



# Proposed Barcaldine Region Planning Scheme

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## Citation and commencement

This planning scheme may be cited as Barcaldine Regional Council Planning Scheme.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for the Barcaldine region.

The commencement date for the planning scheme was <day> <month>, <year>.

Amendments to the planning scheme are included in Appendix 2.

## Community statement

In accordance with the Approaching 2030 Barcaldine Regional Council Economic and Community Development Strategy, our vision is –

***In 2030, the Barcaldine region will be prosperous and resilient. Shaped and strengthened by a growing economy and collaborative action, the outlook is bright for future generations.***

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

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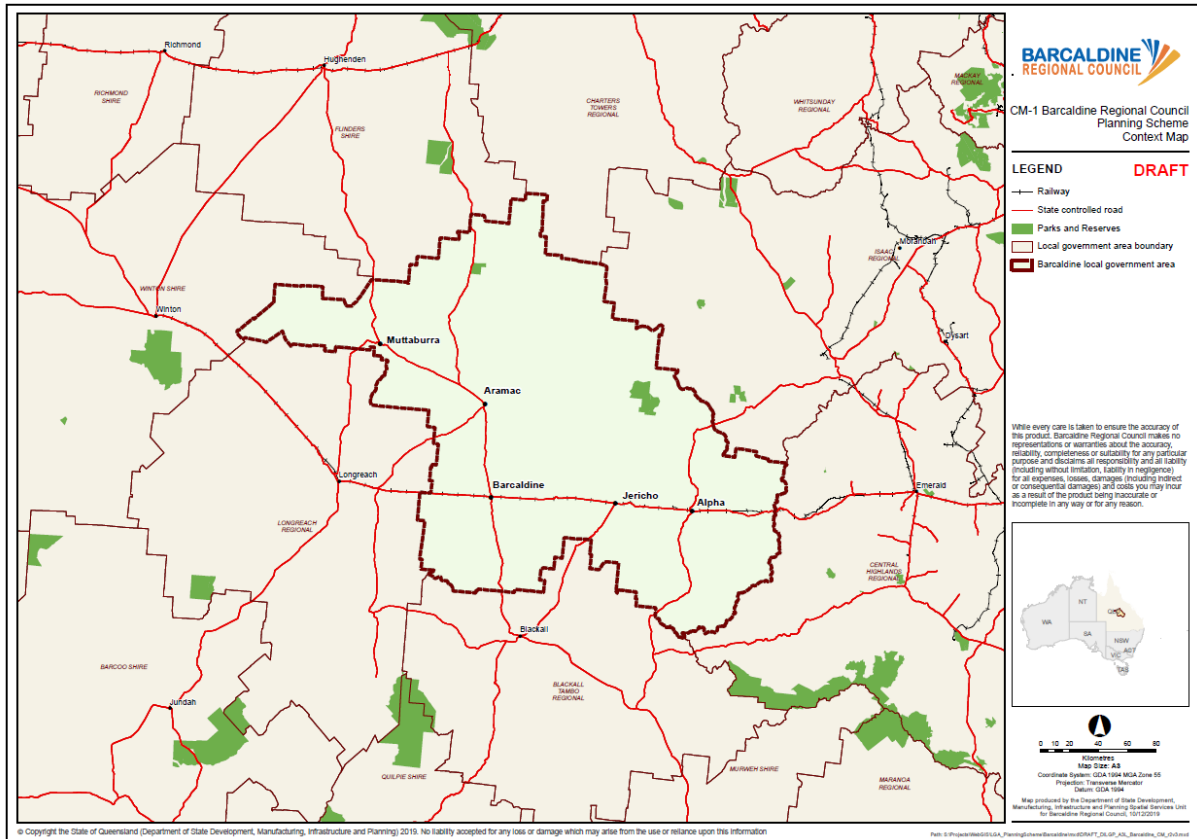
## Part 1. About the planning scheme

### 1.1 Introduction

- (1) The Barcaldine Regional Council Planning Scheme (the 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) In seeking to achieve this purpose, the planning scheme sets out Barcaldine Regional Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context. Further detail is provided in Part 2 of the planning scheme.
- (4) While the planning scheme has been prepared with a 20-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and State level.
- (5) The planning scheme applies to the planning scheme area of Barcaldine Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in **Map 1**.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. a declared State Development Area, where there is a land use plan that would apply and prevail to the extent of any inconsistency.

# Map 1—Local government planning scheme area and context





## 1.2 Planning scheme components

- (1) The planning scheme comprises the following parts:
  - (a) Part 1 – About the planning scheme;
  - (b) Part 2 – State planning provisions;
  - (c) Part 3 – Strategic Outcomes;
  - (d) Part 4 – Local government infrastructure plan;
  - (e) Part 5 – Categories of development and assessment;
  - (f) Part 6 – Zones
  - (g) Part 7 – Overlays
  - (h) Part 8 – Development Codes
  
- (2) The planning scheme includes land within the Barcaldine region in one of the zones identified in **Table 1.2.1**. Certain zones also include zone precincts, which are also identified in **Table 1.2.1**. The zoning pattern of the planning scheme is shown in the mapping contained in Schedule 2.

**Table 1.2.1—Zones and zone precincts**

Zone	Zone Precincts
Community facilities zone	1 Air services precinct 2 Education precinct 3 Health care precinct 4 Emergency services precinct 5 Operational and utility services precinct 6 Government and administration precinct 7 Cemetery precinct 8 Community services precinct 9 Cultural precinct
Emerging community zone	-
Industry investigation zone	-
Recreation and open space zone	-
Rural zone	Low impact rural precinct
Rural residential zone	-
Township zone	1 Commercial Precinct 2 Industrial Precinct

- (3) The planning scheme does not include any local plans.
  
- (4) The planning scheme includes the following overlays. The extent to which overlays apply to the Barcaldine region is shown in the mapping provided in Schedule 2.
  - (a) Airport environs overlay;
  - (b) Heritage overlay;

- (c) Natural hazards overlay; and
  - (d) Regional infrastructure overlay.
- (5) A code is provided for each zone and overlay. These are provided in Parts 6 and 7 respectively.
- (6) The planning scheme also includes development codes, which comprise use codes and other development codes. The development codes for the planning scheme are listed in **Table 1.2.2** and are provided in Part 8.

**Table 1.2.2—Development codes**


Code type	Code name
Use codes	1 Extractive industry use code
	2 Home-based business use code
	3 Telecommunications facility use code
	4 Workforce accommodation use code
Other development codes	1 Development works code
	2 Landscaping code
	3 Reconfiguring a lot code

- (7) The planning scheme is supported by the following schedules:
- (a) Schedule 1 – Definitions;
  - (b) Schedule 2 – Mapping;
  - (c) Schedule 3 – Heritage Places of Barcaldine Regional Council;
  - (d) Schedule 4 – Local government infrastructure plan schedules and mapping;

## 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 of the planning scheme
  - (d) the *Acts Interpretation Act 1954*
  - (e) the ordinary meaning where that term is not defined in subparagraph (a) to (d) above.
- (2) If 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 amended or replaced, if the context permits, means the amended or replaced Act.

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- (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 definitions in 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.

Footnote<sup>1</sup>—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' means not all options apply.

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

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

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

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<sup>1</sup> Footnote—this is an example of a footnote.

## 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 the planning scheme does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

(b) assessable development

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

(c) prohibited development.

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

(2) The categories of assessment for assessable development under the Act are:

(a) code assessment; and

(b) impact assessment

(3) 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.

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

## 1.5 Hierarchy of assessment benchmarks

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

(a) the strategic outcomes prevail 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) overlay codes prevail over all other codes, unless otherwise specified;

(d) zone codes prevail over use codes and other development codes to the extent of the inconsistency, unless otherwise specified; and

(e) use codes prevail over other development codes, unless otherwise specified.

## 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 section 5.7, 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) In accordance with section 32(a) of the *Building Act 1975* and section 8 of the *Building Regulation 2021*, the Overlay Maps for Flood Hazard contained in Schedule 2 of this planning scheme are designated as identifying a flood hazard area for the Queensland Development Code.

(5) In accordance with section 32(a) of the *Building Act 1975* and section 7 of the *Building Regulation 2021*, this planning scheme designates the following layers of the State Planning Policy Mapping to be a bushfire prone area for the Building Code of Australia and Queensland Development Code:

- (a) [Safety and Resilience to Hazards \(Natural Hazards Risk and Resilience – Bushfire Prone Area\)](#) – Very high potential bushfire intensity;
- (b) [Safety and Resilience to Hazards \(Natural Hazards Risk and Resilience – Bushfire Prone Area\)](#) – High potential bushfire intensity;
- (c) [Safety and Resilience to Hazards \(Natural Hazards Risk and Resilience – Bushfire Prone Area\)](#) – Medium potential bushfire intensity; and
- (d) [Safety and Resilience to Hazards \(Natural Hazards Risk and Resilience – Bushfire Prone Area\)](#) – Potential impact buffer.

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 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 development on 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 Aboriginal cultural heritage duty of care

- (1) The *Aboriginal Cultural Heritage Act 2003* applies separately from the Planning Act and this planning scheme. The *Aboriginal Cultural Heritage Act 2003* requires a person who carries out an activity to take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. This is referred to as the cultural heritage duty of care. Development (regardless of whether accepted or assessable) may constitute an activity for the purposes of the *Aboriginal Cultural Heritage Act 2003*.
- (2) The *Aboriginal Cultural Heritage Act 2003* is administered by the chief executive of the Queensland Government Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). A cultural heritage database and cultural heritage register have been established under this act. Details of Aboriginal parties and Aboriginal cultural heritage information may be obtained from DSDSATSIP.

## 1.7.4 Other documents incorporated in the planning scheme

- (1) **Table 1.7.4** identifies the extent to which the State Planning Policy (SPP) interactive mapping system (plan making) is referenced and incorporated in the planning scheme.

**Table 1.7.4—References to the SPP interactive mapping system**

Planning scheme aspect	Theme	State Interest	Mapping Layer
<b>Overlays</b>			
Natural hazards overlay	Safety and resilience to hazards	Natural hazards risk and resilience	(a) Bushfire prone area: (i) Very high potential bushfire intensity; (ii) High potential bushfire intensity; (iii) Medium potential bushfire intensity; and (iv) Potential impact buffer.
Regional infrastructure overlay	Infrastructure	Energy and water supply	(a) Major electricity infrastructure (b) Electricity substations
	Economic growth	Agriculture	(a) Stock route network
<b>Other Aspects</b>			
6.2 – Zone Codes	Environment and heritage	Biodiversity	(a) MSES - Protected areas (estate) (b) MSES - Protected areas (special wildlife reserve) (c) MSES - Protected areas (nature refuge) (d) MSES - Marine park (highly protected areas) (e) MSES - Declared fish habitat area (f) MSES - Wildlife habitat (endangered or vulnerable) (g) MSES - Wildlife habitat (special least concern animal) (h) MSES - Wildlife habitat (koala habitat areas - core) (i) MSES - Wildlife habitat (koala habitat areas - locally refined) (j) MSES - Regulated vegetation (category B) (k) MSES - Regulated vegetation (category C) (l) MSES - Regulated vegetation (category R) (m) MSES - Regulated vegetation (essential habitat) (n) MSES - Regulated vegetation (wetland) (o) MSES - Regulated vegetation (intersecting a watercourse) (p) MSES - Strategic environmental areas (designated precinct) (q) MSES - High ecological significance wetlands

Planning scheme aspect	Theme	State Interest	Mapping Layer
			(r) MSES - High ecological value waters (wetland) (s) MSES - High ecological value waters (watercourse) (t) MSES - Legally secured offset area (offset register) (u) MSES - Legally secured offset area (regulated vegetation offsets)
8.3.3 Reconfiguring a Lot Code	Economic Growth	Agriculture	(a) Agricultural land classification – class A and class B





## Part 2. State planning provisions

### 2.1 State Planning Policy

The Planning Minister is satisfied that the State Planning Policy (SPP) dated July 2017 is appropriately integrated in the Barcaldine Region Planning Scheme in the following ways:

#### Aspects of the SPP appropriately integrated


- Housing supply and diversity
- Liveable communities
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards, risk and resilience (flood, bushfire and landslide)
- Energy and water supply
- Infrastructure integration
- Transport infrastructure

#### Aspects of the SPP not appropriately integrated

- Nil

#### Aspects of the SPP not relevant

- Coastal environment
- Natural hazards, risk and resilience (storm tide inundation area)

- 
- Natural hazards, risk and resilience (erosion prone area)
  - Strategic airports and aviation facilities
  - Strategic ports

Editor's note— In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply and the most recent version as a whole may need to be considered to the extent of any inconsistency.

## 2.2 Regional plan

The Planning Minister is satisfied that the Barcaldine Region Planning Scheme appropriately advances the Central West Regional Plan 2009, as it applies in the planning scheme area.



## Part 3. Strategic outcomes

### 3.1 Preliminary

- (1) The Strategic Outcomes set the policy direction for the planning scheme and form the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping that supports the Strategic Outcomes is included in Schedule 2. Features shown in the mapping appear in *italicised* text in the Strategic Outcomes.
- (3) Strategic Outcomes are provided in the following structure:
  - (a) for the entire region in Section 3.2; and
  - (b) for each town within the region in Sections 3.3 – 3.5.
- (4) Strategic Outcomes are either provided as:
  - (a) regional or town outcomes, which apply to the entire geographic area (region or town) to which the section they are contained in relates; or
  - (b) land use outcomes, which apply to specific land areas within the broader geographic area as shown in the mapping discussed in Section 3.1(2). The applicability of any land use outcome is clearly articulated within the outcome by reference to a feature shown in the mapping.
- (5) Where the Strategic Outcomes are prescribed as an assessment benchmark for development, the following outcomes apply to the assessment of development:
  - (a) all regional outcomes in Section 3.3.1;
  - (b) where development is located in a town, all town outcomes in the relevant section;
  - (c) any relevant land use outcomes for the region; and
  - (d) where development is located in a town, any relevant land use outcomes for the town in the relevant section.
- (6) Although the Strategic Outcomes have been separated into sections, as discussed above, no specific section or outcome is considered to prevail over another. The structuring of the Strategic Outcomes is for ease of use and does not indicate a hierarchy of provisions. The Strategic Outcomes, when read as a whole, articulate the strategic direction for development within the Barcaldine region.
- (7) The Strategic Outcomes in this part are strategic outcomes for the local government area for the purposes of Section 16(1) of the Act.

## 3.2 The Barcaldine Region

### 3.2.1 Regional Outcomes

#### General

- (1) Development is to be strategically located in a safe and efficient manner that leaves a positive legacy for the community of the Barcaldine region.
- (2) The future of the Barcaldine region is to be formed through a balance between:
  - (a) the preservation of the established rural lifestyle, character and amenity enjoyed by the community; and
  - (b) the promotion of the ongoing prosperity and economic development of the region.
- (3) The Barcaldine region's five towns of Barcaldine, Alpha, Jericho, Aramac and Muttaburra, provide distinct economies of varying sizes and are each a focal point for business activity, government services and community facilities. Each town supports its population and surrounding pastoral properties and industries.

Note – Further detail in relation to each of these towns is provided in Sections 3.3 – 3.5 of the Planning Scheme.

- (4) Land uses are organised in a logical and efficient manner throughout the region, reflective of site constraints and surrounding features of the natural and built environment.
- (5) Development does not result in land use conflicts. Activities that have the potential to generate significant emissions or impacts on surrounding areas such as industry uses and uses involving the use, storage and disposal of hazardous materials and chemicals, dangerous goods and flammable or combustible substances, are appropriately located within the region and separated from incompatible land uses.

#### The Community

- (6) The Barcaldine region continues to support its local community through:
  - (a) the retention and enhancement of the region's unique outback character, amenity and lifestyle, particularly through built environment outcomes.
  - (b) creating vibrant, attractive and well-maintained places for all ages.
  - (c) supporting the operation and expansion of local community facilities and use of public spaces and assets for sporting, recreation, artistic, historic or cultural endeavors.
  - (d) supporting ongoing service provision and economic opportunities to local residents in their local town, where possible and appropriate.
  - (e) encouraging aging in place through appropriate health and community services.
  - (f) valuing, protecting and promoting the knowledge, culture and tradition of First Nations People.
- (7) Development protects, promotes and enhances the rich history and culture of the Barcaldine region through:
  - (a) protecting cultural heritage in the form of sites of sacred or cultural significance to First Nations People, landmarks, artefacts and historically significant built structures.


- (b) promoting architectural, cultural or historic qualities of places and artefacts and their contribution to the character of the region.
- (c) recognising the connection that First Nations People have to Country within the Barcaldine region, including the Iningai, Bidjara and Wangan Jagalingou people.
- (d) promoting the history and heritage of the region as an important source of tourism, where doing so is compatible with the protection of cultural values and matters of cultural heritage significance.

Note – In some instances it may not be appropriate for matters of cultural or heritage significance to form the basis for tourism activities.


- (e) supporting ongoing use and adaptation of buildings that are of heritage significance, where the heritage values of the site and building are maintained.
- (f) protecting local cemeteries in each town, as an important part of the history of the region.

### **Economic Development**

- (8) The Barcaldine region will comprise a diversified, self-sufficient and sustainable economy that:
  - (a) generates employment opportunities for the regional community;
  - (b) supports new and expanded business opportunities in the region's towns;
  - (c) builds upon the region's traditional economic strengths of agriculture and animal husbandry;
  - (d) advances economic opportunities in new rural industries, tourism, mining resources, renewable energy, aged care and small business sectors; and
  - (e) takes advantage of emerging technologies across all business sectors.
- (9) The Barcaldine region embraces opportunities for innovative land use approaches that support economic development and/or environmental sustainability including:
  - (a) use of new technologies in existing industries;
  - (b) supporting new and emerging industries in the region, particularly where they relate to or can complement established industries;
  - (c) improving supply chains and production methods;
  - (d) supporting the efficient use or reuse of natural resources;
  - (e) embracing the use and development of renewable energy infrastructure, where appropriate; and
  - (f) promoting environmental stewardship.
- (10) Economic development is promoted throughout the region, not only within the town of Barcaldine. Each of the towns within the region are a focus for economic development associated with urban activities that are appropriately located in a town environment, while other opportunities may also exist outside towns.

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- (11) The key role that agriculture plays in the regional economy is maintained and enhanced through:
- (a) protecting cattle grazing (for beef production) and sheep grazing (for wool and lamb production) as the primary agricultural industries for the region;
  - (b) continuing to support secondary agricultural pursuits including macropod harvesting and goat meat production;
  - (c) supporting new and emerging agricultural and rural economic development opportunities;
  - (d) promoting opportunities to open new irrigated areas for cropping through improved water supply infrastructure and water allocation arrangements;
  - (e) avoiding land use conflicts that may prejudice the existing or future prosperity of agricultural uses and components of the agriculture supply chain including feedlots and other intensive animal industries, saleyards, abattoirs, stock routes, water supply, road, rail and electricity infrastructure;
  - (f) protecting *Agricultural Land Classification (class A and B)* from fragmentation or alienation, noting agricultural land is a significant natural resource for the region which supports existing economic activity and future economic development opportunities.
- (12) Tourism provides a significant contribution to Barcaldine's regional economy. Growth in tourism is encouraged, being focused on the region's cultural heritage, paleo tourism, nature-based tourism, specifically through:
- (a) the protection of established tourism sites from inappropriate development in each town. Where appropriate to local site opportunities and constraints, the expansion and further embellishment of these tourist sites is promoted;
  - (b) the establishment of new tourist sites and businesses is supported where appropriate infrastructure can be made available and adverse impacts on the environment and cultural heritage values are avoided;
  - (c) supporting the delivery of a range of tourist accommodation options throughout the region, provided residential amenity and character is protected;
  - (d) providing opportunities for farm-stays and other tourist activities associated with agricultural activity in the region, where these uses are compatible with, and do not prejudice, the ongoing operation of existing and future rural uses;
  - (e) the provision and upgrading of facilities, services and infrastructure to support and grow event-based tourism such as the Tree of Knowledge Festival, camp drafting, agricultural shows, the Harry Redford Cattle Drive and horse racing meets.
- (13) All towns within the region are proximate to the Galilee Basin and are intended to attract investment and development in response to resource sector growth.
- (14) Mining resources are protected for future use as important State and local economic resources. Increasing opportunities will be seen in developments associated with coal extraction and coal seam gas production.

Editor's Note – The Galilee Basin State Development Area (SDA) has been declared in the eastern part of the Barcaldine region to facilitate development of existing coal resources. Some development associated with the mining sector will be enabled in the SDA. Development within the SDA that is regulated by the SDA does not form part of the Planning Scheme.

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- (15) Locally extracted resources (sand, gravel, hard rock) will continue to meet regional demands for extracted materials and support economic activity through:
- (a) the protection of sources of extractive materials such as gravel pits and quarries, and their associated haul routes, from incompatible development such as sensitive uses;
  - (b) expansion or establishment of new quarries where there is a demonstrated need and impacts can be managed;
  - (c) rehabilitation of extractive industry and resource sites once the resource has been exhausted or the extractive industry use becomes unviable.

### **The Environment and Natural Hazards**


- (16) Biodiversity and natural resources are important to agriculture, tourism and the community in the region. Development must be located in a manner that avoids significant adverse impacts on matters of national and state environmental significance and intact natural areas and maintains connectivity along ecological corridors, including through the protection of:
- (a) the Desert Uplands bioregion as a nationally declared biodiversity hotspot;
  - (b) riparian habitats and wetlands, particularly significant riparian areas along the Alice River and Aramac Creek;
  - (c) Lake Galilee, which is listed in the Directory of Important Wetlands in Australia;
  - (d) areas including Lake Dunn, Cudmore National Park, Cudmore Resources Reserve and Forest Den National Park;
  - (e) natural springs such as Aramac Springs;
  - (f) habitat that supports birdlife such as brolgas and wedge-tail eagles; and
  - (g) unique landforms and landscape views throughout the region.
- (17) Water represents a significant environmental, cultural and economic value for the region, forming a core part of the natural environment, providing a water supply to the community and supporting economic activities including agriculture and tourism. The catchments, quality and supply of water sourced from the region's river systems along with artesian water from the Great Artesian Basin is protected and used in a sustainable manner for the benefit of the entire community.
- (18) Development supports the progressive improvement in the community's resilience to flood hazards. Development outcomes on flood-affected land, including development siting, layout, design, access and evacuation options, will be carefully managed so that risk to personal safety, property and the environment during future flood events is minimised. New development is preferred to be located on land that is not flood affected, supporting the gradual and long-term movement of the region's towns away from flood-affected land.
- (19) New development avoids areas known to be bushfire-prone and, where unavoidable, is built, designed, and located to be resilient to bushfires.
- (20) New development does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing capabilities of emergency services.
- (21) Development does not result in a widespread or irreversible impact on an environmental attribute of a strategic environmental area.



