vii) distance to land unaffected by flooding; and
 - (viii) duration of flooding.

- (b) describe any residual risks likely to be experienced on site or created by the development external to the site; and
- (c) describe proposed mitigation measures which present a site-specific response to manage the developments exposure to coastal hazard.

SC4.3.4 Potential hazardous dust planning scheme policy

SC4.3.4.1 Purpose

The purpose of the planning scheme policy is to:

- (1) provide guidance in achieving the outcomes of the Rural zone code; and
- (2) provide information and guidance relating to the preparation of a dust hazard assessment.

SC4.3.4.2 Application

This planning scheme policy applies to development which requires assessment against the Rural zone code.

SC4.3.4.3 Planning scheme policy details

A dust hazard assessment aims to identify risks to future residents from hazardous dust levels. Hazardous dust levels are defined as the dust concentrations that exceed the Fifth Highest 24-hour Average Ground-Level Concentration of PM10 (greater than 50µg/m³²⁷), including background levels of dust. Hazardous dust levels, created as a result of resource extraction activities associated with mining and quarrying, can become an issue when located within proximity to sensitive uses.

The hazardous dust levels to which the Rural zone code and this planning scheme policy apply, are identified on the Potential hazardous dust level overlay map OM10.

SC4.3.4.4 Preparing a dust hazard assessment

- (1) The dust hazard assessment is to:
 - (a) identify the author of the report and the company preparing the report;
 - (b) describe the function and location of the hazardous dust source (i.e. existing or approved rural, open cut coal mining and extractive industry activities etc.) which may result in an adverse impact on amenity, health or safety of a sensitive use;
 - (c) include a site and locality plan to scale showing the hazardous dust sources, site boundary and most-exposed sensitive uses;
 - (d) describe the impact of hazardous dust emissions on the development;
 - (e) describe the land use activities and uses which separate the sensitive use within the Potential hazardous dust level overlay map from the source of potential hazard dust;
 - (f) describe the hazardous dust emission prevention, control and mitigation measures and management plan for minimising risk of dust hazard; and
 - (g) a description of the uncertainties and assumptions associated with the dust hazard assessment and management plan.

²⁷ µg/m³: the concentration of pollutant in micrograms per cubic metre, referenced to 0°C and 1 atmosphere pressure

SC4.3.5 Flood planning scheme policy

SC4.3.5.1 Purpose

The purpose of the planning scheme policy is to:

- (1) provide guidance in achieving the outcomes of the Flood hazard overlay code; and
- (2) provide information and guidance relating to the preparation of a flood hazard assessment report.

SC4.3.5.2 Application

This planning scheme policy applies to development which requires assessment against the Flood hazard overlay code.

SC4.3.5.3 Planning scheme policy details

The flood hazard areas to which the Flood hazard overlay code and this planning scheme policy apply, are identified on the Flood hazard overlay map OM8.

Flooding risk must have regard to flow depth and velocity, rate of flood level rise and the duration of the inundation.

SC4.3.5.4 Preparing a flood hazard assessment

- (1) A flood hazard assessment is to be undertaken:
 - (a) in accordance with the *AS/NZS ISO 31000: 2009 Risk management—Principles and guidelines* **and the** State Planning Policy and supporting guidelines; and
 - (b) by a Registered Professional Engineer Queensland or equivalent with experience in flood management.
- (2) A flood risk assessment is to:
 - (a) identify an assessment of the specific risk factors associated with the proposed development, including the numbers and types of persons likely to be present;
 - (b) analysis of flood velocity, depth and hydraulic hazard which may affect the proposed development during a flood event; and
 - (c) details of the location and extend of the flood hazard in relation to any storage of dangerous or hazardous goods on-site.
 - (d) identify the location of buildings, waterway corridors and relevant flood hydraulic hazard areas on-site;
 - (e) identify the location and details of underground stormwater infrastructure, open drainage channels or overland flow paths;
 - (f) provide a catchment plan detailing internal and external drainage catchments;
 - (g) detail the flood modelling used as a basis for the flood study to compare existing and proposed flood inundation extents as a result of development;
 - (h) identify earthwork plans for any flow path modifications proposed by the development; and
 - (i) location of waterway corridors and relevant flood hydraulic hazard areas.

SC4.3.5.5 Preparing a flood emergency management plan

- (1) A flood emergency management plan is a strategy to mitigate the residual risk from flooding and may be required to be included as part of a detailed flood hazard assessment.
- (2) The flood emergency management plan is to:
 - (a) describe the nature, size, characteristics and built form of the development, including identification of the asset or use life;
 - (b) provide a plan of the proposed development indicating evacuation routes and assembly areas (where relevant);
 - (c) identify triggers where the evacuation plans and other emergency flood management measures are to be implemented;
 - (d) detail relevant emergency signage to be incorporated in the building design;
 - (e) detail any procedures required to manage evacuation;
 - (f) identify contact numbers of relevant local emergency services; and

- (g) provide a quantitative assessment of risk and risk-reduction factors of the relevant flood hazard.

SC4.3.6 Landslide hazard planning scheme policy

SC4.3.6.1 Purpose

The purpose of the planning scheme policy is to:

- (1) provide guidance in achieving the outcomes of the Rural zone code; and
- (2) provide information and guidance relating to the preparation of a site-based assessment and landslide risk management plan.

SC4.3.6.2 Application

This planning scheme policy applies to development which requires assessment against the Rural zone code.

SC4.3.6.3 Planning scheme policy details

A site based assessment and landslide risk management plan aims to assess and appropriately mitigate any vulnerability to landslip, erosion and land degradation associated with a development to appropriately protect people and property from this hazard.