## Infrastructure


- (22) It is imperative that infrastructure is planned for and delivered commensurate with population growth and development occurring in the region, as set out in the Local Government Infrastructure Plan for the region.
- (23) For development outside of the PIA, or development within the PIA that may exceed the capacity of existing infrastructure networks, private investment is expected to support the augmentation of impacted infrastructure networks. Council's level of investment in infrastructure will be provided as planned for in the Local Government Infrastructure Plan.
- (24) All infrastructure delivered in the region is sufficiently designed and constructed to ensure it supports the efficient and safe delivery of the required service and minimises ongoing maintenance and upgrade requirements.
- (25) New infrastructure within the Barcaldine region:
  - (a) is used as a catalyst for economic development opportunities, particularly associated with agriculture, mining, extractive resources and tourism;
  - (b) embraces new and innovative design approaches and delivery models;
  - (c) supports the sustainability of the region, including improving access to water supplies for towns and agricultural uses; and
  - (d) is designed and delivered to maximise its benefit to the community over the short and long term.
- (26) The road network servicing central western Queensland is of social and economic significance to the region. It is also integral to intra-state and inter-state connectivity. The safety and efficiency of the road network, particularly the following highways, major roads and routes, is preserved and improved where possible:
  - (a) Capricorn Highway
  - (b) Landsborough Highway
  - (c) Aramac – Torrens Creek Road
  - (d) Cramsie – Muttaborra Road
  - (e) Muttaborra – Aramac Road
  - (f) Hughenden – Muttaborra Road
  - (g) Ilfracombe – Aramac Road
  - (h) Clermont – Alpha Road
  - (i) Alpha – Tambo Road
  - (j) Blackall – Jericho Road
- (27) Railways servicing the region are protected as important transport infrastructure and their role in supporting passenger and freight movement is maintained and expanded, particularly where supporting the economic development of the region.



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- (28) The Barcaldine region is provided with sufficient energy infrastructure to support existing and future community and industry demand. Opportunities for the use of alternative energy sources such as solar and geothermal power are investigated and encouraged throughout the region. The development of new energy infrastructure improves the self-sufficiency of the region.
  - (29) Access to communications infrastructure in the Barcaldine region is progressively improved through:
    - (a) maintenance of existing infrastructure for the ongoing benefit of the community;
    - (b) provision of new infrastructure to support new development;
    - (c) supporting the growth of digital connections and mobile services; and
    - (d) improving community and business access to fixed and mobile services.

### 3.2.2 Land Use Outcomes

- (1) The *Town Area* of each town encompasses the town's intended footprint, including housing areas, various services, facilities and businesses, recreational areas, tourism landmarks and the full extent of reticulated infrastructure.
- (2) The location, nature and design of development in the *Town Area* maintains consistency with the established character and amenity of the *Town Area*, including site specific, local and town wide considerations such as the existing land use pattern, rural character and low-rise built form of each town.
- (3) Development that supports the 'Drive Tourism' industry, such as local tourist attractions and short-term accommodation, is supported and promoted in the *Town Area*.
- (4) New development, such as workforce accommodation and support services and industries associated with the construction and operation of mining projects, is supported within or adjacent to the *Town Area*, as an integrated component of the land use pattern that does not impact on the established town character or amenity. No new towns will be established in the region associated with mining projects.
- (5) The reuse of existing non-residential buildings for new uses, where involving minor modification, is supported and encouraged in each *Town Area* where it is compatible with surrounding land uses and any constraints of the land, such as flood hazards.
- (6) The region's *Town Centres* support development that activates the main street environment and provides the principal place of business comprising a mix of retail, commercial, hotels, short-term accommodation land uses.
- (7) New retail and commercial development is consolidated in the *Town Centres* of each town, commensurate with their scale and intended role in the region.
- (8) *Town Centres* are to achieve a high level of site occupancy before alternative sites are developed for non-residential purposes outside the *Town Centres*.
- (9) Development in the *Town Area* does not undermine the primacy, role and function of the *Town Centre*.
- (10) *Community Facilities and Recreation and Open Space* areas are maintained for the benefit of the community and are protected from incompatible development, such as sensitive uses.

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- (11) The region's *Industry Areas* will accommodate a mix of industrial business activities that provide a local service and increase local employment opportunities. *Industry Areas* will also accommodate industries that play a support role for mining projects or other regionally significant projects. Industry uses located in the *Industry Areas* must be compatible with the surrounding area, including existing uses, and avoid amenity impacts beyond the boundary of the *Industry Area*. Development must be serviced by sealed roads and reticulated infrastructure where available.
  - (12) Existing lawful industrial activities located outside the *Industry Areas* may continue to operate, but any expansion, redevelopment or material increase in the intensity of use is restricted to a level where impacts on surrounding housing areas and other sensitive uses are not increased.
  - (13) The *Barcaldine Airport* and *Town Airstrips* provide a vital access point for passengers travelling in small aircraft and for health and emergency services. These facilities also have the potential to support future economic development, particularly associated with major resource projects. Upgrades are undertaken where required to realise these opportunities.
  - (14) The *Barcaldine Airport* and *Town Airstrips* are to be protected from incompatible development or intrusions that compromise aircraft safety or the operation of associated aviation navigation and communication facilities.
  - (15) Productive rural land in *Rural and Other Areas* is protected from fragmentation or encroachment from uses which would reduce its productivity.
  - (16) Non-rural uses may be appropriate in *Rural and Other Areas* where they:
    - (a) do not result in conflicts with existing or likely future rural activities;
    - (b) do not diminish the amenity of established residential uses within *Rural and Other Areas*;
    - (c) minimise risks from natural hazards and do not significantly alter landscape values; and
    - (d) can demonstrate:
      - (i) a direct relationship with the rural use in the immediate locality; or
      - (ii) the potential to make a contribution to primary production or the diversification of rural industries; or
      - (iii) a need to be located outside *Town Areas*, due to potential impacts or specific use requirements.
  - (17) To support regional population growth in all towns, living options across the region will be diversified by allowing rural lifestyle lots or new rural residential development in *Rural and Other Areas* where:
    - (a) land is proximate to a *Town Area*;
    - (b) appropriate access to services and facilities is provided, including reticulated water supply where possible;
    - (c) land use conflicts with existing or likely future rural uses are avoided by incorporating appropriate buffers and separation distances in the siting and design of development;
    - (d) there is no increased risk to persons or property from natural hazards; and
    - (e) the provision of new development supports housing choice for the community.

## 3.3 The Town of Barcaldine

### 3.3.1 Town Outcomes

- (1) Barcaldine is the largest and most populous town in the region, accommodating the local government administration centre and the widest range and highest order of services, facilities and businesses. Barcaldine is, and will for the foreseeable future remain, the primary population and administrative centre for the region.
- (2) The Tree of Knowledge Memorial and the Australian Workers Heritage Centre are retained and enhanced as important regional tourist sites. These sites are protected from inappropriate development that may detract from the tourist experience offered.

### 3.3.2 Land Use Outcomes


- (1) Development within the *Town Area* of Barcaldine:
  - (a) supports the diversification of housing options to meet the needs of all members of the community;
  - (b) provides short-term accommodation that supports continued and expanded tourism activities in the town and throughout the region;
  - (c) provides for the embellishment of existing non-residential uses interspersed in the *Town Area* where compatible with the local amenity; and
  - (d) may provide commercial, retail and short-term accommodation uses along the Landsborough Highway where these uses demonstrate a link to highway business / passing trade and impacts to sensitive uses can be managed.
- (2) Barcaldine's *Town Centre* is focused along Oak Street and part of Ash Street. The distinct "country town" character of the *Town Centre*, which is characterised by the elements listed below, is protected and enhanced. New development is compatible and consistent with the established character.
  - (a) The southern side of Oak Street provides buildings that:
    - (i) comprise a low scale, lightweight (primarily timber and tin) built form;
    - (ii) are designed to provide a pedestrian focused environment through the provision of a continuous built to boundary façade and pedestrian shelter that is integrated into the design of the building;
    - (iii) include land uses and activities that engage with the adjoining pedestrian footpath, such as shops fronts, dining areas, entrances and verandahs;
    - (iv) include architectural treatments which are reflective of the grandeur of a main street environment;
    - (v) provide prominent but integrated signage which is reflective of high levels of business and community activity; and
    - (vi) include vehicular, parking and servicing areas at the rear of the site, such that they are not visible and do not interact with the main street environment.

- (b) The northern side of Oak Street supports an open space environment focused on the tourism trail associated with the Tree of Knowledge, which is a prominent and primary feature within this area.
  - (c) The *Town Centre* includes features, such as buildings, which act as local landmarks due to their design, scale, visual prominence or location (for example on a street corner). Features within Barcaldine which provide local landmarks are protected.
  - (d) The *Town Centre* forms a coherent, contiguous and experiential place for residents and visitors through consistent streetscape interventions such as landscaping, surface treatments, street furniture, tourism interventions and signage.
- (3) The adaptive reuse of existing buildings in the *Town Centre* is encouraged where the buildings contribution to the character of the area is maintained and enhanced, having regard to those elements described in Strategic Outcome (2).
  - (4) Large scale, freestanding buildings that do not integrate with adjoining sites or the pedestrian environment are not located in the *Town Centre*.
  - (5) The occupation of existing, serviced lots in both identified *Industry Areas* must be prioritised before any additional greenfield land is developed for industry purposes. The standard of roads and reticulated services in the eastern *Industry Area*, which forms the town's industrial estate, is expected to improve over time in response to new industrial development.
  - (6) The *Recreation and Open Space* area on the western side of the town is developed for the purpose of the Barcaldine Recreation Park, which will include a range of open space and recreation uses for the enjoyment of the community and visitors. There is the potential for the *Recreation and Open Space* area to accommodate a range of more intensive recreational activities and development in the surrounding area should not prevent this from occurring.
  - (7) The *Rural Residential Area* can support further rural residential development where reticulated water and all weather access is provided.
  - (8) The *Barcaldine Airport* area is intended to accommodate air service-related or complementary business activities, such as warehousing, freight/transport/logistic industries, and a parking station should this be required to support a fly-in fly-out workforce activities.

## 3.4 The Town of Alpha

### 3.4.1 Town Outcomes

- (1) Alpha is to preserve its role as a key service town that supports its resident population, the surrounding pastoral community and supplements the basic level of services in other smaller towns such as Jericho.
- (2) Alpha is strategically located in proximity to future mining operations in the Galilee Basin and is intended to accommodate forecast growth generated by the resources sector.
- (3) The co-location and integration of mining accommodation and associated services and facilities is supported where sited on flood-free land within or adjacent to the town.
- (4) Challenges exist in providing reticulated water supply to new development in Alpha due to the capacity of pumping systems. New development is to address this constraint and ensure adequate servicing can be achieved.


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- (5) Future development in Alpha is to respond to the legacy issue of the town's development on the floodplain of Alpha Creek. In response to the flood hazard risk, existing development within the floodplain is to be relocated to flood-free land. The relocation of the town will occur over a long-term planning horizon that will exceed the lifetime of this Planning Scheme.
  - (6) The Local Government Infrastructure Plan will facilitate new development through the relocation of the town in response to flood hazards.
  - (7) The Jane Neville Rolfe Art Gallery, Tivoli Theatre Museum and walking tracks that showcase the town's history and public murals are retained and enhanced as important regional tourist sites. These sites are protected from inappropriate development that may detract from the tourist experience offered.

### 3.4.2 Land Use Outcomes

- (1) New development is supported on the western side of the *Town Area* where unconstrained by the *Limited Development Area* and compatible with the existing land use pattern.
- (2) The *Limited Development Area* identifies land that is located within the Alpha Creek floodplain and is subject to flood hazards. New development, other than at the Showgrounds (see Outcome (3)), is not located within the *Limited Development Area*. The continued improvement and adaptive re-use of existing buildings in the *Limited Development Area* is supported where the development is compatible with the nature and extent of flood hazard risk.

Note – Examples of instances where development may be considered to be compatible with the nature and extent of the flood hazard risk, include:

- House renovations;
  - Upgrading rural infrastructure at the *Alpha Dip Yards*;
  - Changing the use of existing premises from one business to another; and
  - Minor building extensions where engineered to withstand flood impacts.
- (3) The *Showgrounds* are intended to remain in the *Limited Development Area* in the foreseeable future. New development at this facility must be associated with the continued functioning of the showgrounds and be resilient to flood impacts.
  - (4) The *Town Expansion Area* provides flood free land that is intended to accommodate the long-term relocation of the Alpha township. Any interim development of this area should not prejudice this long-term land use intent.
  - (5) The *Town Expansion Area* includes the *Existing Golf Course*, which will be relocated to the *Future Golf Course* site to facilitate development of the *Town Expansion Area* for township purposes.
  - (6) *Worker Accommodation* may be appropriately located within the *Town Expansion Area* subject to the provision of sufficient urban infrastructure and development incorporating a design that is compatible with the established character and amenity of the Alpha township.
  - (7) The *Future Alpha Investigation Area* protects land for the future expansion of the Alpha township and is intended to accommodate growth from the resources sector.
  - (8) Interim uses for the *Future Alpha Investigation Area* will be limited to existing cattle grazing activities, or other low impact rural or passive recreation uses, which do not require reticulated water or sewer infrastructure or result in impacts to nearby sensitive uses.
  - (9) Land use and infrastructure planning investigations must be undertaken in advance of developing the *Town Expansion Area*, *Future Alpha Investigation Area* or *Industry Investigation Area* for permanent uses or additional lots to ensure an orderly and logical sequence of development is achieved in these areas.

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- (10) The existing urban form and land use pattern of development in the *Town Centre* will be maintained until such time that the Alpha township is relocated to the *Town Expansion Area*.
  - (11) New development in the *Industry Area* must not adversely impact the *Hospital*, which is a sensitive use and must be protected. Proximate uses must be compatible with the *Hospital* and not prejudice its role and function.
  - (12) The *Industry Investigation Area* protects land for new air service uses associated with the redevelopment of the *Town Airstrip*. It is also intended to support industry uses with larger land area requirements or off-site impacts that are inappropriate for the *Industry Area*.

## 3.5 The Towns of Jericho, Aramac and Muttaborra

### 3.5.1 Town Outcomes

- (1) The towns of Jericho, Aramac and Muttaborra provide services and facilities for the residents of immediate and surrounding rural communities, as well as visitors.
- (2) Housing is predominantly in the form of dwelling houses, but may also include duplexes and small-scale multiple dwellings, retirement or residential care facilities that provide 'whole of life' accommodation choices.
- (3) Tourism sites are protected from inappropriate development that may detract from the tourist experience offered. The following are retained and enhanced as important regional tourist sites:
  - (a) in Jericho, Redbank Park, Crystal Trumpeters monument, the Jericho drive-in theatre and Freedom Park camping;
  - (b) in Aramac, The Tramway Museum, Harry Redford Interpretative Centre and Freedom Park camping, and nearby attractions of natural and cultural heritage significance, being the Healing Circle, Lake Dunn, Gray Rock and Horsetailer's Gorge; and
  - (c) in Muttaborra, the Muttaborrasaurus Interpretation Centre, Dr Arratta Museum, Cassimatis Museum and Freedom Park camping.

### 3.5.2 Land Use Outcomes

- (1) New housing and accommodation facilities are provided in the *Town Areas* of each town.
- (2) In the Jericho *Town Area*, new development must be sited and designed to achieve flood immunity, despite protection from the *Flood Levee*.
- (3) *Industry Areas* are the preferred location for local businesses associated with the macropod industry (i.e. kangaroo meat processing activities such as commercial chiller boxes or 'roo boxes'), in addition to other industry uses that contribute to local employment or provide local services in the town. Development must be serviced by constructed road access and adequate on-site services unless reticulated infrastructure is available.
- (4) Where land is flood-affected in the *Industry Areas*, development must not involve significant building footprints or intensive activities that would be difficult to evacuate prior to a flood hazard event.
- (5) The Aramac *Industry Area* must be subject to land use and infrastructure planning investigations in advance of any medium to large scale development, to ensure an orderly and logical sequence of development in the area is achieved.



## Part 4. Local government infrastructure plan

[NOTE: Barcaldine Regional Council is in the process of considering a Local Government Infrastructure Plan which would be inserted into this part in the future as appropriate. The Local Government Infrastructure Plan will be subject to a separate public consultation process prior to inclusion in this planning scheme.]



## Part 5. Categories of development and assessment

### 5.1 Preliminary

(1) The tables in Part 5 identify the following for the planning scheme area:

(a) the category of development, either accepted development or assessable development;

Note – Pursuant to Section 43(5)(a) of the Act, the Regulation does not provide any instances where a planning scheme, as a local categorising instrument, may state that development is prohibited development.

(b) the category of assessment for assessable development, either code assessment or impact assessment;

(c) the assessment benchmarks for assessable development; and

(d) any requirements for accepted development.

(2) The tables in Part 5 relate to:

(a) Material change of use (Section 5.4);

(b) Reconfiguring a lot (Section 5.5);

(c) Carrying out operational work (Section 5.6);

(d) Carrying out building work (Section 5.7); and

(e) Overlays (Section 5.8).

### 5.2 Categories of development and assessment


(1) For a material change of use, the category of development and assessment is to be established 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 relevant overlay map in **Schedule 2 (Mapping)**.



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- (4) Determine the category of development and assessment in the zone and zone precinct by reference to the tables in:
    - (a) Section 5.4 (Material change of use);
    - (b) Section 5.5 (Reconfiguring a lot);
    - (c) Section 5.6 (Carrying out operational work); or
    - (d) Section 5.7 (Carrying out building work).
  - (5) If an overlay applies, refer to section 5.8 to determine if the overlay further changes the category of development or assessment.
  - (6) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, or if development is proposed in more than one zone, the highest category of development or assessment applies as follows:
    - (a) Accepted development (where subject to requirements) prevails over accepted development;
    - (b) Assessable development that is subject to code assessment prevails over any type of accepted development; and
    - (c) Assessable development that is subject impact assessment prevails over all other categories of development and assessment.
  - (7) Despite the provisions of this part, if development is listed as prohibited development under the Regulation, a development application cannot be made.

### **5.3 Requirements for accepted development and assessment benchmarks and for assessable development**

- (1) The “Assessment benchmarks for assessable development and requirements for accepted development” column of each table in this part identifies:
    - (a) requirements for accepted development; and/or
    - (b) assessment benchmarks for assessable development.
  - (2) Not all accepted development is subject to requirements. Where requirements apply:
    - (a) the need to achieve compliance will be clearly stated in the “Categories of development and assessment” column; and
    - (b) the requirements will be stated in the “Assessment benchmarks for assessable development and requirements for accepted development” column
- Note – The statement “No requirements or assessment benchmarks apply” has been used in the “Assessment benchmarks for assessable development and requirements for accepted development” column to clearly indicate where no requirements or assessment benchmarks are prescribed.
- (3) Where development that is Accepted development does not achieve compliance with one or more of the applicable requirements, reference should be made to other provisions of the table which will clearly identify the applicable category of development and assessment.

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- (4) The “Assessment benchmarks for assessable development and requirements for accepted development” column primarily identifies codes of the planning scheme. These are contained in Parts 6, 7 and 8 of the planning scheme, depending on the type of code.
  - (5) Assessable development that is subject to impact assessment is to be assessed against the entire planning scheme, including the strategic outcomes and any applicable codes.
  - (6) Each code in the planning scheme contains:
    - (a) the purpose of the code;
    - (b) the overall outcomes that achieve the purpose of the code;
    - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;  
and
    - (d) the acceptable outcomes that achieve the performance outcomes.
  - (7) Requirements for Accepted development are limited to the acceptable outcomes of any nominated code, where those acceptable outcomes are identified as being requirements for Accepted development in both this part and the code itself.

Note – The codes in this planning scheme may identify acceptable outcomes as applying only to assessable development.

## 5.4 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 Community facilities zone

Table 5.4.1—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	<b>Accepted development</b>	
	If for a prescribed accepted use	No requirements or assessment benchmarks apply.
Air service	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; and (b) in the CF1 Precinct.	Community facilities zone code Development works code Landscape code
Caretaker's accommodation	<b>Accepted development</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	Otherwise	Community facilities zone code Development works code Landscape code
Cemetery	<b>Accepted development</b>	
	If in the CF7 Precinct.	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Childcare centre	<b>Accepted development</b>	
	If: (a) in the CF2, CF3, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF2, CF3, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF2, CF3, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Club	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts;	Community facilities zone code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Community care centre	<b>Accepted development</b>	
	If: (a) in the CF3, CF6 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF3, CF6 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF3, CF6 or CF8 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Community residence	<b>Accepted development</b>	
	If complying with the requirements in Schedule 6, Section 6 of the Regulation.	Editor's Note – No requirements or assessment benchmarks can be prescribed by this planning scheme for such development.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Accepted development</b>	
	If: (a) not Accepted development; (b) in the CF3, CF6 or CF8 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not Accepted development; (b) in the CF3, CF6 of CF8 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
If: (a) not Accepted development; (b) in the CF3, CF6 or CF8 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code	
<b>Community use</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
<b>Educational establishment</b>	<b>Accepted development</b>	
	If: (a) in the CF2, CF3, CF4, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF2, CF3, CF4, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF2, CF3, CF4, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	<b>Accepted development</b>	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone
If: (a) in the CF1, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone Development works code Landscape code	
Function facility	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts;	Community facilities zone code	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
<b>Health care services</b>	<b>Accepted development</b>	
	If: (a) in the CF3 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF3 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF3 or CF8 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
<b>Hospital</b>	<b>Accepted development</b>	
	If: (a) in the CF3 Precinct; (b) the reuse of an existing building; (c) not involving more than minor building work; and	Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) complying with all Acceptable outcomes of the identified requirements.	
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF3 Precinct; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF3 Precinct; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
<b>Indoor sport and recreation</b>	<b>Accepted development</b>	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF2 or CF8 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Market</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) not a prescribed accepted use; (b) in the CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
	<b>Office</b>	<b>Accepted development</b>
If: (a) not a prescribed accepted use; (b) not in the CF7 Precinct; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable outcomes of the identified requirements.		Community facilities zone
<b>Assessable development – Code assessment</b>		
If: (a) not a prescribed accepted use; (b) not in the CF7 Precinct; (c) the reuse of an existing building;		Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) not involving more than minor building work; and (e) not complying with all Acceptable outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) not in the CF7 Precinct; and (c) not otherwise identified above.	Community facilities zone Development works code Landscape code
<b>Outdoor sport and recreation</b>	<b>Accepted development</b>	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF2 or CF8 Precincts; (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
<b>Park</b>	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
<b>Parking station</b>	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Place of worship	<b>Accepted development</b>	
	If: (a) in the CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
If: (a) in the CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code	
Residential care facility	<b>Assessable development – Code assessment</b>	
	If in the CF3 or CF8 Precincts.	Community facilities zone code Development works code Landscape code
Shop	<b>Accepted development</b>	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone Development works code Landscape code
<b>Substation</b>	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; and (b) in the CF5 Precinct.	Community facilities zone code Development works code Landscape code
<b>Telecommunications facility</b>	<b>Assessable development – Code assessment</b>	
	If in the CF5 Precinct.	Community facilities zone code Development works code Telecommunications facility use code Landscape code
<b>Theatre</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts;	Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone Development works code Landscape code
<b>Tourist attraction</b>	<b>Accepted development</b>	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
<b>Transport depot</b>	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF1 or CF5 Precincts; and (b) not a prescribed accepted use.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF5 Precinct; and (b) not a prescribed accepted use.	Community facilities zone code Development works code Landscape code
Warehouse	<b>Assessable development – Code assessment</b>	
	If: (a) in the CF1 or CF5 Precincts; and (b) not a prescribed accepted use.	Community facilities zone code Development works code Landscape code
Workforce accommodation	<b>Accepted development</b>	
	If the use accommodates workers associated with a construction project or construction phase of a project.	No requirements or assessment benchmarks apply.
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table. Any use listed in this 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.