The landslide hazard areas to which the Rural zone code and this planning scheme policy apply, are identified as land with a slope greater than 15%.

SC4.3.6.4 Preparing a site based assessment and landslide risk management plan

- (1) A geotechnical assessment is to be undertaken:
 - (a) in accordance with the *Landslide Risk Management Guidelines in Australian Geomechanics, Volume 42, No. 1 March 2007* **and the** State Planning Policy and any supporting guidelines; and
 - (b) by a Registered Professional Engineer Queensland or equivalent who practices in the field of geotechnical engineering or has experience in landslide mitigation.
- (2) The site based assessment and landslide risk management plan is to:
 - (a) detail the proposed development and site conditions, including surface and sub-surface materials, slope and natural features;
 - (b) detail the history of slope instability, including the occurrence of previous landslips on the site or adjoining land;
 - (c) details of groundwater and surface drainage patterns on-site and off-site;
 - (d) provide a geotechnical assessment of the development on land stability;
 - (e) identify impact of landslides on or near the site affecting the proposed development and the calculated risk to life and property; and
 - (f) outline mitigation strategies or measures required to avoid or minimise risks of instability on the site and nearby the site.

Schedule 5 Local cultural heritage citations

PLACE NAME

PEAK DOWNS SMELTER REMAINS AND CHIMNEY

IMAGE



LOCAL HERITAGE REGISTER ID

OTHER NAMES	Copperfield Chimney
ADDRESS / LOCATION	532 Rubyvale Road, Clermont Formerly Christoe Street, Copperfield
LOT/PLAN	Lot 1 on RP619634
GPS COORDINATE	147.5991 E, 22.8636 S
PLACE TYPE	Smelter
PLACE COMPONENTS	Chimney Stack Brick Ovens
YEAR CONSTRUCTED / PERIOD	Construction – c.1862 – c.1871 Period – intermittent use to c.1917
THEMES	2 Exploiting, utilising and transforming the land 2.2 exploiting natural resources
OTHER LISTINGS	Nil

HISTORICAL CONTEXT

An outcrop of copper was discovered four miles southwest of the town of Clermont in 1861. The Peak Downs Copper Mining Company was soon formed to work the deposit. The Company was formed in Sydney by Thomas Sutcliffe Mort in December 1862. The new Peak Downs Mine was the first copper mining operation in Queensland. The mine initially yielded rich ores during its first 3 years of workings (40% assay) though distance from a smelter proved a limiting factor to its success. Smelters had to be erected and machinery was sourced from Britain.

By December 1864 the first shipment of refined copper had left the new Peak Downs Smelters for Broadsound. The rise of the Peak Downs Copper Mining Company between 1863 and 1877 was primarily due to its easy access to the rich secondary ores that extended from the identified copper outcrop. Higher grade ore was not smelted at the local smelters, instead, it was

transported by bullock wagon to the coastal town of St Lawrence where it was shipped to Swansea, Wales for smelting.

Smelter hands were acquired for the Peak Downs Smelter from South Australia in 1865, and then in 1868 the Company brought in a further 100 experienced Welsh miners from South Australia to help boost output. A further 200 miners along with their families were also brought out from Cornwall, England in 1872-1873.

Copper price rises in the late 1860s and also as a result of the Franco-Prussian War of 1870/71 saw prices rise to approximately £100 per ton. This enabled financing of new plant and equipment and a proliferation of chimneys at the smelter. When the war ended in May 1871 copper prices dropped by more than half as demand fell. Company share prices plummeted and the mine closed. The Company's dire financial situation was further exacerbated by the fact costly new equipment had just been installed and their smelting costs were high and isolation from the nearest port was still disadvantageous to success.

In 1877 the Company was sold for £3,000. However falling copper prices meant that the newly formed partnership fared little better and in 1887 the Company again changed hands for approximately half of what had been paid for it in 1877. The Company was purchased by local residents, John Burn, Howard Smith, Robert Lea and AB McDonald.

In 1898 the Peak Downs Options Company re-opened the mine due to the prospect of greater demand for copper following the introduction of electrical appliances. However, the Copperfield mine finally closed nine years later in 1907. Attempts were again made 1916/17 to restart smelting (by working existing slag heaps) and possibly reopening the mine. However, while some smelting occurred the mine did not reopen. By 1950 the only remaining structure at the smelter site was the brick chimney stack.

The land on which the chimney and roasting ovens are located was donated to the then Belyando Shire Council by Charles and Isobel Tindale. The Council has fenced the area, installed signage and undertaken restoration works to the chimney under a Bicentennial Heritage Grant. The area was officially opened on 22 October 1988.

PHYSICAL DESCRIPTION

The chimney is located within a fenced off portion of land in the trusteeship of the Isaac Regional Council. The fenced area contains a brick chimney and the remains of brick roasting ovens associated with the former Peak Downs Smelter. Access to the site is via Christoe Street to the east of the chimney stack.

The chimney stack is approximately 33.5 metres in height. Each side of the chimney square base is approximately two metres long. The squared base rises to about 2 m where there is a section of four stepped bands of bricks. The south face of the base has an arched opening facing the roasting ovens to which has been added a metal safety grill to prevent access into the base of the stack. The other faces of the stack base are partially buried by soil and therefore are partially obscured from view. Above the base the chimney tapers uniformly and is finished at the top with simple brick edging.