## 5.4.2 Emerging community zone

Table 5.4.2—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	<b>Accepted development</b>	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Animal husbandry	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
Caretaker's accommodation	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
Cropping	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; and (b) complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
Dwelling house	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Home-based business</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Home-based business code
<b>Outdoor sport and recreation</b>	<b>Assessable development – Code assessment</b>	
		Emerging community zone code Development works code
<b>Park</b>	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
<b>Sales office</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
<b>Assessable development – Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column.</p> <p>Any other undefined use.</p>		The planning scheme

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

### 5.4.3 Industry investigation zone

Table 5.4.3—Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	<b>Accepted development</b>	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Animal husbandry	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Animal keeping	<b>Accepted development</b>	
	If: (a) not involving a cattery or a kennel; and (b) complying with all Acceptable Outcomes of the identified requirements.	Industry investigation zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not involving a cattery or a kennel; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
Bulk landscape supplies	<b>Assessable development – Code assessment</b>	
	If the use is undertaken wholly outdoors.	Industry investigation zone code Development works code
Caretaker's accommodation	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Industry investigation zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
Cropping	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; and	Industry investigation zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) complying with all Acceptable Outcomes of the identified requirements.	
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
<b>Emergency services</b>	<b>Assessable development – Code assessment</b>	
		Industry investigation zone code Development works code
<b>Park</b>	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
<b>Sales office</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Industry investigation zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
<b>Substation</b>	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Industry investigation zone code Development works code
<b>Transport depot</b>	<b>Assessable development – Code assessment</b>	
	If the use is undertaken wholly outdoors.	Industry investigation zone code Development works code
<b>Utility installation</b>	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Industry investigation zone code Development works code
<b>Warehouse</b>	<b>Assessable development – Code assessment</b>	
	If the use is undertaken wholly outdoors.	Industry investigation zone code Development works code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table. Any use listed in this 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.

## 5.4.4 Recreation and open space zone

Table 5.4.4—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	<b>Accepted development</b>	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Animal keeping	<b>Accepted development</b>	
	If for stabling of horses in the preferred stables area shown on <b>Map OPM - 1</b> .	No requirements or assessment benchmarks apply.
	<b>Assessable development – Code assessment</b>	
	Otherwise, unless involving a cattery or a kennel.	Recreation and open space zone code
Caretaker's accommodation	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code
Club	<b>Accepted development</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code
	Otherwise	Recreation and open space zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community use	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use. (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code
If not a prescribed accepted use and not otherwise stated.	Recreation and open space zone code Development works code Landscape code	
Educational establishment	<b>Assessable development – Code assessment</b>	
		Recreation and open space zone code Development works code Landscape code
Environmental facility	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Recreation and open space zone code Development works code Landscape code
Food and drink outlet	<b>Assessable development – Code assessment</b>	
		Recreation and open space zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Function facility	<b>Assessable development – Code assessment</b>	
		Recreation and open space zone code Development works code Landscape code
Indoor sport and recreation	<b>Accepted development</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code Development works code
	<b>Assessable development – Code assessment</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code Development works code
	Otherwise	Recreation and open space zone code Development works code Landscape code
Market	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; and (b) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	<b>Assessable development – Code assessment</b>	
If: (a) not a prescribed accepted use; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nature-based tourism	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Recreation and open space zone code Development works code Landscape code
Outdoor sport and recreation	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	<b>Assessable development – Code assessment</b>	
If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code	
Park	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Permanent Plantation	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Telecommunications facility	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.  Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.	Telecommunications use code
Tourist attraction	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Recreation and open space zone code Development works code Landscape code
Workforce accommodation	<b>Accepted development</b>	
	If the use accommodates workers associated with a construction project or the construction phase of a project.	No requirements or assessment benchmarks apply.



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table. Any use listed in this 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.

## 5.4.5 Rural zone

Table 5.4.5—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	<b>Accepted development</b>	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Agricultural supplies store	<b>Accepted development</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Rural zone code Development works code
	<b>Assessable development – Code assessment</b>	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code Development works code
	Otherwise	Rural zone code Development works code
Animal husbandry	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Animal keeping	<b>Accepted development</b>	
	If: (a) not involving a cattery or a kennel; and (b) complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	<b>Assessable development – Code assessment</b>	
	If: (d) not involving a cattery or a kennel; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Aquaculture	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code Landscape code
Bulk landscape supplies	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code Landscape code
Caretaker's accommodation	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code
Club	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code
Community residence	<b>Accepted development</b>	
	If complying with the requirements in Schedule 6, Section 6 of the Regulation.	No requirements or assessment benchmarks apply.
Community use	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code
Dual occupancy	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code
Dwelling house	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Educational establishment</b>	<b>Assessable development – Code assessment</b>	
	If involving a rural or agricultural training facility.	Rural zone code Development works code
<b>Environmental facility</b>	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Rural zone code Development works code
<b>Extractive industry</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; and (b) for a borrow pit.	No requirements or assessment benchmarks apply.
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) for a gravel pit.	Rural zone code Extractive industry use code Development works code
<b>Home-based business</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Home-based business code
<b>Intensive animal industry</b>	<b>Accepted development</b>	
	If not located in the Low Impact Rural Precinct and involving no more than: (a) 500 standard cattle units; or (b) 1,000 standard sheep units.	No requirements or assessment benchmarks apply.
	<b>Assessable development – Code assessment</b>	
	If not located in the Low Impact Rural Precinct and involving no more than: (a) 1,000 birds or poultry; (b) 400 standard pig units; or (c) 1,000 standard cattle units.	Rural zone code Development works code
<b>Intensive horticulture</b>	<b>Accepted development subject to requirements</b>	
	If: (a) not located in the Low Impact Rural Precinct; and	Rural zone code Development works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) complying with all Acceptable Outcomes of the identified requirements.	
	<b>Assessable development – Code assessment</b>	
	If: (a) not located in the Low Impact Rural Precinct; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code Development works code
<b>Market</b>	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code
<b>Nature-based tourism</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) involving no more than 10 accommodation sites; and (c) limited to tents or caravans.	No requirements or assessment benchmarks apply.
<b>Workforce accommodation</b>	<b>Accepted development subject to requirements</b>	
	If the use accommodates workers associated with a construction project or the construction phase of a project.	The following in the Workforce Accommodation Use Code: PO3 AO8.1 AO8.2  The following in the Development Works: AO2.1 or AO2.2 AO2.3 AO3.1 or AO3.2 AO3.3 AO4.1 AO4.2 AO11
<b>Outdoor sport and recreation</b>	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code
<b>Outstation</b>	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Permanent plantation	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Research and technology industry	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code
Roadside stall	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.  Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.  Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural zone code
Rural industry	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Rural workers' accommodation	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code
Telecommunications facility	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Telecommunications use code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Telecommunications use code
<b>Tourist attraction</b>	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Rural zone code Development works code
<b>Tourist park</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) involving no more than 10 accommodation sites; and (c) limited to tents or caravans.	No requirements or assessment benchmarks apply.
<b>Wholesale nursery</b>	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code
<b>Winery</b>	<b>Assessable development – Code assessment</b>	
		Rural zone code Development works code
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table. Any use listed in this 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.



## 5.4.6 Rural residential zone

**Table 5.4.6—Rural residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Any Use</b>	<b>Accepted development</b>	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
<b>Animal husbandry</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
<b>Animal keeping</b>	<b>Accepted development</b>	
	If: (a) not involving a cattery or a kennel; and (b) complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not involving a cattery or a kennel; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
<b>Caretaker's accommodation</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
<b>Community residence</b>	<b>Accepted development</b>	
	If complying with the requirements in Schedule 6, Section 6 of the Regulation.	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Cropping</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) not involving forestry for wood production; and (c) complying with all Acceptable Outcomes of the identified requirements.  Editor's note—refer to schedule 6 and 13 of the <i>Planning Regulation 2017</i> if cropping where involving forestry for wood production.	Rural residential zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) not involving forestry for wood production; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.  Editor's note—refer to schedule 6 and 13 of the <i>Planning Regulation 2017</i> if cropping where involving forestry for wood production.	Rural residential zone code
<b>Dwelling house</b>	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
<b>Home-based business</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	<b>Assessable development – Code assessment</b>	
If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Home-based business code	
<b>Park</b>	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
<b>Roadside stall</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.  Editor's note—Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.  Editor's note—Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural residential zone code
<b>Sales office</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table. Any use listed in this 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.

## 5.4.7 Township zone

Table 5.4.7a—Township zone, other than the Industrial precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	<b>Accepted development</b>	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Agricultural supplies store	<b>Accepted development</b>	
	If:	Township zone code
	(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;	
	(b) not involving more than minor building work; and	
	(c) complying with all Acceptable Outcomes of the identified requirements.	
<b>Assessable development – Code assessment</b>		
If:	Township zone code	
(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;		
(b) not involving more than minor building work; and		
(c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.		
Otherwise	Township zone code Development works code Landscape code	
Animal keeping	<b>Accepted development</b>	
	If:	Township zone code
(a) for stabling of horses in the preferred stables area shown on <b>Map OPM - 1</b> ; and		
(b) complying with all Acceptable Outcomes of the identified requirements.		
Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Bar</b>	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	
<b>Caretaker's accommodation</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code	
<b>Car wash</b>	<b>Assessable development – Code assessment</b>	
	If in the Commercial precinct.	Township zone code Development works code Landscape code
<b>Childcare centre</b>	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
<b>Club</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
<b>Community care centre</b>	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
<b>Community residence</b>	<b>Accepted development</b>	
	If: (a) not involving more than minor building work; and (b) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	Otherwise	Township zone code Development works code Landscape code
<b>Community use</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
<b>Dual occupancy</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Dwelling house</b>	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Educational establishment	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Emergency services	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Environmental facility	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Food and drink outlet	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
<b>Function facility</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
<b>Garden centre</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Hardware and trade supplies</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Health care services</b>	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Home-based business</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code Home-based business code
<b>Hospital</b>	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
<b>Hotel</b>	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Market	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
Multiple dwelling	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Workforce accommodation	<b>Accepted development subject to requirements</b>	
	If: (a) an existing premises lawfully used for short-term accommodation purposes; and (b) not involving building work.	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Editor's note - item (b) above – relates to any lawful motel, hotel or other short-term accommodation provider in the Township zone.</p> <p>If the use accommodates workers associated with a construction project or the construction phase of a project.</p>	<p>The following in the Workforce Accommodation Use Code: PO2 AO8.1 AO8.2</p> <p>The following in the Development Works: AO2.1 or AO2.2 AO2.3 AO3.1 or AO3.2 AO3.3 AO4.1 AO4.2 AO11</p>
<b>Office</b>	<b>Accepted development</b>	
	<p>If:</p> <p>(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p> <p>(b) not involving more than minor building work; and</p> <p>(c) complying with all Acceptable Outcomes of the identified requirements.</p>	Township zone code
	<b>Assessable development – Code assessment</b>	
	<p>If:</p> <p>(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p> <p>(b) not involving more than minor building work; and</p> <p>(c) not complying with all Acceptable Outcomes of the identified requirements.</p>	Township zone code
Otherwise	Township zone code Development works code Landscape code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor sales	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Park	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Place of worship	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Residential care facility	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Retirement facility	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Roadside stall	<b>Accepted development</b>	
	<p>If complying with all Acceptable Outcomes of the identified requirements.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
	<b>Assessable development – Code assessment</b>	
	<p>If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
Rooming accommodation	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Sales office	<b>Accepted development</b>	
	<p>If complying with all Acceptable Outcomes of the identified requirements.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
	<b>Assessable development – Code assessment</b>	
	<p>If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
Service industry	<b>Accepted development</b>	
	<p>If:</p> <p>(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p>	Township zone code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
<b>Service station</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Shop</b>	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	Otherwise	Township zone code Development works code Landscape code
<b>Short-term accommodation</b>	<b>Accepted development</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing dwelling or domestic outbuilding; (b) not involving more than minor building work; and (c) the combined total number of residing guests does not exceed six (6); and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code Assessment</b>	
	If: (a) in the Commercial precinct or involving the reuse of an existing dwelling or domestic outbuilding; (b) not involving more than minor building work; (c) the combined total number of residing guests does not exceed six (6); and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	
<b>Showroom</b>	<b>Assessable development – Code Assessment</b>	
		Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Telecommunications facility</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements. Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.	Telecommunications use code
<b>Theatre</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
<b>Tourist attraction</b>	<b>Accepted development</b>	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) complying with all Acceptable Outcomes of the identified requirements.	
<b>Assessable development – Code assessment</b>		
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
<b>Tourist park</b>	<b>Assessable development – Code Assessment</b>	
	If involving the extension of an existing premises lawfully used as a Tourist park.	Township zone code Development works code Landscape code
<b>Veterinary service</b>	<b>Assessable development – Code Assessment</b>	
		Township zone code Development works code Landscape code
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the requirements stated 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.

**Table 5.4.7b—Township zone (Industrial precinct only)**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Any Use</b>	<b>Accepted development</b>	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
<b>Agricultural supplies store</b>	<b>Accepted development</b>	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code Assessment</b>	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
<b>Air service</b>	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use	Township zone code Development works code Landscape code
<b>Bulk landscape supplies</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Caretaker's accommodation</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Car wash</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Cropping</b>	<b>Accepted development</b>	
	If provided by Barcaldine Regional Council.	No requirements or assessment benchmarks apply.
<b>Educational establishment</b>	<b>Accepted development</b>	
	If: (a) not involving more than minor building work; and (b) for a vocational or industrial training facility.	
	<b>Assessable development – Code assessment</b>	
	If: (a) for a vocational or industrial training facility; and (b) not Accepted development.	Township zone code Development works code Landscape code
<b>Emergency services</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Food and drink outlet</b>	<b>Accepted development</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Garden centre	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Hardware and trade supplies	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Indoor sport and recreation	<b>Assessable development – Code assessment</b>	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Low impact industry	<b>Accepted development</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code
Major electricity infrastructure	<b>Accepted development</b>	
	If: (a) undertaken by a public sector entity; and (b) involving underground infrastructure (inclusive of transition structures).	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Marine industry</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Market</b>	<b>Accepted development</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not otherwise stated.	Township zone code Development works code Landscape code
<b>Medium impact industry</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Office</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Outdoor sales</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	<b>Accepted development</b>	
		No requirements or assessment benchmarks apply.
Research and technology industry	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
Sales office	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements.  Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Township zone code
	<b>Assessable development – Code assessment</b>	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.  Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Township zone code
Service industry	<b>Accepted development</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	identified requirements for Accepted development.	
	Otherwise	Township zone code Development works code
<b>Service station</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Shop</b>	<b>Accepted development</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code assessment</b>	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
<b>Showroom</b>	<b>Assessable development – Code Assessment</b>	
		Township zone code Development works code Landscape code
<b>Substation</b>	<b>Assessable development – Code Assessment</b>	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Telecommunications facility</b>	<b>Accepted development</b>	
	If complying with all Acceptable Outcomes of the identified requirements. Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.	Telecommunications use code
<b>Transport depot</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Development works code Landscape code
<b>Utility installation</b>	<b>Assessable development – Code Assessment</b>	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
<b>Veterinary service</b>	<b>Assessable development – Code Assessment</b>	
		Township zone code Development works code Landscape code
<b>Warehouse</b>	<b>Accepted development</b>	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	<b>Assessable development – Code Assessment</b>	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Assessable development – Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the requirements stated 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 Reconfiguring a lot

Table 5.5.1 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
Community facilities zone	<b>Assessable development – Code assessment</b>	
		Community facilities zone code Reconfiguring a lot code Development works code
Emerging community zone	<b>Assessable development – Code assessment</b>	
	If limited to a boundary realignment.	Emerging community zone code Reconfiguring a lot code Development works code
	If: (a) creating one or more additional lots; and (b) the size of all lots created is equal to, or greater than 50 hectares.	
If creating an access easement.		
Industry investigation zone	<b>Assessable development – Code assessment</b>	
	If limited to a boundary realignment.	Industry investigation zone code Reconfiguring a lot code Development works code
	If: (a) creating one or more additional lots; and (b) the size of all lots created is equal to, or greater than 50 hectares.	
If creating an access easement.		
Recreation and open space zone	<b>Assessable development – Code assessment</b>	
		Recreation and open space 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
<b>Rural zone</b> Editor's note—A mining or petroleum activity is an activity authorised under the <i>Mineral Resources Act 1989</i> , the <i>Offshore Minerals Act 1998</i> , the <i>Petroleum Act 1993</i> , or the <i>Petroleum and Gas (Production and Safety Act) 2004</i> .	<b>Assessable development – Code assessment</b>	
	If limited to a boundary realignment.	Rural zone code Reconfiguring a lot code Development works code
	If: (a) creating one or more additional lots; (b) not for a mining or petroleum activity; and (c) the size of all lots created is equal to, or greater than 1,000 hectares.	
	If for a mining or petroleum activity.	
If creating an access easement.		
<b>Rural residential zone</b>	<b>Assessable development – Code assessment</b>	
	If limited to a boundary realignment.	Rural residential zone code Reconfiguring a lot code Development works code
If: (a) creating one or more additional lots; and (b) the size of all lots created is equal to, or greater than four (4) hectares.		
<b>Township zone</b>	<b>Assessable development – Code assessment</b>	
		Township zone code Reconfiguring a lot code Development works code
<b>Assessable development – Impact assessment</b>		
Any other Reconfiguring a Lot.	The planning scheme	

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

## 5.6 Carrying Out Operational Work

Table 5.6.1 identifies the categories of development and assessment for carrying out operational work.

**Table 5.6.1—Carrying Out Operational work**

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
All zones	<b>Accepted development</b>	
	Any other operational work not otherwise specified in this table.	No requirements or assessment benchmarks apply.
	If: (a) involving access to a site from a public road or the provision or alteration of a private car park; and (b) complying with all Acceptable Outcomes of the identified requirements.	Development works code
	<b>Assessable development – Code assessment</b>	
	If associated with reconfiguring a lot.	Development works code
	If: (a) involving access to a site from a public road or the provision or alteration of a private car park; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Development works code
	If: (a) involving engineering work relating to infrastructure that will be managed by Barcaldine Regional Council; and (b) not undertaken by a public sector entity.	Development works code
	If: (a) involving engineering work; and (b) on a site with an area exceeding four (4) hectares.	Development works code
	If involving stockpiling, or cumulative filling and excavation of more than: (a) 100m <sup>3</sup> of material on land where included in a zone other than the Rural zone; or (b) 500m <sup>3</sup> of material on land where included in the Rural zone.	Development works code

Note – Development involving access to a site from a State-controlled road may require separate approval under the *Transport Infrastructure Act 1994*.

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



## 5.7 Carrying Out Building Work

Not applicable.

Note – The planning scheme does regulate building work within an area affected by an overlay through categories of development and assessment tables in section 5.8.



## 5.8 Overlays

**Table 5.8.1** identifies where an overlay varies the categories of development and assessment from that stated in sections 5.4 to 5.7 above and the relevant assessment benchmarks.

**Table 5.8.1—Overlays**

Development	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
<b>Airport environs overlay</b>		
All aspects of development	<b>No change</b>	
	If within any mapped area identified on <b>Map OM - 1</b> .	Airport environs overlay code
	<b>Assessable development – Impact assessment</b>	
	If involving physical intrusion by any structure, building or equipment relating to development above the defined level of the Obstacle Limitation Surface as identified on <b>Map OM - 1</b> .	The planning scheme, including the Airport environs overlay code
<b>Heritage overlay</b>		
All aspects of development	<b>Assessable development – Code assessment</b>	
	If located on a site identified as a local heritage place in Schedule 3. Note – If development is categorised as Assessable Development that is subject to Impact Assessment in the relevant zone/s, the development remains Assessable Development that is subject to Impact Assessment despite the above provision.	Heritage overlay code
<b>Natural hazards overlay</b>		
Any: (a) Material change of use; or (b) Reconfiguring a lot; or (c) Carrying out building work.	<b>No change</b>	
	If within an area identified as a bushfire prone area on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>	Natural hazards overlay code
Any: (a) Material change of use where categorised as Assessable development in the relevant zone; or (b) Reconfiguring a lot; or (c) Carrying out operational work where for filling,	<b>Assessable development – Code assessment</b>	
	If within an area identified as ‘flood prone land’ or ‘1% annual exceedance probability flood event’ overlay area on <b>Maps OM - 2.0 to OM - 2.6</b> . Note – If development is categorised as Assessable Development that is subject to Impact Assessment in the relevant zone/s, the development remains Assessable Development that is subject to Impact Assessment despite the above provision.	Natural hazards overlay code

Development	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
excavation or drainage work; or (d) Carrying out building work.		
Any: (a) Material change of use; or (b) Reconfiguring a lot; or (c) Carrying out operational work where for filling, excavation or drainage work; or (d) Carrying out building work.	<b>Assessable development – Impact assessment</b>	
	If within an area identified as an 'Alpha high and extreme flood hazard' overlay area on <b>Maps OM - 2.0 to OM - 2.6</b> .	The planning scheme
<b>Regional infrastructure overlay</b>		
All aspects of development	<b>Assessable development – Code Assessment</b>	
	If within an area identified as a petroleum gas pipeline buffer area on Petroleum and Gas Pipeline Overlay Map OM3. Note – If development is categorised as Assessable Development that is subject to Impact Assessment in the relevant zone/s, the development remains Assessable Development that is subject to Impact Assessment despite the above provision.	Regional infrastructure overlay code
All aspects of development	<b>No change</b>	
	If within an area identified as a 'Stock route network' mapped on <a href="#">SPP mapping – Economic Growth (Agriculture)</a> .	Regional infrastructure overlay code
All aspects of development	<b>No change</b>	
	If within an area identified as 'Major electricity infrastructure' or 'Electricity substation' mapped on <a href="#">SPP mapping – Infrastructure (Energy and Water Supply)</a> .	Regional infrastructure overlay code

Editor's 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 Categories of development and assessment**.
- (4) Assessment benchmarks for zones are contained in the zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Assessment benchmarks for a precinct are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code;
  - (b) the overall outcomes that achieve the purpose of the code;
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code; and
  - (d) the acceptable outcomes that achieve the performance outcomes;
- (8) The following are the zone codes for the planning scheme:
  - (a) Community facilities zone code;
  - (b) Emerging community zone code;
  - (c) Industry Investigation zone code;
  - (d) Recreation and open space zone code;
  - (e) Rural zone code;
  - (f) Rural residential zone code; and
  - (g) Township zone code.

## 6.2 Zone codes

### 6.2.1 Community facilities zone code

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 of the planning scheme.

#### 6.2.1.1 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
  - (a) educational establishments; and
  - (b) hospitals; and
  - (c) transport and telecommunications; and
  - (d) utility installation.
- (2) Barcaldine Regional Council's purpose of the Community facilities zone code is to ensure that community facilities are appropriately located and utilised to service the current and future needs of the local and regional population.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development in the zone cater primarily for specified uses, facilities and works which include:
    - (i) land used, owned or operated by Commonwealth, State or Local Government, or Government owned corporations for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, municipal services, primary health care and public hospitals, utility installations, substations and transport networks;
    - (ii) Uses, facilities and works which by virtue of their location, intensity, combination or uses, operations or site characteristics are best managed in a use specific land use allocation; or
    - (iii) Private community services and facilities including educational establishments, places of worship, utilities and community uses;
  - (b) the viability of special uses is protected by excluding development that could limit the ongoing operation of existing special uses or prejudice appropriate new activities;
  - (c) any expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility and with community needs;
  - (d) 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;
  - (e) community facilities are located in highly accessible locations and are designed to promote safe and efficient public use through walking and cycling;

- (f) adverse impacts on areas of environmental significance, cultural significance, natural features and processes are avoided;
- (g) sustainable practices are encouraged including water re-use, climate-based design, and solar generation facilities; and
- (h) development provides a sensitive design transition between community facilities and residential uses.

### 6.2.1.2 Specific Benchmarks for assessment

**Table 6.2.1.2—Performance outcomes and acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>Built form</b>			
<b>PO1</b>	Buildings and structures have a height, bulk and form that: <ul style="list-style-type: none"> <li>(a) is consistent with a low-rise built form;</li> <li>(b) is compatible with the intended character of the surrounding area;</li> <li>(c) is reflective of the utility of the site;</li> <li>(d) is consistent with the intended function of the building or structure;</li> <li>(e) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy;</li> <li>(f) provides an appropriate balance between built and natural elements; and</li> <li>(g) provides sufficient land area for landscaping, open space, services and facilities associated with the development.</li> </ul>	<b>AO1.1</b>	Buildings and structures have a maximum height of 12 metres.
		<b>AO1.2</b>	Site cover does not exceed: <ul style="list-style-type: none"> <li>(a) 90% where adjoining the side boundary of land in the Township zone Commercial Precinct; or</li> <li>(b) 50% where adjoining the side boundary of land in the Township Zone; or</li> <li>(c) 20% where not adjoining the side boundary of land in the Township zone.</li> </ul>
<b>PO2</b>	Buildings and structures are setback from site boundaries such that: <ul style="list-style-type: none"> <li>(a) they are consistent with the character of the surrounding area;</li> <li>(b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity;</li> </ul>	<b>AO2.1</b>	Building and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) four (4) metres to the primary street frontage; and</li> <li>(b) three (3) metres to all other road frontages.</li> </ul>
		<b>AO2.2</b>	Buildings and structures have a minimum setback to side and rear boundaries of: <ul style="list-style-type: none"> <li>(a) six (6) metres where the boundary is shared with a sensitive land use; or</li> <li>(b) three (3) metres otherwise.</li> </ul>

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(c) appropriate access to daylight and sunlight is achieved;</li> <li>(d) air circulation is promoted;</li> <li>(e) an articulated built form, variation and visual interest is achieved;</li> <li>(f) overshadowing and overlooking is managed;</li> <li>(g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and</li> <li>(h) the safe operation of the land use is facilitated at all times.</li> </ul>	<b>AO2.3</b>	Car parking and set down areas are setback a minimum of: <ul style="list-style-type: none"> <li>(a) three (3) metres from the road frontage;</li> <li>(b) six (6) metres from a side or rear boundary shared with a sensitive land use; and</li> <li>(c) two (2) metres from side and rear boundaries otherwise.</li> </ul>
<b>Amenity</b>			
<b>PO3</b>	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas are located and designed so that they: <ul style="list-style-type: none"> <li>(a) do not detract from the character of the locality;</li> <li>(b) do not impact on the amenity of existing or future uses on the site or in the surrounding area; and</li> <li>(c) contribute to the attractiveness of the town.</li> </ul>	<b>AO3.1</b>	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas: <ul style="list-style-type: none"> <li>(a) are screened so as not to be visible from any road, other public area or sensitive land use; and</li> <li>(b) located within or behind the building.</li> </ul>
<b>PO4</b>	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO4.1</b>	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		<b>AO4.2</b>	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.
<b>Use – Caretaker’s accommodation</b>			
<b>PO5</b>	Development: <ul style="list-style-type: none"> <li>(a) does not compromise the ongoing use of the land for community purposes; and</li> <li>(b) is subordinate to the primary use of the site.</li> </ul>	<b>AO5.1</b>	No more than one (1) Caretaker’s accommodation dwelling/unit is established on the site.
		<b>AO5.2</b>	Caretaker’s accommodation has a maximum gross floor area of 100m <sup>2</sup> .
<b>Use – Child Care Centre</b>			
<b>PO6</b>	Child care centres including access and parking arrangements that minimise:	<b>AO6.1</b>	A Child care centre is not accessed from: <ul style="list-style-type: none"> <li>(a) State-controlled roads; or</li> <li>(b) <i>urban feeder</i> roads.</li> </ul>

Performance outcomes		Acceptable outcomes	
	(a) any interface between development traffic and heavy vehicles; and (b) onsite conflict between children's activities, pedestrian movement, vehicle movement and car parking.	<b>AO6.2</b>	Parking spaces are located so that children are not required to cross the driveway or vehicle access way to reach the building.
<b>Land use</b>			
<b>PO7</b>	Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.	<b>AO7.1</b>	A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.
		<b>AO7.2</b>	Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.
<b>Hours of operation</b>			
<b>PO8</b>	The hours of operation of a land use: (a) are consistent with the level of activity in the surrounding area at various times during the day and week; (b) support the generation of activity at different times where this is appropriate to the character of the setting; and (c) do not result in adverse impacts on other land uses or surrounding land, particularly sensitive land uses, having regard to emissions of noise, light, odour and dust.	<b>AO8.1</b>	Hours of operation are limited to: (a) 7:00am to 6:00pm where development adjoins a sensitive land use; or (b) 6:00am to 10:00pm otherwise.
		<b>AO8.2</b>	Where development adjoins a sensitive land use, loading and unloading of goods is limited to the following times: (a) 7:00am to 6:00pm, Monday to Friday; (b) 8:00am to 5:00pm on Saturdays; and (c) no loading or unloading occurs on Sundays or public holidays.
<b>Access and services</b>			
<b>PO9</b>	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	<b>AO9.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO9.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO9.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO10</b>	Uses are provided with a supply of on-site car parking that: (a) is sufficient to meet the demand generated by the use;	<b>AO10</b>	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with <b>PSP1 –</b>

Performance outcomes		Acceptable outcomes	
	(b) does not result in negative amenity impacts on the locality; and (c) does not impact on the safety or efficiency of the road network.		<b>Development Works Planning Scheme Policy.</b>
<b>PO11</b>	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	<b>AO11.1</b>	Development is provided with a reticulated water connection.
		<b>AO11.2</b>	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code.  Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.
		<b>AO11.3</b>	Stormwater is directed to a lawful point of discharge.
		<b>AO11.4</b>	All premises have a supply of electricity.
		<b>AO11.5</b>	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
<b>Assessment benchmarks for Assessable development only</b>			
<b>Land use</b>			
<b>PO12</b>	Non-community related activities only occur where they: (a) support or are otherwise complementary to the community related activities or facilities on the site; or (b) support the provision of a community service.	<b>AO12.1</b>	Cropping is located on a lot greater than 2.5 hectares in area.
		<b>AO12.2</b>	Animal husbandry is: (a) located on a lot greater than 2.5 hectares in area; and (b) is limited to the grazing of livestock.
		<b>AO12.3</b>	Development for a Food and drink outlet or Shop: (a) has a maximum gross floor area of 150m <sup>2</sup> ; and (b) is located in a building that contains community related activities.
		<b>AO12.4</b>	Where development does not involve Animal husbandry, Cropping, Food



Performance outcomes		Acceptable outcomes	
			and drink outlet or Shop, no acceptable outcome is nominated.
<b>PO13</b>	Development facilitates opportunities for appropriate co-location of community related activities or facilities.		No acceptable outcome nominated.
<b>Building Design (not applicable to CF1, CF5 or CF7 Precincts)</b>			
<b>PO14</b>	Buildings are appropriately designed to: <ul style="list-style-type: none"> <li>(a) provide a high level of amenity which complements the established character of the local area;</li> <li>(b) incorporate visual interest and architectural variation;</li> <li>(c) provide accessible spaces for the local community;</li> <li>(d) provide opportunities for causal surveillance;</li> <li>(e) include a human scale; and</li> <li>(f) encourage occupation of outdoor space.</li> </ul>	<b>AO14.1</b>	Buildings address the primary frontage of the site through the location of windows and pedestrian access.
		<b>AO14.2</b>	Buildings do not include blank walls to road frontages exceeding three (3) metres.
		<b>AO14.3</b>	Upper levels incorporate articulation including windows, openings and changes in material.
		<b>AO14.4</b>	Awnings are utilised to provide shelter for pedestrians.
<b>PO15</b>	Development complements and integrates with the established built character of the immediate surrounds, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>		No acceptable outcome nominated.
<b>Effects of development</b>			
<b>PO16</b>	Development appropriately responds to the characteristics and constraints of the site, having regard to: <ul style="list-style-type: none"> <li>(a) topography and drainage patterns;</li> <li>(b) utility services;</li> <li>(c) the form and function of the surrounding movement network;</li> <li>(d) vehicular and pedestrian access, circulation;</li> <li>(e) existing vegetation;</li> <li>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</li> </ul>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(g) any hazards to people or property;</li> <li>(h) the minimisation of earthworks or other alterations to the natural environment;</li> <li>(i) the risk of introducing or spreading weeds and pest animals; and</li> <li>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</li> </ul>		
<b>Amenity</b>			
<b>PO17</b>	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise and air quality;</li> <li>(b) traffic and parking;</li> <li>(c) visual impact;</li> <li>(d) privacy, overlooking and outlook;</li> <li>(e) access to daylight, sunlight and air circulation;</li> <li>(f) hours of operation;</li> <li>(g) odour and emissions; and</li> <li>(h) lighting.</li> </ul> <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 nominated.
<b>Environmental significance</b>			
<b>PO18</b>	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> or within an MSES watercourse buffer areas, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.

## 6.2.2 Emerging community zone code

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 of the planning scheme.

### 6.2.2.1 Purpose

- (1) The purpose of the Emerging community zone code is to:
  - (a) identify land that is intended for an urban purpose in the future;
  - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
  - (c) 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.

- (2) Barcaldine Regional Council's purpose of the Emerging community zone code is to:
  - (a) identify land that may be suitable for new urban development for which a detailed assessment of site constraints, opportunities and urban infrastructure servicing is required before development can occur;
  - (b) ensure that all development on land identified for urban expansion in the Emerging community zone is appropriately planned and designed in accordance with best practice urban development principles;
  - (c) ensure development occurs in a logical sequence prioritising suitable available urban land for the relocation of the existing township affected by high and extreme flood hazard in Alpha; and
  - (d) facilitate new development that offers a range of lot sizes and housing choice.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) interim land uses and other development is primarily limited to existing uses and does not compromise the future development potential of the area for urban purposes;
  - (b) land is considered generally suitable for urban purposes where detailed land use and infrastructure investigations are undertaken to identify developable areas that address scenic, environmental and infrastructure constraints;
  - (c) development avoids the sporadic and premature creation of additional lots and is instead undertaken in accordance with detailed structure planning, having regard to the broader ultimate development of the zone;
  - (d) development does not compromise the efficient provision of infrastructure and services, considers environmental constraints and reflects the desired settlement pattern for the area; and
  - (e) development is provided with all urban services including parks, reticulated water, sewerage (where available), stormwater drainage, sealing roads, pathways, electricity and telecommunications infrastructure.

## 6.2.2.2 Specific Benchmarks for assessment

**Table 6.2.2.2—Performance outcomes and acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>Height</b>			
<b>PO1</b>	Buildings and structures have a height that: (a) is consistent with a low-rise built form; (b) is compatible with the intended character of the surrounding area; and (c) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy.	<b>AO1</b>	Buildings and structures do not exceed 8.5 metres in height.
<b>Use – Animal keeping</b>			
<b>PO2</b>	Animal keeping is of a scale that is: (a) does not compromise the future urban use of the land; and (b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses.	<b>AO2</b>	The use is located on a lot greater than 2.5 hectares and involves no more than: (a) five (5) horse stables; or (b) five (5) aviaries containing no more than 100 birds; and (c) not for a cattery or kennel.
<b>Use – Caretaker's accommodation</b>			
<b>PO3</b>	Development: (a) does not compromise the future urban use of the land; (b) is very small scale; and (c) is subordinate to the primary use of the site.	<b>AO3.1</b>	No more than one (1) Caretaker's accommodation dwelling/unit is established on the site.
		<b>AO3.2</b>	Caretaker's accommodation has a maximum gross floor area of 100m <sup>2</sup> .
<b>Use – Cropping</b>			
<b>PO4</b>	Cropping is appropriately located so not to adversely impact on emerging residential uses and local character.	<b>AO4</b>	The use: (a) is located on a lot greater than 2.5 hectares; and (b) does not involve the mechanical or aerial spraying of herbicides or pesticides.
<b>Use – Sales Office</b>			
<b>PO5</b>	The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO5.1</b>	The sales office is in place for no more than two years.
		<b>AO5.2</b>	There is a maximum of two (2) employees on the site at any one time.

Performance outcomes		Acceptable outcomes	
		<b>AO5.3</b>	The use operates between: (a) 9:00am and 6:00pm Monday to Saturday; and (b) 9:00am to 1:00pm on Sunday.
<b>Amenity</b>			
<b>PO6</b>	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO6.1</b>	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		<b>AO6.2</b>	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.
<b>Access and services</b>			
<b>PO7</b>	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	<b>AO7.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO7.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO7.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO8</b>	Uses are provided with a supply of on-site car parking that: (a) is sufficient to meet the demand generated by the use; (b) does not result in negative amenity impacts on the locality; and (c) does not impact on the safety or efficiency of the road network.	<b>AO8</b>	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
<b>PO9</b>	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	<b>AO9.1</b>	Development is provided with a potable water supply.
		<b>AO9.2</b>	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and

Performance outcomes		Acceptable outcomes	
			<p>Queensland plumbing and wastewater code.</p> <p>Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>
		<b>AO9.3</b>	Stormwater is directed to a lawful point of discharge.
		<b>AO9.4</b>	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
<b>Assessment benchmarks for Assessable development only</b>			
<b>Use – Outdoor sport and recreation</b>			
<b>PO10</b>	Development provides adequate separation, screening and buffering from any adjoining sensitive land uses so that privacy and amenity is not adversely affected.	<b>AO10.1</b>	<p>Development that shares a boundary with a sensitive land use provides a minimum setback of six (6) metres from the common boundary for:</p> <p>(a) active outdoor use or sporting areas;</p> <p>(b) site access points;</p> <p>(c) car parking areas; and</p> <p>(d) servicing or outdoor storage areas.</p>
		<b>AO10.2</b>	<p>Development that shares a boundary with a sensitive land use is to setback all buildings a minimum of 15 metres from that common boundary and:</p> <p>(a) include a minimum 1.8 metres high solid screen fence along that common boundary; or</p> <p>(b) a landscaped buffer area consisting of dense screen planting of a minimum three (3) metres width along that common boundary</p> <p>Editor's note–Refer also to the Landscaping code</p>
<b>Structure planning</b>			
<b>PO11</b>	Interim land uses, such as non-urban development or rural uses, do 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 nominated.
<b>PO12</b>	<p>New development:</p> <p>(a) is provided in an orderly and logically sequenced manner;</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(b) takes into consideration land use need and the type, scale and nature of proposed development;</li> <li>(c) sets and maintains a consistent character, amenity, built form and streetscape appropriate to the local area;</li> <li>(d) utilises land, infrastructure and natural assets efficiently;</li> <li>(e) locates non-residential development:               <ul style="list-style-type: none"> <li>(i) on major roads;</li> <li>(ii) where not introducing non-residential traffic to residential streets;</li> <li>(iii) to provide for the day to day needs of the immediate residential community;</li> </ul> </li> <li>(f) does not increase the risk of natural hazards;</li> <li>(g) provides coherent and fully connected access to the local open space and recreation network;</li> <li>(h) creates a safe, walkable environment with safe access to a clear, legible road network; and</li> <li>(i) incorporates sustainability principles in design.</li> </ul> <p>Note – A Structure Plan should be prepared to demonstrate compliance with this outcome.</p>		
Effects of development			
<b>PO13</b>	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) topography and drainage patterns;</li> <li>(b) utility services;</li> <li>(c) the form and function of the surrounding movement network;</li> <li>(d) vehicular and pedestrian access, circulation;</li> <li>(e) existing vegetation;</li> <li>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</li> <li>(g) any hazards to people or property;</li> </ul>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(h) the minimisation of earthworks or other alterations to the natural environment;</li> <li>(i) the risk of introducing or spreading weeds and pest animals; and</li> <li>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</li> </ul>		
<b>Amenity</b>			
<b>PO14</b>	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise and air quality;</li> <li>(b) traffic and parking;</li> <li>(c) visual impact;</li> <li>(d) privacy, overlooking and outlook;</li> <li>(e) access to daylight, sunlight and air circulation;</li> <li>(f) hours of operation;</li> <li>(g) odour and emissions; and</li> <li>(h) lighting.</li> </ul> <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 nominated.
<b>Environmental significance</b>			
<b>PO15</b>	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.



### 6.2.3 Industry investigation zone code

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 of the planning scheme.

#### 6.2.3.1 Purpose

- (1) The purpose of the Industry investigation zone code 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.

- (2) Barcaldine Regional Council's purpose of the Industry investigation zone code is to:
  - (a) identify land that may be suitable for industrial activities where detailed planning investigations and assessment of site constraints, opportunities and urban infrastructure servicing is required before development can occur;
  - (b) to protect land for the future development of regionally significant industries, including transport and logistics, mining and related industries and other medium and heavy industries, while land use and infrastructure planning investigations are undertaken; and
  - (c) to ensure that any development (interim land uses) which occurs prior to the structure planning of the land in the zone maintains its suitability and capacity of future development and does not detract from nearby sensitive land uses.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) development does not compromise the future development potential of the area for industrial purposes;
  - (b) land that is suitable for industrial purposes is not developed until necessary;
  - (c) essential infrastructure is made available to service the development, including water, sewer, stormwater / drainage, telecommunications and electricity infrastructure;
  - (d) acceptable interim uses include rural, recreation and other passive and/or temporary uses and activities which do not require water or sewer infrastructure or impact on nearby sensitive land uses.

#### 6.2.3.2 Specific Benchmarks for assessment

**Table 6.2.3.2—Performance outcomes and acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>Building height</b>			
<b>PO1</b>	Buildings and structures have a height that:	<b>AO1.1</b>	Building height does not exceed 8.5 metres.
		<b>AO1.2</b>	Site cover does not exceed 20%.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(a) is consistent with a low rise, industrial environment;</li> <li>(b) is compatible with the intended character of the surrounding area; and</li> <li>(c) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy.</li> </ul>	<b>AO1.3</b>	Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road or any other road identified as a Stock route network; or</li> <li>(b) 10 metres from a frontage to an all-weather access road that is not a State-controlled road; and</li> <li>(c) 10 metres from a boundary to an adjoining lot for allotments greater than 2 hectares; or</li> <li>(d) five (5) metres from a boundary to an adjoining lot for allotments less than 2 hectares.</li> </ul>
<b>Use – Animal keeping</b>			
<b>PO2</b>	Animal keeping is of a scale that: <ul style="list-style-type: none"> <li>(a) does not compromise the future industrial use of the site; and</li> <li>(b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses.</li> </ul>	<b>AO2</b>	The use is located on a lot greater than 2.5 hectares and involves no more than: <ul style="list-style-type: none"> <li>(a) five (5) horse stables; or</li> <li>(b) five (5) aviaries containing no more than 100 birds; and</li> <li>(c) not for a cattery or kennel.</li> </ul>
<b>Use – Caretaker's accommodation</b>			
<b>PO3</b>	Development: <ul style="list-style-type: none"> <li>(a) does not compromise the future industrial use of the site;</li> <li>(b) is very small scale; and</li> <li>(c) is subordinate to non-residential uses on the same site.</li> </ul>	<b>AO3.1</b>	No more than one (1) Caretaker's accommodation dwelling/unit is established on the site.
		<b>AO3.2</b>	The caretaker's accommodation unit is a maximum of 100m <sup>2</sup> in gross floor area.
<b>Use – Cropping</b>			
<b>PO4</b>	Cropping is appropriately located so not to adversely impact on emerging industrial uses and local character.	<b>AO4</b>	The use: <ul style="list-style-type: none"> <li>(a) is located on a lot greater than 2.5 hectares; and</li> <li>(b) does not involve the mechanical or aerial spraying of herbicides or pesticides.</li> </ul>
<b>Use – Sales office</b>			
<b>PO5</b>	The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO5.1</b>	Development of the sales office is in place for no more than two years.
		<b>AO5.2</b>	There is a maximum of two (2) employees of the site at any one time.
<b>Amenity</b>			
<b>PO6</b>	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas are located and designed so that they:	<b>AO6</b>	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas:

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(a) do not detract from the character of the locality;</li> <li>(b) do not impact on the amenity of existing or future uses on the site or in the surrounding area; and</li> <li>(c) contribute to the attractiveness of the town.</li> </ul>		<ul style="list-style-type: none"> <li>(a) are screened so as not to be visible from any road, other public area or sensitive land use; and</li> <li>(b) located within or behind the building.</li> </ul>
<b>PO7</b>	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO7.1</b>	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		<b>AO7.2</b>	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.
<b>Access and services</b>			
<b>PO8</b>	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	<b>AO8.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO8.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO8.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO9</b>	<p>Uses are provided with a supply of on-site car parking that:</p> <ul style="list-style-type: none"> <li>(a) is sufficient to meet the demand generated by the use;</li> <li>(b) does not result in negative amenity impacts on the locality; and</li> <li>(c) does not impact on the safety or efficiency of the road network.</li> </ul>	<b>AO9</b>	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
<b>PO10</b>	<p>Development has adequate services to:</p> <ul style="list-style-type: none"> <li>(a) cater for the demand generated by the use; and</li> <li>(b) ensure there are no adverse impacts external to a site.</li> </ul>	<b>AO10.1</b>	Development is provided with a potable water supply.
		<b>AO10.2</b>	<p>Development is provided with:</p> <ul style="list-style-type: none"> <li>(a) where inside a sewer catchment area, a reticulated sewer connection; or</li> <li>(b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and</li> </ul>

Performance outcomes		Acceptable outcomes	
			<p>Queensland plumbing and wastewater code.</p> <p>Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>
		<b>AO10.3</b>	Stormwater is directed to a lawful point of discharge.
		<b>AO10.4</b>	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.