The condition of the chimney stack is considered poor – fair with visible evidence of weathering and salt damage to brickwork at the base of the chimney. Mortar is badly deteriorated across much of the visible areas of the structure. The application of cement render to the chimney base is likely to be causing problems with moisture. Many bricks have completely deteriorated which has left large gaps in the brickwork.

The remains of the smelter include the ruins of brick roasting ovens which are immediately adjacent to the chimney. Individual oven foundations are identifiable by remnants of dividing brick walls along the bricked embankment.

INTEGRITY AND CONDITION

Integrity – Fair. Condition – Poor to Fair.

SIGNIFICANCE

<p>The place is important in demonstrating the evolution or pattern of the Isaac region's history.</p>	<p>The Peak Downs Smelter Remains and Chimney are important in demonstrating the pattern of development of mining in the local area, region and Queensland. The historically associated Peak Downs Mine was the first copper mine in Queensland, and the Peak Downs Smelter, constructed shortly after the commencement of mining, was the earliest copper smelting operation in Queensland.</p>
<p>B. the place demonstrates rare, uncommon or endangered aspects of Isaac region's cultural heritage</p>	<p>The Peak Downs Smelter Remains and Chimney are rare surviving elements within the local area, region and Queensland, being evidence of the first copper smelting operation.</p>
<p>C. The place has potential to yield important information about a particular class of cultural place</p>	<p>The Peak Downs Smelter Remains and Chimney has the potential to reveal information that could contribute to our understanding of copper mining and smelting in the local area, region and across Queensland, particularly the nature of mining and smelting technology utilised during this early period of Queensland's copper mining history.</p>
<p>D. The place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>Not applicable.</p>
<p>E. The place is important because of its aesthetic significance to the local area.</p>	<p>The Peak Downs Smelter Remains and Chimney is a local and regional landmark. The chimney has landmark and evocative qualities due to its prominent positioning in such a remote area.</p>
<p>F. The place is important in demonstrating a high degree of creative or technical achievement at a particular period in the local region.</p>	<p>Not applicable.</p>
<p>G. The place has a strong or special association with a particular local community or cultural group for social, cultural or spiritual reasons.</p>	<p>The Peak Downs Smelter Remains and Chimney are important to the local community as a landmark, demonstrated through the chimney stack featuring regularly in promotional materials associated with tourism to this part of the Isaac Regional Council area.</p>

H. the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

Not applicable.

IMAGES



Base of the brick chimney stack showing safety mesh grill and current condition.



Smelter oven remains consisting of bricked embankment and foundation walls.

REFERENCES

Kerr, R., 1992, Peak Downs Smelter Remains and Chimney, in *Queensland Historical Mining Sites Study, Vol. 2*. Unpublished report to Department of Environment and Heritage.

State of Queensland, 2018, *Clermont and Copperfield*, <http://queenslandplaces.com.au/clermont-and-copperfield>

O'Donnell, D., 1989, *A history of Clermont and district, Clermont*, Belyando Shire Council.

PLACE NAME **COPPERFIELD STORE****IMAGE****LOCAL HERITAGE REGISTER ID**

OTHER NAMES	Nil
ADDRESS / LOCATION	481-483 Rubyvale Road, Clermont formerly Christoe Street, Copperfield
LOT/PLAN	Lot 10 on RP601073
GPS COORDINATE	147.60448 E, 22.85986 S
PLACE TYPE	Store
PLACE COMPONENTS	Store building Interior movable items
YEAR CONSTRUCTED / PERIOD	c.1927, closed in 1975
THEMES	3 Developing secondary and tertiary industries 3.5 struggling with remoteness, hardship and failure 3.8 marketing, retailing and service industries 5. Moving goods, people and information 5.8 postal services 6. Building settlements, towns, cities and dwellings 6.1 establishing settlements
OTHER LISTINGS	Nil

HISTORICAL CONTEXT

The township of Copperfield was formed after the establishment of the Peak Downs Copper Mining Company and the commencement of mining works in the region in 1863. Town arrangements were being made in 1864 though the township itself was not surveyed until 1867 (Surveyor TH Fitzgerald). The first land sales occurred in 1868 and a school was opened by April 1868.

During the early 1870s Copperfield was a thriving community. In 1874 the Municipality of Copperfield was declared and this covered 14,900 acres and a population of nearly 1500 people, 50 kilometres of roads, and 370 dwellings. Commercial buildings in the town included two banks, a baker, three butchers, three blacksmiths, six stores, a saddler, a newspaper, two

auctioneers, a cordial maker and six hotels. By 1872 the Department of Public Works called tenders for a court house to be built in Copperfield.

The mid-1870s brought a decline in copper mining and population decline to 900 persons in 1879. By the end of the 1870s the Copperfield Municipal Council had folded. By 1880, due to the mine ceasing to work and many of the reefs being abandoned, Copperfield's population had fallen to approximately 150 persons. This continued throughout the 1880s, with 359 persons recorded there in 1886. Only 85 persons were recorded in the town in 1892. The Peak Downs Copper Mine on which the town largely depended was finally closed in 1907.

Though the mine store in Copperfield continued to support the community. In 1927, the current store building was constructed on the site of an original store site which had first opened in 1860. This new store was constructed with a residence located to the rear of the building. It was owned and operated by Lilian Mabel Duncan.

The store was used by people travelling to other parts of the region, including Clermont, with orders placed and collected enroute. If the store was closed groceries were placed by Ms Duncan into a cupboard built into the front wall of the store building. The store had other purposes, including acting as a post office, with stamps available and mail was sent and collected from the building.