**Assessment benchmarks for Assessable development only**

**Structure planning**

<b>PO11</b>	Interim land uses, such as non-urban development or rural uses, do not reduce or preclude the long-term use of the site or nearby land for industrial uses, having regard to the scale and nature of the activity and its likely impacts.		No acceptable outcome nominated.
<b>PO12</b>	<p>New development:</p> <p>(a) is provided in an orderly and logically sequenced manner;</p> <p>(b) takes into consideration land use need and the type, scale and nature of proposed development;</p> <p>(c) sets and maintains a consistent character, amenity, built form and streetscape appropriate to the local area;</p> <p>(d) utilises land, infrastructure and natural assets efficiently;</p> <p>(e) locates non-residential development:</p> <p>(i) on major roads;</p> <p>(ii) where not introducing non-residential traffic to residential streets;</p> <p>(iii) to provide for the day to day needs of the immediate residential community;</p> <p>(f) does not increase the risk of natural hazards;</p> <p>(g) provides coherent and fully connected access to the local open space and recreation network;</p> <p>(h) creates a safe, walkable environment with safe access to</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<p>a clear, legible road network; and</p> <p>(i) incorporates sustainability principles in design.</p> <p>Note – A Structure Plan should be prepared to demonstrate compliance with this outcome.</p>		
Effects of development			
<b>PO13</b>	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <p>(a) topography and drainage patterns;</p> <p>(b) utility services;</p> <p>(c) the form and function of the surrounding movement network;</p> <p>(d) vehicular and pedestrian access, circulation;</p> <p>(e) existing vegetation;</p> <p>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</p> <p>(g) any hazards to people or property;</p> <p>(h) the minimisation of earthworks or other alterations to the natural environment;</p> <p>(i) the risk of introducing or spreading weeds and pest animals; and</p> <p>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</p>		No acceptable outcome nominated.
Amenity			
<b>PO14</b>	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <p>(a) noise and air quality;</p> <p>(b) traffic and parking;</p> <p>(c) visual impact;</p> <p>(d) privacy, overlooking and outlook;</p> <p>(e) access to daylight, sunlight and air circulation;</p> <p>(f) hours of operation;</p> <p>(g) odour and emissions; and</p> <p>(h) lighting.</p>		No acceptable outcome nominated.



Performance outcomes		Acceptable outcomes	
	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.		
Environmental significance			
<b>PO15</b>	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.

## 6.2.4 Recreation and open space zone code

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 of the planning scheme.

### 6.2.4.1 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for:
  - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
    - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
    - (ii) parks, or other areas, for the conservation of natural areas; and
  - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) Barcaldine Regional Council's purpose of the Recreation and open space code is to maintain the open space network for the passive and active recreation needs of the Barcaldine community
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;
  - (b) opportunities for sporting clubs to establish in multi-purpose club facilities are facilitated;
  - (c) ancillary uses and facilities that support sport and recreation activities such as caretaker's accommodation, clubs, community uses, function facilities, amenities blocks, kiosks, shelters, spectator stands, picnic tables and lighting infrastructure may be established in the zone where they support the ongoing safe, comfortable and efficient operation of recreation activities;
  - (d) impacts on adjacent areas from development and activities in the zone are managed through buffering and appropriate design, siting and operation of facilities and infrastructure;
  - (e) open space is accessible to the general public for a range of outdoor sport and recreation activities.
  - (f) a range of functional, attractive and accessible open spaces, including local and regional parks are available for the use and enjoyment of residents and visitors.
  - (g) development provides for infrastructure and services that are commensurate with the location and setting of the site and the nature and scale of development that is intended to occur in the zone;
  - (h) development is supported by transport infrastructure that is designed to provide safe and efficient vehicle access, and walking and cycling routes, and where possible, connects with other movement networks in the broader area;

- (i) where sport and recreation areas 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 significance are avoided or minimised.
- (j) sport and recreation areas are planned and designed to enhance community liveability.
- (k) non-recreational uses may be established in the zone where they:
  - (i) complement and support the use of the zone for recreation purposes; or
  - (ii) provide regional tourism opportunities associated with significant recreation facilities or key tourism sites; and
  - (iii) are compatible with the scale, character and amenity of surrounding development; and
  - (iv) do not compromise the use of the land for associated sport and recreation activities;
- (l) sport and recreation facilities and open space areas may also be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.

#### 6.2.4.2 Specific Benchmarks for assessment

**Table 6.2.4.2—Performance outcomes and acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>Built form</b>			
<b>PO1</b>	Buildings and structures have a height, bulk and form that: <ul style="list-style-type: none"> <li>(a) is consistent with an open space setting;</li> <li>(b) is compatible with the existing character of the surrounding area;</li> <li>(c) is reflective of the utility of the site;</li> <li>(d) is consistent with the intended function of the building or structure;</li> <li>(e) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy;</li> <li>(f) provides an appropriate balance between built and natural elements; and</li> <li>(g) provides sufficient land area for landscaping, open space, services and facilities</li> </ul>	<b>AO1.1</b>	Building height does not exceed 8.5 metres.
		<b>AO1.2</b>	The site cover of all buildings and structures does not exceed the lesser of 40% of the total site area or 400m <sup>2</sup> .



Performance outcomes		Acceptable outcomes	
	associated with the development.		
<b>PO2</b>	Buildings and structures are setback from site boundaries such that: (a) they are consistent with the character of the surrounding area; (b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity; (c) appropriate access to daylight and sunlight is achieved; (d) air circulation is promoted; (e) an articulated built form, variation and visual interest is achieved; (f) overshadowing and overlooking is managed; (g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and (h) the safe operation of the land use is facilitated at all times.	<b>AO2.1</b>	Buildings and structures include a minimum setback of: (a) 10 metres from a State-controlled road frontage; (b) six (6) metres from any other road frontage; (c) six (6) metres from any side or rear boundary shared with a sensitive land use; and (d) three (3) metres from side and rear boundaries otherwise.
		<b>AO2.2</b>	Carparking and set down areas are setback: (a) three (3) metres from the road frontage; (b) six (6) metres from any side or rear boundary shared with a sensitive land use; and (c) two (2) metres from side and rear boundaries otherwise.
<b>Preferred Stables Area</b>			
<b>PO3</b>	Residential uses in the preferred stables area do not detract from the primary function of the site to support the stabling of horses through the introduction of potential reverse amenity issues.	<b>AO3</b>	Residential uses in the preferred stables area are limited to Caretaker's accommodation or a single dwelling directly associated with the stables use.
<b>Use – Caretaker's accommodation</b>			
<b>PO4</b>	Development: (a) supports a recreational, sporting or open space use; and (b) is of a scale that does not compromise or reduce the prevailing sport and recreation function of the site and the open space character of the zone.	<b>AO4.1</b>	No more than one (1) Caretaker's accommodation dwelling/unit is established on the site.
		<b>AO4.2</b>	Development is a maximum of 100m <sup>2</sup> in gross floor area.

Performance outcomes		Acceptable outcomes	
<b>Use – Animal keeping</b>			
<b>PO5</b>	Animal keeping is of a scale that is: (a) compatible with the open space character of the locality; and (b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses.	<b>AO5</b>	The use is located on a lot greater than 2.5 hectares and involves no more than: (a) five (5) horse stables; or (b) five (5) aviaries containing no more than 100 birds; and (c) not for a cattery or kennel.
<b>Amenity</b>			
<b>PO6</b>	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO6.1</b>	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		<b>AO6.2</b>	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.
<b>Land use</b>			
<b>PO7</b>	Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.	<b>AO7.1</b>	A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.
		<b>AO7.2</b>	Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.
<b>Access and services</b>			
<b>PO8</b>	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	<b>AO8.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO8.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO8.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO9</b>	Uses are provided with a supply of on-site car parking that: (a) is sufficient to meet the demand generated by the use; (b) does not result in negative amenity impacts on the locality; and	<b>AO9</b>	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .

Performance outcomes		Acceptable outcomes	
	(c) does not impact on the safety or efficiency of the road network.		
<b>PO10</b>	Development has adequate services to:	<b>AO10.1</b>	Development is provided with a potable water supply.
	(a) cater for the demand generated by the use; and	<b>AO10.2</b>	Development is provided with:
	(b) ensure there are no adverse impacts external to a site.		(a) where inside a sewer catchment area, a reticulated sewer connection; or
			(b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code.
		<b>AO10.3</b>	Stormwater is directed to a lawful point of discharge.
		<b>AO10.4</b>	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
<b>Assessment benchmarks for Assessable development only</b>			
<b>Land use</b>			
<b>PO11</b>	Development supports the use of the land within the zone by residents and visitors of the Barcaldine region, through the provision of a variety of high quality facilities, services, settings and experiences.		No acceptable outcome is nominated.
<b>PO12</b>	Non-recreational uses only occur where: (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent.		No acceptable outcome is nominated.
<b>PO13</b>	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.

Performance outcomes		Acceptable outcomes	
<b>Design</b>			
<b>PO14</b>	Development complements and integrates with the established built character of the immediate surrounds, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>		No acceptable outcome is nominated.
<b>PO15</b>	Development does not impede public access to, and use of, recreation and open space facilities.		No acceptable outcome is nominated.
<b>PO16</b>	Landscaping: <ul style="list-style-type: none"> <li>(a) enhances visual amenity;</li> <li>(b) integrates with the sport and recreation setting;</li> <li>(c) allows for active recreational and sporting activities to occur; and</li> <li>(d) ensures the sport and recreation area is highly accessible.</li> </ul> <p>Editor's note—Refer also to the Landscaping code</p>		No acceptable outcome is nominated.
<b>PO17</b>	Development is designed to achieve safety for all users having regard to: <ul style="list-style-type: none"> <li>(a) maximising casual surveillance and sight lines;</li> <li>(b) avoiding personal concealment and entrapment locations;</li> <li>(c) exterior building design that promotes safety;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate signage and wayfinding; and</li> <li>(f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points.</li> </ul> <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.
<b>Effects of development</b>			
<b>PO18</b>	Development appropriately responds to the characteristics and constraints of the site, having regard to:		No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(a) topography and drainage patterns;</li> <li>(b) utility services;</li> <li>(c) the form and function of the surrounding movement network;</li> <li>(d) vehicular and pedestrian access, circulation;</li> <li>(e) existing vegetation;</li> <li>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</li> <li>(g) any hazards to people or property;</li> <li>(h) the minimisation of earthworks or other alterations to the natural environment;</li> <li>(i) the risk of introducing or spreading weeds and pest animals; and</li> <li>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</li> </ul>		
<b>PO19</b>	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise and air quality;</li> <li>(b) traffic and parking;</li> <li>(c) visual impact;</li> <li>(d) privacy, overlooking and outlook;</li> <li>(e) access to daylight, sunlight and air circulation;</li> <li>(f) hours of operation;</li> <li>(g) odour and emissions; and</li> <li>(h) lighting.</li> </ul> <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.
<b>Environmental significance</b>			
<b>PO20</b>	Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage		No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes	
	<p>(Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		
<b>PO21</b>	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.</p>	<b>AO21</b>	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> that is likely to have widespread and irreversible impacts is set back a minimum of 500 metres from watercourses, lakes, wetlands or springs and related riparian vegetation.</p> <p>Note—Further definition of the environmental attributes of the Channel Country SEA is contained in the RPI Regulation 2014.</p>

## 6.2.5 Rural zone code

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 of the planning scheme.

### 6.2.5.1 Purpose

- (1) The purpose of the Rural zone code is to:
  - (a) provide for rural uses and activities;
  - (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
- (1) Barcaldine Regional Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries operating in the region.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) The zone primarily accommodates grazing and value-adding rural uses such as intensive animal industry, intensive horticulture, cropping and other compatible primary production uses.
  - (b) agricultural land and areas for broadscale primary production are preserved for rural use and protected from fragmentation or alienation.
  - (c) The viability of existing and future rural uses and activities is protected from the intrusion of incompatible uses.
  - (d) Intensive rural activities and aquaculture are appropriately separated from sensitive uses, and are buffered, designed and operated so as not to cause environmental harm or nuisance to surrounding properties (for example, due by way of noise, dust, odour or spray drift).
  - (e) Built form is predominantly low rise and consistent with rural character values, which is typically a single dwelling house and ancillary structures necessarily associated with the rural activity, such as sheds.
  - (f) Existing extractive industries and known resource deposits are protected and provide opportunities for new extractive industry operations. All new and existing operations are located and designed to mitigate environmental impacts.
  - (g) Uses that are inappropriate in a township setting due to land-consumptive site requirements, hazard risk, noxious emissions or significant impacts such as noise or odour, may alternatively be appropriate in the Rural Zone where:
    - (i) land use conflicts can be minimised;

- (ii) on the balance of social, economic and environmental considerations it is demonstrated that the development is in the interests of the community; and
- (iii) no other site is suitable for the particular purpose.
- (h) Development is adequately serviced with infrastructure including formal road access that is improved where necessary to support the needs of the development.
- (i) Visitor accommodation (such as bed and breakfast or ‘farm stay’ accommodation) and other non-rural uses that support rural enterprise or rural tourism activities may be established in the zone where they complement rural uses, promote the sustainable use of rural land, and do not compromise the use of the land for rural activities.
- (j) Rural workers’ accommodation and Workforce accommodation is only established where the use is directly and primarily related to rural production or a natural resource related industry on the same site, or on an adjacent site.
- (k) Development implements sustainable land management practices, is responsive to the environmental constraints of the land, and is appropriate for the level of risk associated with any flood or bushfire hazard.
- (l) Natural features such as prominent hills and ridges, creeks, gullies, waterways and wetlands are preserved, and managed and enhanced where possible.
- (m) Areas identified as having significant scenic landscape values or other values in terms of biodiversity and cultural heritage (for example national parks) are protected from development.

### 6.2.5.2 Specific Benchmarks for assessment

**Table 6.2.5.2a—Performance outcomes and acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>Height</b>			
<b>PO1</b>	Buildings and structures have a height that: (a) is compatible with the existing rural character of the surrounding area; and (b) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy.	<b>AO1.1</b>	Buildings and structures, other than buildings used for rural activities, have a maximum building height of: (a) 8.5 metres; and (b) 2 storeys.
		<b>AO1.2</b>	Buildings and structures associated with a rural activity, including machinery, equipment, packing or storage buildings, do not exceed 12 metres in height.
<b>Site Layout</b>			
<b>PO2</b>	Buildings and structures are setback from site boundaries such that:	<b>AO2.1</b>	Where involving a use listed in Column 1 of <b>Table 6.2.5.2b</b> , the minimum setbacks listed in Columns 3, 4 and 5 are provided.



Performance outcomes		Acceptable outcomes	
	(a) they are consistent with the character of the surrounding area; (b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity; (c) appropriate access to daylight and sunlight is achieved; (d) air circulation is promoted; (e) an articulated built form, variation and visual interest is achieved; (f) overshadowing and overlooking is managed; (g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and (h) the safe operation of the land use is facilitated at all times.	<b>AO2.2</b>	Where not involving a use listed in Column 1 of <b>Table 6.2.5.2b</b> , Buildings and structures, other than a Roadside stall, include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road or any other road identified as a Stock route network; or (b) 10 metres from a frontage to an all-weather access road that is not a State-controlled road; and (c) 10 metres from a boundary to an adjoining lot for allotments greater than 2 hectares; or (d) five (5) metres from a boundary to an adjoining lot for allotments less than 2 hectares.
		<b>AO2.3</b>	Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to an all-weather access road that is not a State-controlled road.
<b>Residential density</b>			
<b>PO3</b>	The density of residential development is reflective of: (a) the existing rural character of the area; and (b) the capacity of the site, having regard to the ability to appropriately accommodate required facilities and services such as access, circulation, parking, servicing, landscaping and open space;	<b>AO3.1</b>	Residential density does not exceed two dwellings per lot and development is limited to any combination of the following: (a) a primary dwelling for a Dwelling house; (b) a secondary dwelling for a Dwelling house; or (c) a dwelling for Caretaker's accommodation; or (d) a Dual occupancy or (e) Rural workers' accommodation where on a lot less than 100 hectares.
		<b>AO3.2</b>	Caretaker's accommodation is limited to one dwelling with a maximum gross floor area of 100m <sup>2</sup>
<b>Amenity</b>			
<b>PO4</b>	Sensitive land uses do not encroach on existing or approved Rural activities, Extractive industry, mining operations or other uses that may	<b>AO4</b>	Sensitive land uses are separated from the uses and activities listed in Column 1 of <b>Table 6.2.5.2c</b> by at least the distances listed in Column 2.

Performance outcomes		Acceptable outcomes	
	result in adverse impact on amenity, health or safety.		
Land use			
PO5	Tourism (including associated accommodation) and recreation-related uses are: (a) small in scale; and (b) compatible with rural production, natural resources and landscape amenity.	AO5.1	Development is located on a lot with a minimum size of 10 hectares.
		AO5.2	Development is limited to: (a) a total of six (6) sites for either cabins, camping or caravans where for Nature based tourism; or (b) a total of two (2) accommodation units where for Farm stay accommodation or Bed and breakfast premises.
PO6	Workforce accommodation occurs in response to a legitimate and demonstrated need where it is directly related to rural activities or natural resource related activity on the same site or an adjacent site.	AO6.1	For Workforce accommodation associated with a natural resource related project, the use is: (a) limited to the construction phase of the project; and (b) does not extend to provide for the operational phase of the projects
		AO6.2	Workforce accommodation is provided in accordance with a site closeout and rehabilitation plan that demonstrates the land will be returned to a safe state and substantially restored to its pre-development state upon the Workforce accommodation use ceasing.
PO7	Roadside stalls are of a scale in keeping with the rural character of the locality.	AO7.1	Buildings and structures associated with the use are limited to 30m <sup>2</sup> site cover.
		AO7.2	The roadside stall only sells produce grown on site.
PO8	Rural activities and Extractive industry are sited, constructed and managed such that: (a) sufficient area to accommodate the use (including buildings, pens, ponds, other structures and waste disposal areas involved in the use);	AO8.1	Rural activities and Extractive industry are located on a site which has a minimum area in accordance with <b>Table 6.2.5.2b</b> .
		AO8.2	Rural activities and Extractive industry are sited such that they achieve at least the separation distance specified in Column 2 of <b>Table 6.2.5.2c</b> from a sensitive use.

Performance outcomes		Acceptable outcomes	
	<p>(b) provide adequate setbacks to road frontages, site boundaries, water infrastructure and natural elements; and</p> <p>(c) the use does not create an unreasonable nuisance beyond the site boundaries.</p> <p>Note – the provision of adequate setbacks and site area may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:</p> <ul style="list-style-type: none"> <li>• Queensland Guidelines for Meat Chicken Farms 2012;</li> <li>• National Environmental Guidelines for Piggeries, Second edition 2010;</li> <li>• Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland.</li> </ul>	<b>AO8.3</b>	Any use listed in Column 1 of <b>Table 6.2.5.2b</b> is not established in the Low Impact Rural Precinct.
Access and services			
<b>PO9</b>	Adequate all-weather road access is provided between the premises and the existing road network.	<b>AO9.1</b>	Roads are designed and constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO9.2</b>	All premises must have vehicle access to a formed road. Access is designed and constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
<b>PO10</b>	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	<b>AO10.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO10.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO10.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO11</b>	Development has adequate services to: <p>(a) cater for the demand generated by the use; and</p> <p>(b) ensure there are no adverse impacts external to a site.</p>	<b>AO11.1</b>	Development is provided with a potable water supply.
		<b>AO11.2</b>	Development is provided with onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code.  Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.

Performance outcomes		Acceptable outcomes	
		<b>AO11.3</b>	All premises have a supply of electricity.
		<b>AO11.4</b>	Stormwater is directed to a lawful point of discharge.
<b>Assessment benchmarks for Assessable development only</b>			
<b>Land use</b>			
<b>PO12</b>	Development: (a) does not conflict with existing rural land uses; (b) does not conflict with the natural, scenic and cultural values of the area; and (c) maintains the long-term production values of the land for rural purposes.		No acceptable outcome nominated.
<b>Building design and amenity</b>			
<b>PO13</b>	Development complements and integrates with the established built character of the immediate surrounds, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.		No acceptable outcome nominated.
<b>PO14</b>	Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	<b>AO14.1</b>	Development achieves the air quality design objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
		<b>AO14.2</b>	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.
<b>PO15</b>	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;		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	(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.		
<b>Use – Extractive industry</b>			
<b>PO16</b>	Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.	<b>AO16.1</b>	Development is undertaken in accordance with a management and rehabilitation plan that demonstrates that the premises will be safe and useable upon completion, including the following will be appropriately undertaken: (a) progressive rehabilitation works; (b) appropriate clean-up works (including areas of possible soil or water contamination); (c) provision of stable and usable final landform and soil profiles; and (d) revegetation of the site using suitable native species.
		<b>AO16.2</b>	Rehabilitation of the site is completed within six (6) months of cessation of the Extractive industry. Editor's note – Where the Extractive industry involves an Environmentally Relevant Activity (ERA), an Environmental Authority may provide alternative requirements to AO16.2.
<b>Use – Renewable energy facility</b>			
<b>PO17</b>	Development is: (a) located to allow for connections into relevant energy supply networks; (b) located to avoid alienating highly productive agricultural land; (c) accessible to an appropriate level of road infrastructure to support the facility; and (d) located to avoid impacting coal or mineral resources or tenements.		No acceptable outcome nominated.
<b>PO18</b>	Development ensures the site is returned to its pre-development condition and land use upon		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	cessation of the renewable energy facility.		
<b>Effects of development</b>			
<b>PO19</b>	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) topography and drainage patterns;</li> <li>(b) utility services;</li> <li>(c) the form and function of the surrounding movement network;</li> <li>(d) vehicular and pedestrian access, circulation</li> <li>(e) existing vegetation;</li> <li>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</li> <li>(g) any hazards to people or property;</li> <li>(h) the minimisation of earthworks or other alterations to the natural environment;</li> <li>(i) the risk of introducing or spreading weeds and pest animals; and</li> <li>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</li> </ul>		No acceptable outcome nominated.
<b>PO20</b>	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise and air quality;</li> <li>(b) traffic and parking;</li> <li>(c) visual impact;</li> <li>(d) privacy, overlooking and outlook;</li> <li>(e) access to daylight, sunlight and air circulation;</li> <li>(f) hours of operation;</li> <li>(g) odour and emissions; and</li> <li>(h) lighting.</li> </ul> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	to demonstrate compliance with this performance outcome.		
<b>PO21</b>	<p>Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Editor's note—Mapping of reported historical mining activity and abandoned mines is available through the Queensland Government Department of Resources' GeoResGlobe: <a href="https://georesglobe.information.qld.gov.au">https://georesglobe.information.qld.gov.au</a>.</p>		No acceptable outcome nominated.
<b>Environmental significance</b>			
<b>PO22</b>	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.
<b>PO23</b>	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.</p>	<b>AO23</b>	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> that is likely to have widespread and irreversible impacts is set back a minimum of 500 metres from watercourses, lakes, wetlands or springs and related riparian vegetation.</p> <p>Note—Further definition of the environmental attributes of the Channel Country SEA is contained in the RPI Regulation 2014.</p>

**Table 6.2.5.2b—Rural activities siting**

<b>Column 1 Use or activity</b>	<b>Column 2 Minimum site area</b>	<b>Column 3 Minimum road frontage setbacks</b>	<b>Column 4 Minimum side and rear boundary setbacks</b>	<b>Column 5 Distance from Top bank of a wetland or waterway or edge of a bore, dam, well or weir that provides potable water supply</b>
Animal keeping	5 hectares	50 metres	15 metres	50 metres
Aquaculture	5 hectares	50 metres	15 metres	100 metres
Cropping involving the mechanical or aerial spraying of herbicides or pesticides	50 hectares	100 metres	100 metres	100 metres
Intensive animal industry (where cattle feedlot involving no more than 1,000 standard cattle units)	5 hectares	50 metres	15 metres	50 metres
Intensive animal industry (piggery or cattle feedlot where not otherwise covered)	20 hectares	200 metres	15 metres	100 metres
Intensive animal industry (poultry farm)	50 hectares	100 metres	100 metres	100 metres
Intensive animal industry (emu or ostrich hatching and brooding facility)	5 hectares	60 metres	15 metres	100 metres
Intensive horticulture	10 hectares	50 metres	15 metres	100 metres
Rural industry	1 hectare	50 metres	10 metres	50 metres



**Table 6.2.5.2c—Separation distances**

<b>Column 1 Use or activity</b>	<b>Column 2 Minimum distance from a sensitive land use</b>
Animal keeping	300 metres
Aquaculture	100 metres
Cropping involving the mechanical or aerial spraying of herbicides or pesticides	300 metres
Extractive industry involving blasting or crushing	1,000 metres
Extractive industry not involving blasting or crushing	200 metres
Extractive industry (haul route)	100 metres
High impact industry	500 metres
Intensive animal industry (piggery or cattle feedlot)	500 metres
Intensive animal industry (poultry farm)	500 metres
Intensive animal industry (emu or ostrich hatching and brooding facility)	500 metres
Intensive horticulture	100 metres
Mining activities (existing or approved)	1,000 metres
Mining activities (existing or approved) (haul route)	250 metres
Petroleum or gas pipeline	200 metres
Rural industry	100 metres



## 6.2.6 Rural residential zone code

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 of the planning scheme.

### 6.2.6.1 Purpose

The purpose of the Rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The purpose of the code will be achieved through the following overall outcomes:

- (1) The Rural residential zone is characterised by large residential lots offering a high standard of residential amenity in a semi-rural setting.
- (2) The predominant built form is a Dwelling house. Development is low rise and appropriately scaled to integrate with the environmental and topographical features of the land.
- (3) Development provides for all infrastructure and services to a standard suitable for the semi-rural setting. Where connection to reticulated water supply and sewerage is not available or within reasonable proximity to the site, domestic infrastructure is contained entirely within the boundaries of the site.
- (4) Low impact rural activities such as hobby farms and animal keeping are encouraged where impacts to residential amenity are minimised in terms of odour, chemical sprays, traffic or noise.
- (5) Other low-impact activities such as a home-based business or a small-scale farm stay can be supported where impacts are minimised and the scale, intensity and nature of the use does not detract from the rural residential character and amenity of the zone.
- (6) Community services and facilities are readily accessible.
- (7) Development for residential uses adjacent to rural land incorporates appropriate buffering and separation to ensure it does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.
- (8) Development is designed to maximise efficiencies in energy use, effluent disposal and water conservation.
- (9) Natural features such as creeks, gullies, waterways, wetlands, and intact areas of bushland are retained and enhanced. Any unavoidable impacts are minimised through the sensitive siting and design of development.

## 6.2.6.2 Specific Benchmarks for assessment

**Table 6.2.6.2—Performance outcomes and acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>Built form</b>			
<b>PO1</b>	Buildings and structures have a height that:	<b>AO1.1</b>	Building height does not exceed 8.5 metres.
	<ul style="list-style-type: none"> <li>(a) is consistent with a very low scale of development;</li> <li>(b) is compatible with the rural residential character of the surrounding area;</li> <li>(c) is reflective of the utility of the site;</li> <li>(d) is consistent with the intended function of the building or structure;</li> <li>(e) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy;</li> <li>(f) provides an appropriate balance between built and natural elements; and</li> <li>(g) provides sufficient land area for landscaping, open space, services and facilities associated with the development.</li> </ul>	<b>AO1.2</b>	The site coverage is not more than 20%.
<b>PO2</b>	Buildings and structures are setback from site boundaries such that:	<b>AO2.1</b>	Other than for Animal husbandry, Animal keeping or Roadside stall, buildings (including structures used for ancillary storage), are setback a minimum of: <ul style="list-style-type: none"> <li>(a) 10 metres from the frontage to a State-controlled road;</li> <li>(b) six (6) metres from the frontage to any other road; and</li> <li>(c) six (6) metres from the side and rear boundaries of the site.</li> </ul>
	<ul style="list-style-type: none"> <li>(a) they are consistent with the character of the surrounding area;</li> <li>(b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity;</li> <li>(c) appropriate access to daylight and sunlight is achieved;</li> <li>(d) air circulation is promoted;</li> <li>(e) an articulated built form, variation and visual interest is achieved;</li> </ul>	<b>AO2.2</b>	Any building, structure or area used for an Animal husbandry or Animal keeping use is setback a minimum of 20 metres from any boundary.
			<b>AO2.3</b>

Performance outcomes		Acceptable outcomes	
	<p>(f) overshadowing and overlooking is managed;</p> <p>(g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and</p> <p>(h) the safe operation of the land use is facilitated at all times.</p>		<p>(b) three (3) metres from the side or rear boundaries.</p>
Residential density			
<b>PO3</b>	<p>The density of residential activities:</p> <p>(a) contributes to housing choice and affordability;</p> <p>(b) respects the nature and density of surrounding land use;</p> <p>(c) does not cause amenity impacts beyond reasonable expectation of accommodation density for the zone; and</p> <p>(d) is commensurate to the scale and frontage of the site.</p>	<b>AO3</b>	<p>A maximum of two dwellings is provided on any site, which may be formed through the combination of:</p> <p>(a) a primary dwelling of a Dwelling house; or</p> <p>(b) a secondary dwelling of a Dwelling house; or</p> <p>(c) a dwelling for Caretaker's accommodation.</p>
Land use			
<b>PO4</b>	<p>Rural uses located within the zone are of a scale that:</p> <p>(a) is compatible with the rural residential character and amenity of the surrounding area; and</p> <p>(b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses.</p>	<b>AO4.1</b>	Animal keeping, Animal husbandry or Cropping is located on a lot greater than 2.5 hectares in area and involves the grazing of livestock only.
		<b>AO4.2</b>	Animal husbandry involves the grazing of livestock only.
		<b>AO4.3</b>	Animal keeping involves no more than: <p>(a) five (5) horse stables; or</p> <p>(b) five (5) aviaries containing no more than 100 birds; and</p> <p>(c) not for a cattery or kennel.</p>
		<b>AO4.4</b>	Buildings and structures associated with a Roadside stall are limited to 30m <sup>2</sup> site cover.
		<b>AO4.5</b>	The Roadside stall only sells produce grown on site.
Use – Caretaker's accommodation			
<b>PO5</b>	Development is of a scale that does not compromise or reduce the prevailing residential character and amenity of the locality.	<b>AO5.1</b>	No more than one (1) Caretaker's accommodation dwelling/unit is established on the site.
		<b>AO5.2</b>	Development is a maximum of 100m <sup>2</sup> in gross floor area.

Performance outcomes		Acceptable outcomes	
<b>Use – Sales office</b>			
<b>PO6</b>	The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO6.1</b>	The sales office is in place for no more than two years.
		<b>AO6.2</b>	There is a maximum of two (2) employees on the site at any one time.
		<b>AO6.3</b>	The use operates between: (a) 9:00am and 6:00pm Monday to Saturday; and (b) 9:00am to 1:00pm on Sunday.
<b>Amenity</b>			
<b>PO7</b>	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO7.1</b>	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		<b>AO7.2</b>	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.
<b>Access and services</b>			
<b>PO8</b>	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	<b>AO8.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO8.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO8.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO9</b>	Uses are provided with a supply of on-site car parking that: (a) is sufficient to meet the demand generated by the use; (b) does not result in negative amenity impacts on the locality; and (c) does not impact on the safety or efficiency of the road network.	<b>AO9</b>	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
<b>PO10</b>	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	<b>AO10.1</b>	Development is provided with a reticulated water connection.
		<b>AO10.2</b>	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal

Performance outcomes		Acceptable outcomes	
			<p>system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code.</p> <p>Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>
		<b>AO10.3</b>	Stormwater is directed to a lawful point of discharge.
		<b>AO10.4</b>	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.

#### Assessment benchmarks for Assessable development only

##### Building design

<b>PO11</b>	Buildings are appropriately designed to: <ul style="list-style-type: none"> <li>(a) provide a high level of amenity which complements the established character of the local area;</li> <li>(b) incorporate visual interest and architectural variation;</li> <li>(c) provide accessible spaces for the local community;</li> <li>(d) provide opportunities for casual surveillance;</li> <li>(e) include a human scale; and</li> <li>(f) encourage occupation of outdoor space.</li> </ul>		No acceptable outcome nominated.
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<b>PO12</b>	Development complements and integrates with the established built character of the Rural residential zone, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>		No acceptable outcome nominated.
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##### Non-residential development

<b>PO13</b>	Non-residential development: <ul style="list-style-type: none"> <li>(a) is consistent with the scale of existing development;</li> <li>(b) does not detract from the amenity of the nearby residential uses; and</li> </ul>		No acceptable outcome nominated.
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Performance outcomes		Acceptable outcomes	
	(c) is secondary to the primary residential function of land within the zone.		
<b>PO14</b>	<p>Non-residential development:</p> <p>(a) is associated with, and secondary to, an existing residential use on the same site; or</p> <p>(b) directly supports the day to day needs of the immediate residential community; or</p> <p>(c) has a direct relationship to the land on which the use is proposed.</p>		No acceptable outcome nominated.
Effects of development			
<b>PO15</b>	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <p>(a) topography and drainage patterns;</p> <p>(b) utility services;</p> <p>(c) the form and function of the surrounding movement network;</p> <p>(d) vehicular and pedestrian access, circulation</p> <p>(e) existing vegetation;</p> <p>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</p> <p>(g) any hazards to people or property;</p> <p>(h) the minimisation of earthworks or other alterations to the natural environment;</p> <p>(i) the risk of introducing or spreading weeds and pest animals; and</p> <p>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</p>		No acceptable outcomes nominated.
Amenity			
<b>PO16</b>	Development maintains a high level of amenity within the site and within the surrounding area, having regard to:		No acceptable outcomes nominated.

Performance outcomes		Acceptable outcomes	
	<p>(a) noise and air quality;</p> <p>(b) traffic and parking;</p> <p>(c) visual impact;</p> <p>(d) privacy, overlooking and outlook;</p> <p>(e) access to daylight, sunlight and air circulation;</p> <p>(f) hours of operation;</p> <p>(g) odour and emissions; and</p> <p>(h) 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 outcome.</p>		
Environmental significance			
<b>PO17</b>	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcomes nominated.



## 6.2.7 Township zone code

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 of the planning scheme.

### 6.2.7.1 Purpose

- (1) The purpose of the Township zone code is to provide for:
  - (a) small to medium urban areas in a rural 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 Township zone code will be achieved through the following overall outcomes:
  - (a) local housing needs are met through low density housing types, primarily in the form of single detached dwellings, which promote dwelling size and choice consistent with regional lifestyle values;
  - (b) other residential uses such as Dual occupancy and Multiple dwelling may be established in the zone where compatible with the prevailing scale and residential character of surrounding development;
  - (c) businesses, including for retail, commercial, entertainment, tourist and administrative purposes, that service the local convenience needs and recreational pursuits of residents, visitors and surrounding rural communities and offer local employment opportunities are provided in the Township zone.
  - (d) a range of complementary community uses is provided in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents.
  - (e) Low impact industry, Service industry and public utilities may be established where such uses are compatible with and protect the character and amenity of surrounding development;
  - (f) land adjoining the Barcaldine racecourse to the east and south is the *preferred stables area* and is retained for equestrian-related uses, particularly the stabling of horses. Sensitive land uses or other uses which may detract from the functioning of the primary stables use are not established, other than Caretaker's accommodation and/or a single dwelling for the supervision and care of horses.
  - (g) development reinforces the continuance and embellishment of a town centre focussed a main street in each town, which is the primary location for business and community uses, and other non-residential uses where appropriate, and is a place for economic development.
  - (h) second to the town centre, other locations for non-residential uses may be supported in the following instances:

- (i) adjacent to the town centre with frontage to a prominent local street that already supports a mix or cluster of non-residential uses; or
  - (ii) fronting a State-controlled Road where the use is dependent on highway passing trade; or
  - (iii) an expansion of a lawfully existing and well-established non-residential use; or
  - (iv) co-located with a lawfully existing and well-established non-residential use;
- (i) non-residential development located outside the town centre and/or a precinct, must demonstrate:
- (i) it provides a convenience function and does not compromise the role and function of the existing town centre;
  - (ii) a direct interface with premises containing a sensitive use is avoided and impacts are minimised;
  - (iii) it does not compromise the residential character and existing amenity of the surrounding area, particularly in relation to hours of operation, privacy, safety, lighting, noise, dust, odour, traffic generation and car parking;
  - (iv) it is small in scale and consistent with the surrounding built form and streetscape; and
  - (v) it is located on an accessible and identifiable part of the road network;
- (j) the design of buildings and the layout of development makes a positive contribution to the local character and amenity of the individual township. The built form is low-rise and incorporates a high standard of architecture, landscaping and place-making elements to create an attractive and functional environment, in keeping with the role and function of the zone;
- (k) development is designed to maximise energy efficiency, water conservation and public and active transport use;
- (3) The purpose of the Township zone code will also be achieved through the following additional overall outcomes for the Commercial precinct:
- (a) accommodates and promotes the commercial, professional, government and retail uses that service the region and western Queensland, which are consolidated largely in the Barcaldine town centre;
  - (b) new developments create a highly attractive and permeable pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape;
  - (c) new business is encouraged to use existing buildings to help consolidate the Commercial precinct; and
  - (d) development protects and enhances the unique heritage and character attributes within the precinct.
- (4) The purpose of the Township zone code will also be achieved through the following additional overall outcomes for the Industrial precinct:

- (a) non-residential activities are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses;
- (b) Industrial activities manage impacts to maintain acceptable levels of safety and amenity for sensitive land uses;
- (c) the location of non-residential development does not compromise the safety or efficiency of the local or state-controlled road network; and
- (d) the Industrial precinct accommodates uses that cannot be appropriately located elsewhere in the Township zone. This may include large format retailing, bulky goods retailing and uses within incompatible emissions.

### 6.2.7.2 Specific Benchmarks for assessment

**Table 6.2.7.2a—Performance outcomes and Acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>Height</b>			
<b>PO1</b>	Building and structures have a height, bulk and form that: <ul style="list-style-type: none"> <li>(a) is comparable to other buildings in the town and around the Barcaldine Region;</li> <li>(b) is reflective of the utility of the site;</li> <li>(c) is compatible with the existing character of the surrounding area;</li> <li>(d) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy;</li> <li>(e) is consistent with the intended function of the building or structure;</li> <li>(f) provides an appropriate balance between built and natural elements; and</li> <li>(g) provides sufficient land area for landscaping, open space, services and facilities associated with the development.</li> </ul>	<b>AO1.1</b>	Buildings and structures are no greater than the maximum heights specified in <b>Table 6.2.7.2b</b> .
		<b>AO1.2</b>	Development does not exceed the maximum site cover specified in <b>Table 6.2.7.2b</b> .
<b>Site Layout</b>			
<b>PO2</b>	Buildings and structures are setback from site boundaries such that: <ul style="list-style-type: none"> <li>(a) they are consistent with the character of the surrounding area;</li> <li>(b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having</li> </ul>	<b>AO2.1</b>	Minimum setbacks are provided in accordance with <b>Table 6.2.7.2c</b> .
		<b>AO2.2</b>	In the Industrial precinct, plant equipment, active outdoor use areas, site access and car parking, servicing or outdoor storage areas associated with a non-residential use are setback a minimum of five (5) metres from any

Performance outcomes		Acceptable outcomes	
	<p>regard to physical improvements, character, building lines, vehicular activity and pedestrian activity;</p> <p>(c) appropriate access to daylight and sunlight is achieved;</p> <p>(d) air circulation is promoted;</p> <p>(e) an articulated built form, variation and visual interest is achieved;</p> <p>(f) overshadowing and overlooking is managed;</p> <p>(g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and</p> <p>(h) the safe operation of the land use is facilitated at all times.</p>		boundary adjoining a sensitive land use.
<b>Amenity</b>			
<b>PO3</b>	<p>Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas are located and designed so that they:</p> <p>(a) do not detract from the character of the locality;</p> <p>(b) do not impact on the amenity of existing or future uses on the site or in the surrounding area; and</p> <p>(c) contribute to the attractiveness of the town.</p>	<b>AO3</b>	<p>Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas:</p> <p>(c) are screened so as not to be visible from any road, other public area or sensitive land use; and</p> <p>(d) located within or behind the building.</p>
<b>PO4</b>	Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.	<b>AO4.1</b>	A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.
		<b>AO4.2</b>	Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.
<b>Land use</b>			
<b>PO5</b>	<p>Non-residential uses are appropriately established in the Township zone having regard to the:</p> <p>(a) role and function of the Commercial precinct;</p>	<b>AO5.1</b>	In Barcaldine, Commercial activities and Community facilities are located in the Commercial precinct.
		<b>AO5.2</b>	<p>Industrial uses:</p> <p>(a) are located in the Industrial precinct; or</p>

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(b) availability of suitable land in the Industrial precinct;</li> <li>(c) size of the town within which the use is located;</li> <li>(d) efficiency of service delivery to the local community;</li> <li>(e) character of the surrounding area;</li> <li>(f) protection of amenity of established sensitive land uses;</li> <li>(g) the clustering of non-residential uses in appropriate locations; and</li> <li>(h) the availability of necessary infrastructure services.</li> </ul>	<p><b>AO5.3</b></p> <p>In townships with no precincts, Commercial activities and Community facilities are located fronting:</p> <ul style="list-style-type: none"> <li>(a) Bruford Street in Muttaborra;</li> <li>(b) Lodge Street or Gordon Street in Aramac; and</li> <li>(c) Darwin Street in Jericho.</li> </ul>	<ul style="list-style-type: none"> <li>(b) are located anywhere in the Township zone, where for Service industry.</li> </ul>
		<p><b>AO5.4</b></p> <p>For a Roadside stall, buildings and structures associated with the use are limited to 30m<sup>2</sup> site cover.</p>	
<b>PO6</b>	Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.	<p><b>AO6.1</b></p> <p>A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.</p>	
		<p><b>AO6.2</b></p> <p>Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.</p>	
<b>Use – Low impact industry</b>			
<b>PO7</b>	<p>Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <ul style="list-style-type: none"> <li>(a) do not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation;</li> <li>(b) are serviced by reliable electricity and water required for the use; and</li> <li>(c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary, to protect public health and safety in response to an incident.</li> </ul>	<p><b>AO7</b></p> <p>Any Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting) are located in the Industrial precinct.</p>	
<b>Use – Child Care Centre</b>			
<b>PO8</b>	Child care centres including access and parking arrangements that minimise:	<p><b>AO8.1</b></p> <p>A Child care centre is not accessed from:</p> <ul style="list-style-type: none"> <li>(a) State-controlled roads; or</li> </ul>	

Performance outcomes		Acceptable outcomes	
	(a) any interface between development traffic and heavy vehicles; and (b) onsite conflict between children's activities, pedestrian movement, vehicle movement and car parking.	<b>AO8.2</b>	(b) <i>urban feeder roads</i> .  Parking spaces are located so that children are not required to cross the driveway or vehicle access way to reach the building.
<b>Use – Service Station</b>			
<b>PO9</b>	Development involving a Service station ensures that the selling of fuel remains the primary function of the premises. Any ancillary retail component or associated retail use is of a scale that ensures it is secondary, subordinate or ancillary to the Service station.	<b>AO9</b>	The combination of any of the following does not exceed a gross floor area of 150m <sup>2</sup> : (a) a retail component of a Service station covered by paragraph (b) of the land use definition in Schedule 1; or (b) a Shop forming part of the same premises as a Service station; or (c) a Food and drink outlet forming part of the same premises as a Service station.
<b>Residential uses</b>			
<b>PO10</b>	Accommodation density is consistent with the prevailing character, serviceability and density of the locality.  Note – This outcome does not apply to Dwelling unit.	<b>AO10</b>	Development, other than Dwelling unit, achieves the accommodation density specified in <b>Table 6.2.7.2d</b> .
<b>PO11</b>	Residential uses in the preferred stables area do not detract from the primary function of the site to support the stabling of horses through the introduction of potential reverse amenity issues.	<b>AO11</b>	Residential uses in the preferred stables area are limited to Caretaker's accommodation or a single dwelling directly associated with the stables use.
<b>Hours of operation</b>			
<b>PO12</b>	The hours of operation of a land use: (a) are consistent with the level of activity in the surrounding area at various times during the day and week; (b) support the generation of activity at different times where this is appropriate to the character of the setting; and (c) do not result in adverse impacts on other land uses or surrounding land, particularly sensitive land uses, having regard to emissions of noise, light, odour and dust.	<b>AO12.1</b>	Hours of operation are limited to: (a) 7:00am to 6:00pm where development adjoins a sensitive land use; or (b) 6:00am to 10:00pm otherwise.
		<b>AO12.2</b>	Where development adjoins a sensitive land use, loading and unloading of goods is limited to the following times: (a) 7:00am to 6:00pm, Monday to Friday; (b) 8:00am to 5:00pm on Saturdays; and (c) no loading or unloading occurs on Sundays or public holidays.