The store continued to operate until it closed in August 1975. It was donated to the then Belyando Shire Council. Restoration and reconstruction works took place in 1992 however that works also included demolition of the rear residence. The former store building was also opened as a museum in May 1993. Restoration works on the structure undertaken by the Clermont Museum Members and Western Outreach Camp were completed by August 1993.

PHYSICAL DESCRIPTION

The Copperfield Store is located along Rubyvale Road (Christoe Street) within the former township of Copperfield. It is located within a cleared area that is partially fenced with a low timber post and rail fence. The site includes the store building (main structure, awning at front and verandah to the rear, and a concrete ramp and apron to rear of building, a stone monument and plaque on a concrete plinth (installed 2016), an interpretive sign board, and a skillion-roofed toilet block at the rear of the block.

The store building is a single-storey timber structure with weatherboard exterior cladding on the front and rear elevations, and corrugated iron side walls and roofing. The structure is set on low timber stumps with tin ant capping. The roof line is gabled with gable infill of corrugated iron at the front and rear of the building. Gutters have been installed on the southern side but not on other elevations.

Double timber doors are located in the front elevation of the building. Still extant at the front of the store is the storage cupboard. A large timber framed window with six panes of glass is located within the front elevation (now behind shutters). The front elevation features a skillion roof awning of corrugated iron, supported by steel posts, and including framing for store signage.

The core of the building is clad with weatherboards and the verandah on the northern side and partly on the rear elevation is clad with corrugated iron. Two timber doors, one panelled the other vertically joined timbers, are located at the rear of the building. A concrete apron and access ramp with steel handrails has been added to the rear of the building, joining the timber verandah at the rear timber door. This apron and ramp is not of cultural heritage significance.

Internally, the building has a hardwood timber floor and is divided into two rooms by horizontally joined timber boards. There are a large variety of grocery items on display in timber and glass display cabinets and on timber shelves from the time when the Copperfield store was operated from the building. The timber counter is also extant. A large number of historical photos are located on the walls. Displays in the room adjoining the store include irons, clothes, pictures, calendars and other household and grocery items. There are a number of display cabinets, timber shelves, tables and cupboards, forming part of the museum collection, in the room.

The stone monument and plaque are located at the front of the property and adjacent to the front awning of the store. It was dedicated in 2016 to commemorate the presence of the Sisters of St Joseph at Copperfield during the 1870s. The monument is not of cultural heritage significance.

A timber framed interpretation sign is located next to the stone monument. It captures the history of Copperfield and store and is not considered of cultural heritage significance.

A skillion roofed and tin clad toilet block has been erected to the rear of the property and is not considered to be of cultural heritage significance.

INTEGRITY AND CONDITION

Integrity – Fair. Condition – good.

SIGNIFICANCE

<p>The place is important in demonstrating the evolution or pattern of the Isaac region's history.</p>	<p>The Copperfield Store is important in demonstrating the pattern of development within the Isaac Regional Council area, particularly the early development of regional towns which supported the emerging copper mining industry in the region during the late 19th and early 20th centuries.</p>
<p>B. the place demonstrates rare, uncommon or endangered aspects of Isaac region's cultural heritage</p>	<p>The Copperfield Store is a rare and uncommon example of an early 20th century store complete with stock which dates back to that period in the history of the region.</p>
<p>C. The place has potential to yield important information about a particular class of cultural place</p>	<p>The stock inventory that survives within the Copperfield Store could, following analysis, yield important information about the local history of the area, including the goods in demand during the early 20th century.</p>
<p>D. The place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>The Copperfield Store demonstrates the particular characteristics of a country store namely in its form, layout and intactness. This includes its internal configuration including a number of glass cabinets and timber shelves displaying a traditional range of merchandise which remained when the store closed in 1975.</p>
<p>E. The place is important because of its aesthetic significance to the local area.</p>	<p>Copperfield is regularly included in tour guides, tourism brochures and websites promoting the former Belyando Shire area. The Store is an important visual reminder of the history and heritage of the local area.</p>
<p>F. The place is important in demonstrating a high degree of creative or technical achievement at a particular period in the local region.</p>	<p>Not applicable.</p>

<p>G. The place has a strong or special association with a particular local community or cultural group for social, cultural or spiritual reasons.</p>	<p>Not applicable.</p>
<p>H. The place has a special association with the life or work of a particular person, group or organisation of importance in the local region's history.</p>	<p>Not applicable.</p>

IMAGES



Western and Southern elevations showing cladding and front awning arrangement



Eastern (rear) elevation showing later concrete ramp addition

REFERENCES

Kerr, R., 1992, Peak Downs Smelter Remains and Chimney, in *Queensland Historical Mining Sites Study, Vol. 2*. Unpublished report to Department of Environment and Heritage.

State of Queensland, 2018, *Clermont and Copperfield*, <http://queenslandplaces.com.au/clermont-and-copperfield>

O'Donnell, D., 1989, A history of Clermont and district, Clermont, Belyando Shire Council.

PLACE NAME NEBO MEMORIAL HALL**IMAGE****LOCAL HERITAGE REGISTER ID**

OTHER NAMES	Nebo Soldier's Memorial Hall
ADDRESS / LOCATION	Reynolds Street, Nebo QLD 4742
LOT/PLAN	Lot 504 on N1101
GPS COORDINATE	148.6894, 21.6891S
PLACE TYPE	Building
PLACE COMPONENTS	Building, external memorial, internal honour boards.
YEAR CONSTRUCTED / PERIOD	1956
THEMES	6. Building settlements, towns, cities and dwellings 6.3 developing urban services and amenities 8. Creating social and cultural institutions 8.3 organisations and societies 8.6 commemorating significant events
OTHER LISTINGS	None

HISTORICAL CONTEXT

The Nebo Memorial Hall was opened in 1956 to commemorate the service of individuals from the Nebo District during World War I and II.