Performance outcomes		Acceptable outcomes	
<b>Access and services</b>			
<b>PO13</b>	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	<b>AO13.1</b>	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO13.2</b>	Vehicles are able to enter and exit the site in a forward gear.
		<b>AO13.3</b>	Loading and unloading of goods is undertaken onsite.
<b>PO14</b>	Adequate all-weather road access is provided between the premises and the existing road network.	<b>AO14.1</b>	Roads are designed and constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
		<b>AO14.2</b>	All premises must have vehicle access to a formed road. Access is designed and constructed in accordance with <b>PSP1 – Development Works Planning Scheme Policy</b> .
<b>PO15</b>	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	<b>AO15.1</b>	Development is provided with a reticulated water connection.
		<b>AO15.2</b>	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code.  Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.
		<b>AO15.3</b>	Stormwater is directed to a lawful point of discharge.
		<b>AO15.4</b>	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
<b>Where in the Commercial precinct</b>			
<b>PO16</b>	Residential uses are appropriately located in the Commercial precinct, having regard to: (a) the use of adjoining premises;	<b>AO16</b>	Residential uses are located above the ground floor in the Commercial precinct.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(b) the achievement of an appropriate level of amenity for the accommodation activity; and</li> <li>(c) the provision of an active and vibrant streetscape.</li> </ul>		
<b>PO17</b>	Buildings are appropriately designed to:	<b>AO17.1</b>	Buildings address the primary frontage of the site through the location of windows and pedestrian access.
	<ul style="list-style-type: none"> <li>(a) provide a high level of amenity which complements the established character of the local area;</li> </ul>	<b>AO17.2</b>	Buildings do not include blank walls to road frontages exceeding three (3) metres.
	<ul style="list-style-type: none"> <li>(b) incorporate visual interest and architectural variation;</li> </ul>	<b>AO17.3</b>	Upper levels incorporate articulation including windows, openings and changes in material.
	<ul style="list-style-type: none"> <li>(c) provide accessible spaces for the local community;</li> </ul>	<b>AO17.4</b>	Awnings are utilised to provide shelter for pedestrians.
	<ul style="list-style-type: none"> <li>(d) provide opportunities for casual surveillance;</li> <li>(e) include a human scale; and</li> <li>(f) encourage occupation of outdoor space.</li> </ul>		
<b>Where in the Industrial precinct</b>			
<b>PO18</b>	<p>Development minimises adverse impacts on surrounding land in the Township zone or sensitive land uses having regard to noise, odour, dust, light or other emissions. Adverse impacts on the health, safety and amenity of nearby sensitive land uses are minimised.</p> <p>Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<b>AO18.1</b>	Development for a Medium impact industry is separated by a minimum of 250 metres from a sensitive land use.
		<b>AO18.2</b>	Development for a High impact industry is separated by a minimum of 500 metres from a sensitive land use.
		<b>AO18.3</b>	Development achieves the noise generation levels set out in the <a href="#">Environmental Protection (Noise) Policy 2019, as amended</a> .
		<b>AO18.4</b>	Development achieves the air quality objectives set out in the <a href="#">Environmental Protection (Air) Policy 2019, as amended</a> .
<b>PO19</b>	<p>Development provides for the collection, treatment and disposal of all liquid wastes or sources of contamination such that:</p> <ul style="list-style-type: none"> <li>(a) there is no off-site release of contaminants;</li> <li>(b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and</li> </ul>	<b>AO19.1</b>	<p>Liquid wastes associated with the Industrial use are disposed of to</p> <ul style="list-style-type: none"> <li>(a) Council's sewerage system; or</li> <li>(b) an onsite industrial waste treatment system; or</li> <li>(c) where paragraphs (a) or (b) cannot be achieved, an approved waste disposal facility.</li> </ul>
		<b>AO19.2</b>	No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.



Performance outcomes		Acceptable outcomes	
	(c) there are adverse impacts on the quality of surface water or groundwater resources.	<b>AO19.3</b>	Areas where potentially contaminating substances are stored or used are roofed.
	Editor's note – Applicants should also have regard to the Development Works Code and other relevant legislative, industry and licencing requirements.	<b>AO19.4</b>	Provision is made for spills to be bunded and retained onsite for removal and disposal by an approved means.

**Assessment benchmarks for Assessable development only**

**Effects of development**

<b>PO20</b>	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) topography and drainage patterns;</li> <li>(b) utility services;</li> <li>(c) the form and function of the surrounding movement network;</li> <li>(d) vehicular and pedestrian access, circulation</li> <li>(e) existing vegetation;</li> <li>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</li> <li>(g) any hazards to people or property;</li> <li>(h) the minimisation of earthworks or other alterations to the natural environment;</li> <li>(i) the risk of introducing or spreading weeds and pest animals; and</li> <li>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</li> </ul>		No acceptable outcome nominated.
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**Amenity**

<b>PO21</b>	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise and air quality;</li> <li>(b) traffic and parking;</li> <li>(c) visual impact;</li> <li>(d) privacy, overlooking and outlook;</li> <li>(e) access to daylight, sunlight and air circulation;</li> </ul>		No acceptable outcome nominated.
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Performance outcomes		Acceptable outcomes	
	(f) hours of operation; (g) odour and emissions; and (h) 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 outcome.		
<b>PO22</b>	Residential uses are provided with private open space and communal open space that ensures residents and/or visitors have areas that support: <ul style="list-style-type: none"> <li>(a) passive recreational activities in an outdoor environment;</li> <li>(b) provide access to daylight, sunlight and prevailing breezes;</li> <li>(c) are conveniently located;</li> <li>(d) provide an outlook and opportunities for casual surveillance; and</li> <li>(e) is complemented by appropriate landscaping treatments.</li> </ul>		No acceptable outcome nominated.
<b>Land use</b>			
<b>PO23</b>	Multiple dwelling, Residential care facility, Retirement facility or Short-term accommodation occur only on sites that: <ul style="list-style-type: none"> <li>(a) can be serviced with reticulated water infrastructure;</li> <li>(b) have easy and direct access to the main street of the town in which they are located and community facilities; and</li> <li>(c) are designed to be compatible with local character and the low-density scale of the zone.</li> </ul>		No acceptable outcome nominated.
<b>Character and design</b>			
<b>PO24</b>	Development is consistent with the existing built form and streetscape character of the town having regard to: <ul style="list-style-type: none"> <li>(a) size and siting;</li> <li>(b) notable design elements;</li> <li>(c) roof form and pitch;</li> <li>(d) eaves and awnings;</li> <li>(e) façade articulation, including verandahs, doors and window openings;</li> <li>(f) building materials, colours, textures and finishes;</li> </ul>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(g) interface with, and contribution to, the streetscape;</li> <li>(h) location and design of car parking areas; and</li> <li>(i) any heritage place or item identified in <b><u>Schedule 3 – Local heritage register</u></b>.</li> </ul>		
<b>PO25</b>	<p>The distinct character and main street feel of Bruford Street in Muttaborra, Lodge Street and Gordon Street in Aramac and Darwin Street in Jericho is reinforced by the:</p> <ul style="list-style-type: none"> <li>(a) the establishment of buildings which are orientated to the street frontage and built to the street alignment;</li> <li>(b) provision of an awning along the frontage;</li> <li>(c) establishment of buildings that are of a compatible scale with other buildings in the street; and</li> <li>(d) provision of driveways and car parking that does not dominate the street.</li> </ul>		No acceptable outcome nominated
<b>Park infrastructure</b>			
<b>PO26</b>	<p>Development does not adversely impact on the continued operation, viability and maintenance of existing park infrastructure or compromise the future provision of planned park infrastructure, particularly that located within the following streets:</p> <ul style="list-style-type: none"> <li>(a) Barcaldine: Gidyea Street between Pine Street and Willow Street;</li> <li>(b) Barcaldine: Elm Street between Pine Street and Maple Street;</li> <li>(c) Barcaldine: Acacia Street between Pine Street and Willow Street;</li> <li>(d) Muttaborra: Sword Street between Devon Street and Cornish Street;</li> <li>(e) Muttaborra: Edkins Street between Sword Street and Bruford Street;</li> <li>(f) Aramac: Gordon Street between Burt Street and Lodge Street;</li> <li>(g) Alpha: Muttaborra – Aramac Road between Raven Street and Forsyth Street; and</li> </ul>		No acceptable outcome nominated

Performance outcomes		Acceptable outcomes	
	(h) Jericho: Tyndall Street between Faraday Street and Bessemer Street.		
<b>Where in the Commercial precinct</b>			
<b>PO27</b>	New uses developed in the Commercial precinct do not detract from the precinct's unique local or historic character.		No acceptable outcome nominated
<b>Where in the Industrial precinct</b>			
<b>PO28</b>	Development in the Industrial precinct in Barcardine: <ul style="list-style-type: none"> <li>(a) does not prevent the provision of Industrial activities to service the town;</li> <li>(b) accommodates uses that are compatible with Industrial activities; and</li> <li>(c) is provided with sufficient infrastructure services.</li> </ul>		No acceptable outcome nominated.
<b>PO29</b>	Uses: <ul style="list-style-type: none"> <li>(a) are consistent with and make a positive contribution to the economy and character of the Industrial precinct;</li> <li>(b) do not detract from the Commercial precinct as being the primary location for commercial development; and</li> <li>(c) do not compromise the use of land for Industrial activities.</li> </ul>	<b>AO29.1</b>	The area used for administrative or retail functions ancillary to an Industrial activity does not exceed 200m <sup>2</sup> or 10% of the gross floor area of the premises, whichever is the lesser.
		<b>AO29.2</b>	Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.
		<b>AO29.3</b>	The gross floor area of a Food and drink outlet, Office or Shop does not exceed 200m <sup>2</sup> .
<b>PO30</b>	Development in the Industrial precinct in Alpha: <ul style="list-style-type: none"> <li>(a) primarily accommodates Low impact industry, Medium impact industry and Service industry uses;</li> <li>(b) minimises impacts on nearby sensitive land uses;</li> <li>(c) does not require the extension or augmentation of existing infrastructure; and</li> <li>(d) includes essential plant, equipment or goods associated with the use that are resilient to the impacts of flood.</li> </ul>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
<b>PO31</b>	<p>In Aramac, development in the Industrial precinct is undertaken in accordance with a structure plan that appropriately addresses the matters identified below:</p> <ul style="list-style-type: none"> <li>(a) the scale, density and layout of development facilitates a suitable land use pattern that maximises the efficient extension and safe operation of urban infrastructure;</li> <li>(b) regionally significant industrial developments, including Medium impact industry and High impact industry uses are supported where impacts on surrounding sensitive land uses are minimised;</li> <li>(c) demonstrated ability for development to be suitably serviced by town infrastructure including reticulated water, sewage infrastructure (where available), stormwater drainage, sealed access roads, electricity and telecommunications;</li> <li>(d) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services;</li> <li>(e) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure;</li> <li>(f) conflicts with the existing or productive use of adjoining rural lands are avoided or appropriately managed; and</li> <li>(g) development is located, designed and operated to be responsive to local climatic conditions and minimises use of water and energy.</li> </ul>		No acceptable outcome nominated.
<b>Environmental significance</b>			
<b>PO32</b>	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> or within an MSES watercourse buffer area, maintains or enhances the environmental values</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	through minimising potential impacts on these values. Note—A site investigation may be required to establish the values of the land.		
<b>PO33</b>	Development within MSES – Strategic environmental areas (designated precinct) identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.	<b>AO33</b>	Development within MSES – Strategic environmental areas (designated precinct) identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> that is likely to have widespread and irreversible impacts is set back a minimum of 500 metres from watercourses, lakes, wetlands or springs and related riparian vegetation.  Note—Further definition of the environmental attributes of the Channel Country SEA is contained in the RPI Regulation 2014.

**Table 6.2.7.2b—Building height and site cover**

precinct	Maximum Building Height	Maximum Site Cover
Commercial precinct	2 storeys and 8.5 metres	90%
Industrial precinct	2 storeys and 10 metres	40%
Otherwise	2 storeys and 8.5 metres	50%

Note – Development is to comply with both the height in storeys and the height in metres in order to achieve compliance with the Acceptable Outcome

**Table 6.2.7.2c—Minimum Setbacks**

Instance	Front	Side	Rear
Commercial precinct	0 metres	(a) Where a non-residential use adjoining a sensitive land use: 2 metres or half the height of that part of the building, whichever is the greater; or (b) 0 metres otherwise.	6 metres
Industrial precinct	6 metres	(a) Where a non-residential use adjoining a sensitive land use: 5 metres; or (b) 2.5 metres otherwise.	6 metres
Otherwise	3 metres	(a) Where a non-residential use adjoining a sensitive land use: 3 metres; or (b) Where a sensitive land use adjoining the Industrial precinct: 3 metres; or (c) 1.5 metres	6 metres

**Table 6.2.7.2d. Densities**

Use	Circumstances	Density
Caretaker's accommodation	Any	Maximum of one (1) dwelling per lot
Dual occupancy	Where the site is connected to reticulated town water supply and sewer.	Minimum Lot Size: 1,200m <sup>2</sup>
	Otherwise	Minimum Lot Size: 4,000m <sup>2</sup>
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short-term accommodation	Where the site is connected to reticulated town water supply and sewer.	(a) Minimum Lot Size: 1,800m <sup>2</sup> ; and (b) No more than one (1) dwelling/unit per 300m <sup>2</sup> of site area.
	Where the site is connected to reticulated town water supply only.	(a) Minimum Lot Size: 4,000m <sup>2</sup> ; and (b) No more than one (1) dwelling/unit per 500m <sup>2</sup> of site area.

Note – Where an applicable density is not specified, no Acceptable Outcome is nominated.



## Part 7. Overlay codes

### 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 a presence of valuable resources;
  - (d) there are particular opportunities for development;
- (2) Overlays are mapped and included in **Schedule 2 (Mapping)**.

Editor's note—Schedule 5.8 (Categories of development and assessment – Overlays) and each code in Part 7 (Overlays) identifies where the elements for each overlay are mapped.

- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in **Part 5**.
- (4) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay relate to the premises affected by the overlay.
- (5) The overlays for the planning scheme are:
  - (a) Airport environs overlay;
  - (b) Heritage overlay;
  - (c) Natural hazards overlay;
  - (d) Regional infrastructure corridor overlay.



## 7.2 Overlay codes

### 7.2.1 Airport environs overlay code

#### 7.2.1.1 Application

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

When using this code reference should be made to section 5.3 of the planning scheme.

#### 7.2.1.2 Purpose

- (1) The Airport environs overlay mapping identifies the Barcaldine airport as the major aviation facility in the region. The purpose of the Airport environs overlay code is to ensure that the safety and efficient operations of the Barcaldine Airport and associated aviation facilities are protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development avoids adversely affecting the safety and efficiency of an airport's operational airspace or the functioning of aviation facilities; and
  - (b) development does not increase the risk to public safety near airport runways;

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.

#### 7.2.1.3 Specific benchmarks for assessment

**Table 7.2.1.3—Performance outcomes and acceptable outcomes**

Performance Outcomes		Acceptable Outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
<b>PO1</b>	Development is located and designed to protect operational airspace of the Barcaldine Airport having regard to: <ol style="list-style-type: none"> <li>(a) physical obstruction;</li> <li>(b) wildlife attraction;</li> <li>(c) visibility;</li> <li>(d) air turbulence;</li> <li>(e) electrical or electro-magnetic interface; and</li> <li>(f) deflection of signals.</li> </ol>	<b>AO1</b>	Buildings, structures and gaseous plumes do not encroach within operational airspace shown on <b>Map OM – 1</b> .

## 7.2.2 Heritage overlay code

### 7.2.2.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development for the Heritage overlay and applies to any area identified in **Table SC3.1 – Local Heritage Place of Schedule 3**.

Editor's note—This overlay applies to Local Heritage Places identified in Schedule 3. Queensland Heritage Places are identified and protected under the *Queensland Heritage Act 1992* and *Planning Act 2016*. Places of Aboriginal cultural heritage are subject to and protected under the *Aboriginal Cultural Heritage Act 2003*.

When using this code reference should be made to section 5.3 of the planning scheme.

### 7.2.2.2 Purpose

- (1) The purpose of the Heritage overlay code is to ensure development on a heritage place is compatible with the heritage significance of the place.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the cultural heritage significance of the Barcaldine region's local heritage places is maintained and protected;
  - (b) development does not involve the demolition or removal of a heritage place unless there is no prudent and feasible alternative to the demolition or removal;
  - (c) development on a heritage place is compatible with the cultural heritage significance of the place; and
  - (d) archaeological features and artefacts are identified and appropriately managed.

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 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.

### 7.2.2.3 Specific benchmarks for assessment

**Table 7.2.2.3—Performance outcomes and Acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and assessment benchmarks for Assessable development</b>			
PO1	Development does not adversely affect the heritage significance of any heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b> and is compatible with its heritage values including: (a) maintaining views to and from the heritage place where significant;	AO1.1	Development does not impact, destroy or modify any local heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b> and requires no building or operational work.
		AO1.2	Demolition or removal of key parts of a local heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b> that are of cultural heritage

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> <li>(b) consistency with the character, setbacks, setting and appearance of the heritage place;</li> <li>(c) minimising overshadowing on to the heritage place;</li> <li>(d) avoiding altering, removing or concealing significant heritage features; and</li> <li>(e) consistency with open space and landscaping features.</li> </ul>		<p>significance is avoided unless there is no prudent and feasible alternative to demolition or removal.</p> <p>Editor's note—Reports prepared to justify compliance with the AO above must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated. The report must also provide an archival record to document the proposed changes.</p>
<b>PO2</b>	The Material change of use is compatible with the conservation and management of the significance of the heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b>		No acceptable outcome nominated.
<b>PO3</b>	<p>Reconfiguring a lot does not:</p> <ul style="list-style-type: none"> <li>(a) reduce public access to the heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b>;</li> <li>(b) obscure or destroy any of the following elements relating to the heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b>: <ul style="list-style-type: none"> <li>(i) pattern of historic subdivision; or</li> <li>(ii) the landscape setting; or</li> <li>(iii) views to the heritage place; or</li> <li>(iv) scale and consistency of the urban fabric.</li> </ul> </li> </ul>		No acceptable outcome nominated.
<b>PO4</b>	Development on a local heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b> with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.	<b>AO4</b>	Development in areas not previously disturbed by excavation is in accordance with an archaeological investigation and management plan prepared by a suitably qualified person and approved by the local government.

## 7.2.3 Natural hazards overlay code

### 7.2.3.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development for the Natural hazards overlay and applies to areas identified within:

- (1) a flood hazard area shown on **Maps OM – 2.0 to OM – 2.6**; and

Note – for the Towns of Barcaldine, Aramac and Muttaborra, the overlay maps reflect the 1% annual exceedance probability (AEP) event determined by the Queensland Reconstruction Authority's (QRA) Level 2 mapping. For other areas, the mapping reflects QRA's Level 1 mapping or in the case of Alpha and Jericho, locally verified historical flood data. These mapped flood hazard areas constitute the defined flood event for Barcaldine Regional Council.

Note – for Barcaldine, Aramac and Muttaborra, the defined flood level established under this planning scheme is the level of the 1% AEP event determined by the Queensland Reconstruction Authority's (QRA) Level 2 mapping and additional mapping provided by the Department of Natural, Resources and Mines for the areas shown on **Maps OM-2.3, OM-2.4, OM-2.5 and OM-2.6**. This level can be provided by council for a particular site upon request.

Note – for the Town of Alpha and Jericho, locally verified flood data was obtained from Council adopted flood studies, being the 2002 Jericho Town Flood Mitigation Study and the Alpha Flood Mitigation Report prepared by Connell Wagner. Existing council resolutions made at its General Meeting held on 11 May 2011, adopted the Defined flood level (DFL) for Alpha and Jericho based on the aforementioned Flood Studies. This level can be provided by council for a particular site upon request.

In establishing the defined flood event and defined flood level, this planning scheme gives effect to Queensland Development Code MP3.5, which in turn establishes requirements for building works within the mapped area., including freeboard of 600mm.

- (2) a bushfire prone area as identified on [SPP mapping – Safety and Resilience to Hazards \(Natural Hazards Risk and Resilience – Bushfire Prone Area\)](#).

When using this code reference should be made to section 5.3 of the planning scheme.

### 7.2.3.2 Purpose

- (3) The purpose of the code is to first avoid, then minimise and mitigate risk to people, property and essential infrastructure systems from flooding and bushfire.
- (4) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development in a natural hazard area is avoided or managed to protect people and property and enhance the community's resilience to flooding and bushfire;
  - (b) Development does not increase the potential for damage on the site or to other properties or infrastructure;
  - (c) There is no fragmentation of land or further intensification of residential, commercial, retail and industrial uses within the Alpha High and Extreme flood hazard area as shown on **Map OM – 2.1**;
  - (d) Reconfiguring of lots ensures that subsequent use and development of the created lots can:
    - (i) occur outside of flood hazard areas and bushfire prone areas, or where it is not possible to avoid these areas, development mitigates the risk to people and property to an acceptable or tolerable level; and
    - (ii) support, and not hinder, disaster management capacity and capabilities.

- (e) Development for essential community services and facilities only occurs within a natural hazard area where it is not practicable to locate the development elsewhere and the development is designed and constructed to maintain operation during a hazard event; and
- (f) Natural processes and protective function of landforms and vegetation are maintained.

### 7.2.3.3 Specific benchmarks for assessment

**Table 7.2.3.3a—Performance outcomes and Acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>SECTION 1 – Development on Flood prone land (except for land within the Alpha high and extreme flood hazard area)</b> Editor's note – Refer to Maps OM-2.0, OM-2.3, OM-2.4, OM-2.5 and OM-2.6.			
<b>Requirements for Accepted development and Assessment benchmarks for Assessable development</b>			
<b>PO1</b>	Development is designed and sited to first avoid then minimise susceptibility to and potential impacts by flooding on new and existing development.	<b>AO1.1</b>	Non-residential development: (a) does not involve new buildings or structures;  OR (b) where involving the replacement or alteration to an existing building or structure: (i) There is no increase in the existing or previous buildings' gross floor area; and (ii) The finished floor level of any replacement or alteration to an existing building is constructed a minimum of 600 millimetres above the defined flood level.
		<b>AO1.2</b>	For residential development, the finished floor level of all habitable rooms must be constructed a minimum of 600 millimetres above the defined flood level.
		<b>AO1.3</b>	For all development, a flood management plan prepared by a suitably qualified person demonstrates the development: (a) maintains the flood storage capacity of the site; (a) does not increase stormwater ponding or adversely affect the flood characteristics on the site and surrounding land; (b) has a flood free or low flood hazard access, by way of

Performance outcomes		Acceptable outcomes	
			<p>trafficable roads for evacuation or provision of supplies;</p> <p>(c) has an emergency evacuation plan based on trigger conditions (effective warning time and rate of floodwater rise depending on catchment characteristics and the rainfall event); and</p> <p>(d) based on the findings from the above, includes a fit-for-purpose risk assessment to ensure development does not increase flood hazard risk to people and property beyond a tolerable level.</p>
<b>PO2</b>	Development avoids the release of hazardous materials into floodwaters.	<b>AO2</b>	Hazardous chemicals and materials are not manufactured, handled or stored on flood prone land.
<b>PO3</b>	Community services and facilities are able to function effectively during and immediately after flood events.	<b>AO3</b>	Development complies with <b>Table 7.2.2.3b</b> Flood immunity for community services and facilities.
<b>For Assessable development</b>			
<b>Development within a Flood hazard area (except for land within the Alpha high and extreme flood hazard area)</b>			
<b>PO4</b>	The creation of additional lots is avoided in mapped flood prone areas where land is subject to an unacceptable flood hazard risk. Lot design maintains personal safety and minimises property impacts at all times, through siting and layout of lots, building envelopes and access.	<b>AO4</b>	New lots are not created in mapped Flood Hazard Areas where land is subject to an unacceptable flood hazard risk.
<b>PO5</b>	Lot design in areas of flood hazard: <ul style="list-style-type: none"> <li>(a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; and</li> <li>(b) provides safe egress from all building areas in flood emergency.</li> </ul>	<b>AO5</b>	Reconfiguration on flood prone land is sited and designed so that: <ul style="list-style-type: none"> <li>(a) all new lots contain: <ul style="list-style-type: none"> <li>(i) a building envelope located outside of the mapped flood prone land; or</li> <li>(ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and</li> </ul> </li> <li>(b) there is a least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</li> </ul>
<b>PO6</b>	Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	<b>AO6</b>	Development does not involve any physical alteration to a watercourse (including vegetation clearing) or net filling exceeding 50m <sup>3</sup> .