The former Nebo Shire, approximately 100 km south-west of Mackay, was amalgamated with Belyando and Broadsound Shires in 2008 to form Isaac Regional Council.

The area was explored by Leichhardt in 1845 who followed the Isaac River in the west of the shire, but it was William Landsborough in 1856 who named Nebo Creek and a prominent nearby mountain, Fort Cooper.

In the early 1860s pastoralists moved inland from Rockhampton, establishing a stock route which crossed the Nebo Creek. Here a hotel was opened in 1862, and in 1865 a town, named Fort Cooper but commonly referred to as Nebo, was surveyed. In 1923 the town was official re-named Nebo.

The Nebo district was primarily developed for cattle and sheep-grazing, but by the end of the 1860s sheep were replaced by cattle due to the presence of speargrass, and cattle production remained the main industry for over 100 years until eclipsed from the 1970s by coal mining.

By the late 1860s and early 1870s the town of Nebo comprised two public houses, one general store, police station, Court Petty Sessions, provisional school, blacksmith & wheelwright shop, saddler, and butcher's shop. With the decline of sheep, the district's economy met a downturn until the discovery of copper at Mt Gotthardt and gold along Oakey Creek prompting mining activity. In 1881, at Mount Britton, 30 km north of Nebo, a minor gold rush occurred which saw the establishment of a thriving township there. At the same time a combined Telegraph Office & Post Office was opened at Nebo. The town at this stage serviced nearby copper and coal mines, and had one hotel, a racecourse and population of 90.

This mining boom and consequent influx of population prompted the creation of Nebo Division in 1883 with the excision of the district from the Broadsound Division. The Nebo Divisional Board, which held its first elections in 1884, had its seat in Nebo Township. Divisional Board rooms were built on Lots 2 & 3 Section 16 in 1885.

Although for a while Mt Britton surpassed Nebo in size and economic importance, by the late 1880s failing water supply led to the abandonment of Mt Britton. Despite some gold discoveries elsewhere in the shire, such as at Eungella and Grasstree, these fields proved short-lived and during the 1890s mining petered out, leaving Nebo to regain its position as the leading township. Nebo has never had over 250 people, but as a district centre continued to provide important facilities for commerce, banking, government and schooling.

In the late 1960s Utah Development planned a new town for its workforce at the Goonyella and Peak Downs open cut coal mines. Rather than have the town in its shire, Nebo did a land swap with neighbouring Belyando Shire. Utah's Moranbah township in Belyando had 4,000 people in five years.

During the 1970s the development of the Bowen Basin coal fields caused the opening of railway lines to the Mackay Harbour. Coppabella, a railway settlement in the southwest of the shire, was established to service the junction of rail lines from Goonyella and Saraji Mines to Hay Point. The rail line and Coppabella Station opened 5 November 1971, and the town was the first urban development in the region for 90 years. This was followed in late 1970 when Mount Isa Mines proposed a new town for its Newlands coal mine and the agreed location this time was in Nebo Shire, at Glenden. Within five years Glenden doubled the Nebo Shire's population.

Like all Australian communities, Nebo was affected by the impact of World War I and II, with the former being the most traumatic in terms of loss of life; almost every community in every Australian state lost young people during that conflict. Even before the end of hostilities, memorials were being erected by Australian communities to honour local people who had served and died. These memorials were an expression of national grief, and meant as substitute graves for those whose bodies lay on foreign soil. WWI memorials took a variety of forms in Australia, including honour boards, stone monuments, tree-lined memorial avenues, memorial parks, and utilitarian structures such as gates, halls and clocks. In response to subsequent conflicts, they continued to be built or adorned with additional honour rolls and plaques.

A proposal by the Nebo Shire Council to build the memorial hall began in 1943. Across the nation, a Soldiers' Memorial Hall was generally built to serve a number of purposes: as a war memorial; to provide administrative facilities to assist returned soldiers with employment and welfare services; to provide library, reading room and recreation facilities for returned servicemen; and as a social hub for returned service personnel and others impacted by war. The Nebo hall was also seen as an important post-war reconstruction project for the community, and by 1945-6 a Memorial Hall Committee had been established and community fund-raising involving the Nebo sub-branch of the Returned Sailors, Soldiers and Airmen's Imperial League of Australia (RSSAILA) began to help meet the anticipated £2000 cost. By 1947 it was recognised that public subscription alone might not be sufficient and Council agreed to apply to the Coordinator General for a loan.

The hall opened in November 1956, and may have been designed by Mackay architect Harold Brown who was involved in some preliminary visioning of the project. Although it was built along traditional lines in being a rectangular, timber-framed, weatherboard-clad structure set on low stumps and roofed with galvanised iron, it incorporated early post-war modernist features such as hopper windows, an asymmetrical gable, cantilevered front awning, and lack of ornamentation.

When opened, the Memorial Hall, which was managed by the Nebo Memorial Hall Committee, quickly established itself as an important community hub. Films, obtained from distributors of Hollywood film companies such as MGM, Warner Bros. and Columbia, and freighted from Mackay, were shown fortnightly by the Memorial Hall Committee. The committee purchased a 16mm projector, but due to limitations on the range of films available, a 35mm projector was obtained by the early 1960s. In addition, the hall was furnished with fluorescent lighting, a piano and indoor games such as table tennis, darts, quoits and shuttlecock. The building was regularly used for fetes, dances, debutant balls, flower shows and school activities. Among the chief users of the hall were the Junior Farmers, Tennis Club, QATB, RSL, Jockey Club and Education Department.

In 1959-60 the Memorial Hall Committee had funded the building of a side verandah, and around this time the hall was joined to a new shire office building which was constructed in a matching architectural style.

In the grounds, two memorials were built, one being a masonry stela erected by the Nebo Shire Council in 1957 in honour of early explorer, William Landsborough, and the other being a rock memorial and plaque dedicated by the people of Nebo Shire to those who served in World War I and II.

In 2000 the hall was refurbished, although retaining many original features, and the external war memorial was relocated directly in front of the building's steps and incorporated into a new memorial featuring sandstone facing, a bronze sculpture and a pair of flagpoles.

PHYSICAL DESCRIPTION

The Nebo Memorial Hall is a rectangular, gable-ended, single story hall of wood construction with an iron roof and set on low concrete stumps. It is externally clad with weatherboards and has a raised, concrete-rendered front porch with cantilevered awning. The building features an asymmetrical 'saltbox' roof with four prominent cylindrical roof ventilators running along the roof ridge. The front façade is punctuated four wooden framed glass doors flanked by two tall, narrow, fixed windows, all of mid-20th century modernist design featuring horizontal glazing bars. Above the entrance is a bank of wooden hopper windows and the name 'Nebo Memorial Hall' painted on a board. There is also a secondary door to the east of the main entrance which appears to have been a later, but still early addition, and matches the design of the others. The front porch was originally a single flight of four stairs flanked by sunken planter boxes with metal railings, but has since been extended and modified to the east with the addition of another flight of stairs to the secondary entrance and the replacement of the east planter box with the refurbished war memorial, and to the west with the addition of a disable access ramp. The eastern side of the building contains the kitchen and servery facilities, and there is a small, enclosed extension, while on the western side the building is attached to a larger wooden building of matching architectural style which functions as the offices of the Nebo branch of the Isaac Regional Council.

Internally, the hall is lined with flat sheeting (either fibrous cement, masonite or plywood) and has a dark varnished timber wainscot. The floors is polished hardwood.

The Hall contains honour boards and portrait images of individuals. The Hall also contains an honour board of the Nebo branch of the Queensland Country Women's Association, and supports the Nebo War Memorial, which is located outside at the entrance, and a dedication plaque, which is on the wall at the entrance.

The silky oak timber WWI honour board lists 36 names of individuals from the Nebo District who fought and in 7 cases, died during the Great War. The Board is a replacement for the original board that also hangs in the space.

There is a second timber honour board dedicated to individuals from the Nebo District who served during the Second World War. The Board displays 62 names, including 8 female service personnel.

The stone external memorial has a black metal plaque inserted on the front and forms a composite memorial space following renovation and refurbishment. The original elements of the memorial were retained and a sandstone dedication support plinth and bronze relief depicts representatives of the four Australian Armed Services were added. These elements are surrounded by stainless steel bollards and chain, and two flagpoles.

Within the grounds there is also a masonry stela with metal plaque erected by the Nebo Shire Council in 1957 in honour of early explorer, William Landsborough.

INTEGRITY AND CONDITION

Integrity – good. Condition – good.

SIGNIFICANCE

<p>The place is important in demonstrating the evolution or pattern of the Isaac region's history.</p>	<p>The Nebo Memorial Hall, opened in 1956, is important in demonstrating the wartime service of the people of the district, and impact of conflict on a small community, during both the First and Second World Wars. It also reflects a pattern of Queensland's history by representing a recurrent theme of war service commemoration that involved most communities throughout the state. It provides evidence of an era of widespread Australian patriotism and nationalism.</p> <p>As a major piece of infrastructure for the Nebo District, the hall reflects the post-war reconstruction effort that took place in communities across the nation.</p>
<p>B. the place demonstrates rare, uncommon or endangered aspects of Isaac region's cultural heritage</p>	<p>Not applicable.</p>
<p>C. The place has potential to yield important information about a particular class of cultural place</p>	<p>Not applicable.</p>
<p>D. The place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>The Nebo Memorial Hall demonstrates the principal characteristics of a commemorative structure erected as an enduring record of a major historical event through the use of various elements such as plaques and honour boards. It is also typical of many country halls in its open, multifunctional spatial layout and simple wooden construction.</p>
<p>E. The place is important because of its aesthetic significance to the local area.</p>	<p>With its simple lines and details, the Nebo Memorial Hall has aesthetic significance as an example of modernist architecture of the early post-war period.</p>
<p>F. The place is important in demonstrating a high degree of creative or technical achievement at a particular period in the Isaac Shire.</p>	<p>Not applicable.</p>

G. The place has a strong or special association with a particular community or cultural group in the local region for social, cultural or spiritual reasons.

As a memorial structure, the Nebo Memorial Hall has a strong and continuing association with the local community as evidence of the impact of two major wars and as the focal point for the ongoing remembrance of these and other conflicts.

The Nebo Memorial Hall also has a strong association with the local community due to its past and ongoing use for a wide range of community social events such as film screenings, dances and fetes.

H. The place has a special association with the life or work of a particular person, group or organisation of importance in the local region's history.

Not applicable.

IMAGES



Nebo Memorial Hall c. 1961



Nebo Memorial Hall and adjoining offices, 2018



Rear of Nebo Memorial Hall, 2018



Interior view of hall looking to the stage, 2018



War memorial, 2018



Rear of the hall showing east extension, 2018



CWA honour board, 2018



WWI honour board, 2018



WWII honour board, 2018



Memorial to explorer, William Landsborough

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PLACE NAME**ST LAWRENCE ISAAC REGIONAL COUNCIL
ADMINISTRATION OFFICE****IMAGE****LOCAL HERITAGE REGISTER ID**

OTHER NAMES	St Lawrence Custom House and Land Office Broadsound Shire Office
ADDRESS / LOCATION	36 Macartney Street, ST LAWRENCE QLD 4707
LOT/PLAN	Lot 5 on STL7824
GPS COORDINATE	149.5364E, 22.3458S
PLACE TYPE	Building
PLACE COMPONENTS	Building
YEAR CONSTRUCTED / PERIOD	1879. Extensions - 1970s-1984
THEMES	6. Building settlements, towns, cities and dwellings 6.1 establishing settlements 7. Maintaining order 7.3 customs and quarantine services 7.4 local government
OTHER LISTINGS	None

HISTORICAL CONTEXT

The St Lawrence Isaac Regional Council Administration Office was originally built in 1879 as the St Lawrence Custom House and Land Office.

Pastoralist, James Macartney, established Waverley pastoral station west of St Lawrence in about 1859-60. McCartney took up land at the head of Broadsound and Waverley and used the banks of the St Lawrence Creek to land his supplies. Later that year a boiling down works for tallow was established. In 1861 the Rockhampton Port Master recommended the site for a port to serve as an access route to the gold and copper mines at Clermont and Peak Downs, and government buildings were soon constructed. These included a Telegraph Office (1864), school (1871), a wharf and a pilot station. There were also two to three hotels. Apart from serving the mining industry, the town was also a hub for pastoralism, with an estimated 100,000 sheep and 40,000 cattle in the district.

In 1879 local government was established with the formation of the Broadsound Divisional Board, with James Macartney as its first chair and St Lawrence as its centre. This was in

response to the introduction of Queensland's *Divisional Boards Act 1879* (43 Vic No. 17), which provided for local government in regional areas outside municipalities with the formation of 74 divisions, each with an elected board responsible for a range of services within its area. From 1903, under the *Local Authorities Act* (2 Edw. VII, No. 19), all divisions were replaced by shires with shires, which brought them under the same legislation as that which governed the municipalities.

Trade through the port peaked in 1871, but the closing of the Peak Downs copper mine in 1879 had a significant impact on the town's prosperity, and from 1882 St Lawrence was overshadowed by Rockhampton, which became the railhead for the inland rail network of central Queensland. St Lawrence was not connected to a railway network until the completion of the Rockhampton to Sarina section of the coastal railway in 1921. It functioned primarily as a local centre and seat of the Broadsound Shire, as well as a refreshment stop for the coastal rail when that was established. Although an Anglican church was opened in 1898, other denominations met in the court house or private houses, and did not erect their own buildings until the 1960s. Electricity was introduced in the 1920s, and connection to the regional grid did not happen until the mid-1960s.

Farming and grazing continued to play an important role in the district, with extensive parts of the coastal area being cleared for sugarcane and tobacco, but since the 1970s the region's economy and population has increasingly shifted to coal mining and inland dormitory towns serving that industry. Subsequently St Lawrence's population has declined. In 2008, the Broadsound Shire was amalgamated with Belyando and Nebo shires to form Isaac Regional Council with Moranbah as the administrative centre of the new region. The former Broadsound Shire offices at 36 Macartney Street are still used as the local offices of the Isaac Regional Council.

The St Lawrence Isaac Regional Council Administration Office was originally built in 1879 as the Custom House and Land Office. This replaced an earlier custom house which blew down during a cyclone in 1874. It was located on a government reserve of four acres which had been set aside in 1863 to the south of the St Lawrence Creek. This reserve was titled 'Custom House' but also came to accommodate the police station and court house.

This second custom house was constructed as a rectangular, single storey, wooden building of three rooms with side and front verandahs and a projecting front portico featuring arches and prominent circular vents in the gable. The earliest plans, which date from 1885, show a central room, divided by a counter into a front reception area and a rear public office, flanked to the right by the Custom Office, and to the left by the Land Office. As the volume of imports and exports passing through the town decreased after 1879, the need for a custom house declined. The Customs department vacated the building in 1902 and in 1909 it was sold to the Broadsound Shire Council to become the shire office. Up until then the council had been meeting in the court house.

An undated but early 20th century photograph indicates that the verandahs, except for the main entry, were enclosed with weatherboards to create additional space. In the early 1970s the building was altered and enlarged with the construction of two gable-ended side wings. These were set at right angles to the original building, and although entailed the removal of the side verandahs, were sympathetic in style and maintained the building's symmetry. In 1984 the office was significantly enlarged with the construction of a separate, brick building at the rear. Presumably around this time the old building was externally clad in imitation weatherboards.

Internally the original building has undergone various phases in response to changing uses and modernisations, including removal of some original doorways and introduction of new ones, but retains its basic three-room floor plan, although the right-hand, former Customs office has been partially subdivided. The central room is still arranged as a public reception area with dividing bench.

PHYSICAL DESCRIPTION

The historic section of the St Lawrence Isaac Regional Council Administration Office is a single-storey, wood-framed building set on low concrete stumps with a pitched iron roof (now replaced by modern Colorbond). It has a central, pedimented porch with three arched bays separated by square wooden posts and with spandrels of vertical boards. The triangular pediment is filled by weatherboards and has a large circular vent (originally there was also some decorative moulding which has been removed). The porch is surrounded by modern wooden balustrading,

and originally the wooden pillars had stop chamfers with wooden capitals. The central door is flanked by two vertically sliding sash windows. On either side of the entry porch are two verandahs with stepped roofs. These spaces are now enclosed with modern sliding metal framed windows and imitation weatherboards. Two side verandahs have been replaced by symmetrically arranged, gable-ended wings built c. 1970s.

INTEGRITY AND CONDITION

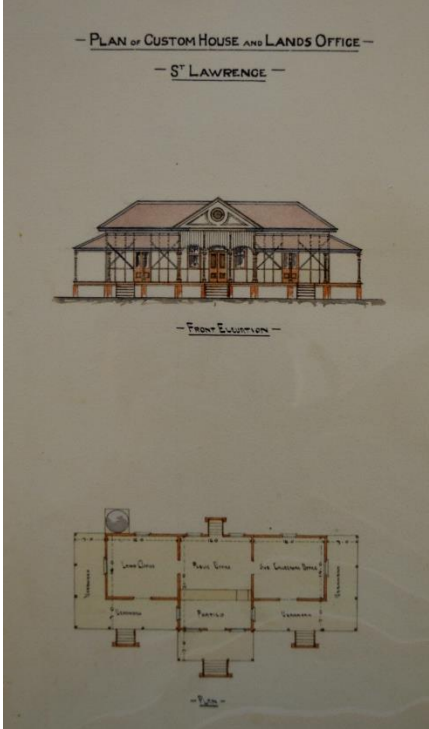
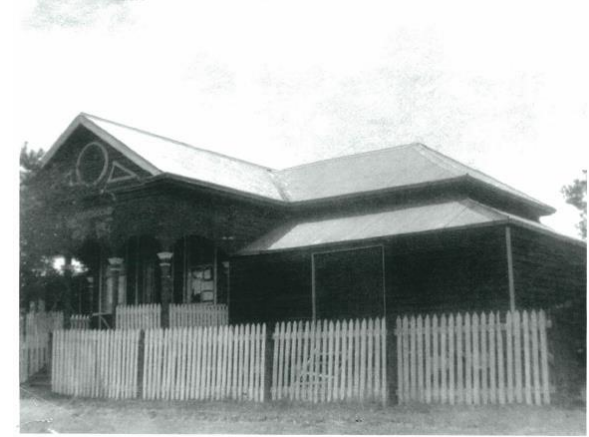
Integrity – Fair. Condition – good.

SIGNIFICANCE

<p>The place is important in demonstrating the evolution or pattern of the Isaac region's history.</p>	<p>The St Lawrence Isaac Regional Council Administration Office, originally constructed in 1879 as the St Lawrence Custom House and Land Office, demonstrates the former importance of the town as the port serving the major gold and copper mines developed at Copperfield and Clermont. From 1909 the building served as the seat of local government, first the Broadsound Shire Council, and then from 2008, the Isaac Regional Council, and early extensions during that period reflect its role in providing local government services.</p>
<p>B. the place demonstrates rare, uncommon or endangered aspects of Isaac region's cultural heritage</p>	<p>Few early timber government buildings are represented in Isaac Shire, and the St Lawrence Isaac Regional Council Administration Office, along with the St Lawrence police station and courthouse building (1878-1880), is significant for its rarity. It is also as one of the earliest, relatively intact examples of this type of small, purpose-built customs house in Queensland.</p>
<p>C. The place has potential to yield important information about a particular class of cultural place</p>	<p>N/A</p>
<p>D. The place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>The St Lawrence Isaac Regional Council Administration Office, although altered over time, retains significance as an example of the simple timber public buildings built by the Queensland Government at regional centres in the 19th century, and of an early customs house. The original building remains legible within the extended structure and retains its basic three-room floor plan of central public office with flanking offices for the Customs and Lands departments.</p>
<p>E. The place is important because of its aesthetic significance to the local area.</p>	<p>The St Lawrence Isaac Regional Council Administration Office, although altered over time, has aesthetic significance as an early timber and iron building with ornamental entry porch. The building provides a significant contribution to the townscape.</p>
<p>F. The place is important in demonstrating a high degree of creative or technical achievement at a particular period in the local region.</p>	<p>N/A</p>

<p>G. The place has a strong or special association with a particular community or cultural group in the local region for social, cultural or spiritual reasons.</p>	<p>The building has social significance as a centre of civic administration which has been open for public purposes since 1879.</p>
<p>H. The place has a special association with the life or work of a particular person, group or organisation of importance in the local region's history.</p>	<p>N/A</p>

IMAGES

 <p>The image contains two architectural drawings. The top drawing is a front elevation of a two-story building with a gabled roof and a central entrance. It is labeled '— PLAN OF CUSTOM HOUSE AND LANDS OFFICE —' and '— ST. LAWRENCE —'. Below it is the text '— FRONT ELEVATION —'. The bottom drawing is a floor plan showing various rooms such as 'Landing Office', 'Public Office', 'The Auction Room', 'Storehouse', 'Passage', and 'Lobby'. It is labeled '— PLAN —' at the bottom.</p>	 <p>An undated, early 20th-century black and white photograph of the St. Lawrence building. The building is a two-story structure with a gabled roof and a prominent front porch. A white picket fence runs across the foreground, enclosing the building's verandah area.</p>
<p>1885 plan and elevation of the St. Lawrence Custom House and Lands Office</p>	

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Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
GFA	Gross floor area
MCU	Material change of use as defined in the Act
RoL	Reconfiguring a lot as defined in the Act
PSP	Planning Scheme Policy
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	Sustainable Planning Regulation 2009 (repealed)

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