Performance outcomes		Acceptable outcomes	
	Note – Council may require the preparation of a flood study to demonstrate compliance with this Performance outcome.		
<b>PO7</b>	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.  Editor's note – A site specific flood hazard assessment is required to demonstrate compliance with this Performance outcome.	<b>AO7</b>	Intensive animal husbandry, including storage of bulk food and any associated waste treatment facilities does not occur on land below the DFE flood levels.
<b>Development within the Alpha High and extreme flood hazard area</b>			
<b>PO8</b>	Development does not involve the further intensification of land uses and does not increase the risk to people and property.  Editor's note – A flood management plan can be undertaken in accordance with AO1.4 of the Natural Hazards Overlay Code.	<b>AO8</b>	Development does not involve new buildings or structures.
<b>PO9</b>	Development avoids the release of hazardous materials into floodwaters.	<b>AO9</b>	Hazardous chemicals and materials are not manufactured, handled or stored on flood prone land.
<b>PO10</b>	Development does not result in the creation of additional lots.	<b>AO10</b>	Reconfiguring a lot does not result in new lots.
<b>PO11</b>	Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	<b>AO11</b>	Development does not involve any physical alteration to a watercourse (including vegetation clearing) or net filling exceeding 10m <sup>3</sup> .
<b>SECTION 2 – Development in a bushfire prone area</b>			
Editor's note – Refer to <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>			
<b>Requirements for Accepted development and Assessment benchmarks for Assessable development</b>			
<b>PO12</b>	Development in a bushfire prone area identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a> , or intensification of existing uses in a bushfire prone area, is avoided, or, the risk to people or property from bushfire is mitigated to an acceptable or tolerable level.	<b>AO12.1</b>	New buildings and facilities are not situated in a bushfire prone area as identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>  OR
		<b>AO12.2</b>	Development mitigates the risk to people and property from bushfire to an acceptable or tolerable level by: <ul style="list-style-type: none"> <li>(a) incorporating an adequate bushfire defendable space between buildings and hazardous vegetation;</li> <li>(b) providing safe evacuation routes for occupants and access for emergency services;</li> </ul>

Performance outcomes		Acceptable outcomes	
			<p>(c) providing a dedicated static water supply available for firefighting; and</p> <p>(d) does not create additional bushfire risk through revegetation or landscaping.</p>
<b>PO13</b>	Emergency services and uses are able to function effectively during and immediately after a bushfire event.	<b>AO13.1</b>	Emergency services and community infrastructure is not located in a bushfire prone area as identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>
<b>PO14</b>	Development avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within a bushfire prone area identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a> .	<b>AO14.1</b>	Hazardous materials are not stored or manufactured in a bushfire prone area as identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>
		<b>AO14.2</b>	Buildings and structures used for the manufacture or storage of hazardous materials are designed to prevent exposure of the hazardous materials in the event of a bushfire.  Editor's note—Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines; the Environmental Protection Act 1994; and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at <a href="http://www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting">www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</a>
<b>PO15</b>	A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).	<b>AO15.1</b>	No new lots are created within the bushfire prone area.  Editor's note—Bushfire prone areas are identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>  <b>OR</b>
		<b>AO15.2</b>	Lots are separated from hazardous vegetation by a distance that:  (a) achieves radiant heat flux level of 29kW/m <sup>2</sup> at all boundaries; and  (b) is contained wholly within the development site.  Editor's note— <ul style="list-style-type: none"><li>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</li></ul>



Performance outcomes		Acceptable outcomes	
			<p>means) that the land will remain cleared of hazardous vegetation.</p> <ul style="list-style-type: none"> <li>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</li> <li>The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</li> </ul>
<b>PO16</b>	<p>Where reconfiguring of a lot is undertaken in the Township zone, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance / defensive works.</p>	<b>AO16.1</b>	<p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ol style="list-style-type: none"> <li>has a two lane sealed carriageway;</li> <li>contains a reticulated water supply;</li> <li>is connected to other public roads at both ends and at intervals of no more than 200 metres;</li> <li>accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines a minimum of 4.8 metres vertical clearance above the road;</li> <li>a minimum of 4.8 metres of vertical clearance above the road;</li> <li>is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>incorporates roll-over kerbing.</li> </ol> <p><b>AND</b></p>
		<b>AO16.2</b>	<p>Fire hydrants are designed and installed in accordance with <i>AS2419.1 2017</i>, unless otherwise specified by the relevant water entity.</p>
<b>PO17</b>	<p>Where the reconfiguring of a lot is undertaken outside of the Township zone:</p> <ol style="list-style-type: none"> <li>a constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and</li> <li>the road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and</li> <li>access is available for both firefighting and</li> </ol>	<b>AO17.1</b>	<p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> <li>a reserve or easement width of at least 20 metres;</li> <li>a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15-tonne vehicle and which is at least 6 metres clear of vegetation;</li> <li>no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</li> </ol>

Performance outcomes		Acceptable outcomes	
	<p>maintenance/hazard reduction works.</p> <p><b>OR</b></p> <p>If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.</p>		<p>(d) a minimum of 4.8 metres vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the <i>IECA 2008 Best Practice Erosion and Sediment Control</i> (as amended);</p> <p>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 200 metres;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Barcaldine Regional Council and Queensland Fire and Emergency Services.</p>
<b>PO18</b>	<p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<b>AO18.1</b>	<p>The lot layout:</p> <p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>(b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the <a href="#">Bushfire Resilient Communities: Technical</a></p>

Performance outcomes		Acceptable outcomes	
			<a href="#">Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire' (QFES, October 2019) or Bushfire Resilient Communities (QFES, October 2019)</a> . Advice from the Queensland Fire and Emergency Services should be sought as appropriate.
<b>PO19</b>	Critical infrastructure does not increase the potential bushfire hazard.	<b>AO19</b>	Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.

**Table 7.2.3.3b—Flood immunity for community services and facilities**

Development	Level of flood immunity
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) major electricity infrastructure.	0.2% AEP flood event
Development involving: (a) evacuation shelters; (b) the storage of 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.	0.5% AEP flood event
Sewage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

Editor's note – the 0.2% and 1% AEP flood event can be determined from QRA level 2 flood mapping.

## 7.2.4 Regional infrastructure overlay code

### 7.2.4.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development for the Regional infrastructure overlay and applies to any areas identified within:

- (1) Stock route network as identified on [SPP mapping – Economic Growth \(Agriculture – Stock Route Network\)](#);
- (2) Petroleum and gas pipelines shown on Petroleum and Gas Pipelines **Map OM-3**;
- (3) Major electricity infrastructure and substations as identified on [SPP mapping – Infrastructure \(Energy and Water Supply\)](#).

When using this code reference should be made to section 5.3 of the planning scheme.

### 7.2.4.2 Purpose

- (1) The purpose of the regional infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of the following and existing infrastructure:
  - (a) Stock route network;
  - (b) Petroleum and gas pipelines and buffer; and
  - (c) Major electricity infrastructure and substations.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Existing infrastructure, networks and corridors are protected from incompatible development; and
  - (b) Development in proximity to existing infrastructure, networks and corridors is appropriately located, designed and constructed and operated to:
    - (i) Avoid compromising the integrity, operational efficiency, and maintenance of infrastructure, networks and corridors; and
    - (ii) Protect the amenity, health and safety of people and property.

### 7.2.4.3 Specific benchmarks for assessment

**Table 7.2.4.3—Regional infrastructure overlay – Performance outcomes and Acceptable outcomes**

Performance Outcomes		Acceptable Outcomes	
<b>Requirements for Accepted development and Assessable development</b>			
<b>Stock route network</b>			
<b>PO1</b>	Development on or adjacent to the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental,	<b>AO1.1</b>	Development is not located on a stock route identified on <a href="#">SPP mapping – Economic Growth (Agriculture – Stock Route Network)</a> .
		<b>AO1.2</b>	All new access points from a road servicing a stock route incorporate a

Performance Outcomes		Acceptable Outcomes	
	recreational, cultural heritage and tourism values. Editor's note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.		grid or effective gate to prevent stock entry into adjoining premises.
		<b>AO1.3</b>	Boundary fencing is maintained to the road boundary adjoining a stock route.
		<b>AO1.4</b>	No new allotments are created within or adjacent to the stock route network OR
		<b>AO1.5</b>	(a) Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800 metres from the stock route; and  (b) Any new accesses across the stock route are limited to no more than one access per 200 metres of lot frontage.
<b>Petroleum and Gas Pipeline</b>			
<b>PO2</b>	Petroleum and gas pipelines are protected from encroachment by development that would compromise the ability of the pipelines to function safely and effectively.	<b>AO2.1</b>	Buildings and structure are setback a minimum of 200 metres from petroleum and gas pipelines (i.e. outside the 200 metres buffer area).  Editor's note – should a lesser setback be proposed the applicant should consult with the relevant pipeline manager or operator prior to lodgement of a development application to determine how compliance with the performance outcome can be achieved.
<b>Major electricity infrastructure</b>			
<b>PO3</b>	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: <ul style="list-style-type: none"> <li>(a) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure;</li> <li>(b) landscaping is located outside the easement area and substantively screens and softens the appearance of poles, towers or other structures; and</li> <li>(c) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height,</li> </ul>		No acceptable outcome nominated.

Performance Outcomes		Acceptable Outcomes	
	the conductivity of materials and access to the electricity infrastructure by the electricity provider.		
<b>PO4</b>	<p>Where major electricity infrastructure is located in a road:</p> <ul style="list-style-type: none"> <li>(a) an attractive, functional and safe streetscape is achieved;</li> <li>(b) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials;</li> <li>(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;</li> <li>(d) the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i> can be achieved; and</li> <li>(e) convenient access to the infrastructure by the electricity provider is maintained.</li> </ul>		No acceptable outcome nominated.
<b>PO5</b>	Development avoids potential noise nuisance from electricity substations.	<b>AO5</b>	Noise emissions do not exceed 5db(A) above background noise level at the facia of a building measured in accordance with AS 1055.
<b>PO6</b>	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.		No acceptable outcome nominated.
<b>PO7</b>	Earthworks do not restrict access to substations or to and along major electricity infrastructure by the electricity providers, using their normal vehicles and equipment		No acceptable outcome nominated.
<b>PO8</b>	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.		No acceptable outcome nominated.



## Part 8. Development codes

### 8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5, as either a requirement for Accepted development or an assessment benchmark for Assessable development.
- (2) The following are the use codes for the planning scheme:
  - (a) Extractive industry use code
  - (b) Homebased business use code;
  - (c) Telecommunications facility use code; and
  - (d) Workers accommodation use code.
- (3) The following are the other development codes for the planning scheme:
  - (a) Development works code;
  - (b) Landscape code; and
  - (c) Reconfiguring a lot code.

## 8.2 Use Codes

### 8.2.1 Extractive industry use code

This code applies to assessing a development application involving Material change of use for Extractive industry where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

#### 8.2.1.1 Purpose

- (1) The purpose of the extractive industry code is to:
  - (a) facilitate the optimum use of extractive resources in the region limited to 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.



## 8.2.1.2 Specific benchmarks for assessment

**Table 8.2.1.2—Extractive industry use code – Performance outcomes and Acceptable outcomes**

Performance Outcomes		Acceptable Outcomes	
<b>For Assessable development</b>			
<b>Design and operation</b>			
<b>PO1</b>	Extractive industry is located and operated to maintain public safety.		No acceptable outcome nominated.
<b>PO2</b>	Extractive industry is located and operated to minimise potential visual impacts on nearby areas and sensitive land uses.	<b>AO2</b>	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 30 metre wide landscaped native vegetation buffer
<b>PO3</b>	Extractive industry is located and operated to minimise potential air, noise, air and vibration impacts on nearby areas and sensitive land uses.	<b>AO3.1</b>	Noise and vibration impacts do not exceed acceptable levels contained within the <i>Environmental Protection (Noise) Policy 2008</i> , as amended.
		<b>AO3.2</b>	Air quality impacts including dust do not exceed acceptable levels contained within the <i>Environmental Protection (Air) Policy 2008</i> , as amended
		<b>AO3.3</b>	Blasting and crushing operations are limited to the hours of 9am to 5pm Monday to Friday
		<b>AO3.4</b>	Other extractive industry operations are limited to the hours of 6am to 6pm Monday to Saturday.
<b>PO4</b>	Extractive industry operations avoid or minimise impact on the visual and landscape character of hilltops and ridgelines.	<b>AO4</b>	Extractive industry operations areas are located a minimum of 50 metres from any hilltop or ridgeline (measured horizontally from the peak).
<b>PO5</b>	Extractive industry operations avoid or minimises impact on areas of ecological significance, ecological processes or biodiversity values external to the site		No acceptable outcome nominated.
<b>Stormwater management</b>			
<b>PO6</b>	Stormwater drainage systems are designed, constructed and maintained to: (a) prevent ponding in excavated areas; (b) minimise and control erosion;		No acceptable outcome nominated.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(c) prevent pollution of ground and surface water; and</li> <li>(d) provide opportunities to conserve and re-use water on site.</li> </ul>		
<b>Public safety and access</b>			
<b>PO7</b>	Public safety is maintained by: <ul style="list-style-type: none"> <li>(a) preventing public access into operations areas; and</li> <li>(b) informing the public of the presence and nature of operations.</li> </ul>	<b>AO7.1</b>	Public entry is prevented through the provision of: <ul style="list-style-type: none"> <li>(a) security fencing with a minimum height of 1.8 metres on the perimeter of the site; and</li> <li>(b) security gates a minimum height of 1.8 metres at all access points.</li> </ul>
		<b>AO7.2</b>	Signs that inform of operations and safety hazards, are installed on: <ul style="list-style-type: none"> <li>(a) any public road adjoining the site; and</li> <li>(b) gates/fencing surrounding the site.</li> </ul>
<b>Haulage</b>			
<b>PO8</b>	Extractive industry activities are located to ensure: <ul style="list-style-type: none"> <li>(a) the safe and efficient operation of vehicles transporting extractive materials; and</li> <li>(b) extractive industry haulage vehicles access the site on designated haulage routes.</li> </ul> <p>Editor's note—Designated haulage routes are identified as a Road Train Type 2 network.</p>		No acceptable outcome nominated.
<b>Rehabilitation</b>			
<b>PO9</b>	Progressive and staged rehabilitation of completed extraction sites must be undertaken that incorporates: <ul style="list-style-type: none"> <li>(a) decontamination of both soil and water;</li> <li>(b) land profiling to establish useable and stable landforms and soil profiles;</li> <li>(c) revegetation with native plant species; and</li> <li>(d) monitoring and maintenance of works and rehabilitation sites</li> </ul>		No acceptable outcome nominated.
<b>PO10</b>	Rehabilitation ensures created water bodies will be useable by the establishment of suitable water quality, hydraulic and bed and bank conditions	<b>AO10</b>	Created water bodies: <ul style="list-style-type: none"> <li>(a) have a depth and bed and bank profile suitable to establish and sustain aquatic vegetation;</li> </ul>



Performance Outcomes		Acceptable Outcomes	
			<p>(b) establish water quality suitable to establish and sustain aquatic vegetation and animal; and</p> <p>(c) are revegetated and stocked to establish native aquatic vegetation and fauna communities and riparian vegetation.</p>

## 8.2.2 Home-based business use code

This code applies to assessing a development application involving Material change of use for Home-based business where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

### 8.2.2.1 Purpose

- (1) The purpose of the code is to facilitate Home-based business, which is subordinate to a dwelling house or unit, in a manner that maintains residential amenity and does not undermine the role and function of the Towns.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The intensity and scale of a Home-based business low impact;
  - (b) A Home-based business does not compromise the viability of business and employment areas in the Towns;
  - (c) A Home-based business does not adversely impact on the amenity of the adjoining premises;
  - (d) A Home-based business maintains the character of townships, rural residential and rural areas.

### 8.2.2.2 Specific benchmarks for assessment

**Table 8.2.2.2—Home-based business Code – Performance outcomes and Acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and Assessment benchmarks for Assessable development</b>			
<b>Intensity and scale</b>			
<b>PO1</b>	Development is of a scale and intensity that is: <ol style="list-style-type: none"> <li>(a) secondary in size and function to the primary use of the land as a permanent residence.</li> <li>(b) similar to surrounding land uses and dwellings;</li> <li>(c) consistent with the prevailing character of the area.</li> </ol>	<b>AO1.1</b>	Other than a bed and breakfast accommodation, the Home-based business is conducted: <ol style="list-style-type: none"> <li>(a) on, in, under or within the curtilage of the dwelling or another enclosed structure such as a shed or a garage on the same site as the Dwelling house; or</li> <li>(b) within a Dual occupancy;</li> <li>(c) within a Multiple dwelling;</li> </ol>
		<b>AO1.2</b>	Other than a bed and breakfast, the Home-based business has a maximum gross floor area of: <ol style="list-style-type: none"> <li>(a) 50m<sup>2</sup> in the Emerging community zone, Rural residential zone and Township zone; or</li> <li>(b) 150m<sup>2</sup> in the Rural zone.</li> </ol>

Performance outcomes		Acceptable outcomes	
		<p><b>AO1.3</b> For a Home-based business operating as a bed and breakfast accommodation, the bed and breakfast is conducted within the principal Dwelling house on the site, where:</p> <ul style="list-style-type: none"> <li>(a) at least 1 bedroom within the Dwelling house is excluded from the use by paying guests; and</li> <li>(b) The maximum number of bedrooms used to accommodate guests is: <ul style="list-style-type: none"> <li>(i) 3 bedrooms (maximum of 6 paying guests) where located in a zone other than the Rural zone; or</li> <li>(ii) Where located in the Rural zone 6 bedrooms (maximum of 12 paying guests);</li> </ul> </li> <li>(c) A maximum continuous stay for all guests is not more than 4 weeks;</li> </ul>	
		<p><b>AO1.4</b> For a Home-based business other than a bed and breakfast accommodation, where in association with a dwelling house:</p> <ul style="list-style-type: none"> <li>(a) has a maximum of 2 employees involving at least one resident of the dwelling used for the Home-based business and no more than one non-resident employee; and</li> <li>(b) no more than 2 customers or clients present at any one time and no more than 12 customers or clients are present in any one day.</li> </ul>	
		<p><b>AO1.5</b> For a Home-based business other than a bed and breakfast accommodation, where in association with a dual occupancy or multiple dwelling:</p> <ul style="list-style-type: none"> <li>(a) a maximum of one employee and no non-resident employee on site; and</li> <li>(b) no more than 2 customers or clients present at any one time and no more than 6 customers or clients are present in any one day.</li> </ul>	
<b>PO2</b>	The number of non-resident children on-site at any given time does not negatively affect existing levels of amenity.	<p><b>AO2</b> A Home-based business where for child care does not:</p> <ul style="list-style-type: none"> <li>(a) exceed 6 non-resident children on-site at any given time, where</li> </ul>	

Performance outcomes		Acceptable outcomes	
			<p>in association with a dwelling house; or</p> <p>(b) exceed 4 non-resident children on-site at any given time, where in association with a dual occupancy or multiple dwelling.</p>
<b>Amenity</b>			
<b>PO3</b>	A Home-based business does not adversely impact the amenity of the surrounding area.	<b>AO3</b>	A Home-based business does not involve storage or display of goods, equipment or waste visible from the street frontage/s.
<b>PO4</b>	Development has hours of operation that are in keeping with the reasonable expectations of surrounding residents.	<b>AO4</b>	<p>Where not involving bed and breakfast accommodation, hours of operation are limited to:</p> <p>(a) 7am to 7pm Monday to Friday; and</p> <p>(b) 9am to 4pm on Saturday, Sunday and public holidays.</p>
<b>PO5</b>	A Home-based business use does not generate traffic which impacts upon surrounding sensitive uses.	<b>AO5.1</b>	<p>Vehicle movements associated with a Home-based business are limited to:</p> <p>(a) 12 vehicle trips per day; and</p> <p>(b) 1 delivery vehicle trip per week not exceeding 4.5 tonnes Gross Vehicle Mass (GVM).</p> <p>Editor's note – a 'vehicle trip' includes the vehicle movement to and from the premises.</p>
		<b>AO5.2</b>	Loading and unloading is carried out on-site.
		<b>AO5.3</b>	<p>A Home-based business has:</p> <p>(a) where in association with a dwelling house, a maximum of two business related vehicles on-site at any one time; or</p> <p>(b) where in association with a dual occupancy or multiple dwelling, one business related vehicle.</p>
<b>PO6</b>	A Home-based business integrates effectively with adjacent land uses and provides subtle, identifiable signage which does not detract from the visual amenity of the surrounding area.	<b>AO6.1</b>	A Home-based business provides no more than one sign with a maximum sign face area of 0.5m <sup>2</sup> in the form of a wall sign or fence sign, on or within the property boundary.
		<b>AO6.2</b>	The sign is not illuminated.
<b>PO7</b>	A Home-based business does not compromise the safety of the neighbourhood and its residents.	<b>AO7.1</b>	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 AS 1940-2004 <i>The storage and</i>

Performance outcomes		Acceptable outcomes	
			<i>handling of flammable and combustible liquids</i>
<b>PO8</b>	Development generates no greater load on the sewerage network servicing the site than would reasonably be expected from a residential use on the site.	<b>AO8.1</b>	Development does not produce solid or liquid wastes of a type or volume that require separate approval to discharge, treat, transport, manage or contain.
		<b>AO8.2</b>	Development does not produce solid or liquid wastes that require specialised treatment, containment or transport.

### 8.2.3 Telecommunications facility use code

This code applies to assessing a development where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

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.

#### 8.2.3.1 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.

#### 8.2.3.2 Specific benchmarks for assessment

**Table 8.2.3.2—Performance outcomes and acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and Assessment benchmarks for Assessable development</b>			
<b>Design</b>			
<b>PO1</b>	Development minimises visual amenity impacts on surrounding land uses.	<b>AO1</b>	Development has the following minimum boundary setbacks: <ol style="list-style-type: none"> <li>(a) 10 metres, where the height of the structure is less than 20 metres;</li> <li>(b) 15 metres, where the height of the structure is between 20 metres and 30 metres;</li> <li>(c) 20 metres, where the height of the structure is greater than 30 metres; and</li> <li>(d) 50 metres from a residential premises</li> </ol>
<b>Noise</b>			
<b>PO2</b>	Development does not generate noise which causes nuisance; or exceeds ambient noise levels	<b>AO2.1</b>	Development ensures that noise levels measured as the adjusted maximum sound pressure level $L_{max, adj.T}$ at a noise sensitive place do not exceed:



Performance outcomes		Acceptable outcomes	
			<ul style="list-style-type: none"> <li>(a) background noise level plus 5dB(A) between the hours of 7am and 10pm;</li> <li>(b) background noise level plus 3dB(A) between the hours of 10pm and 7am; and</li> </ul>
		<b>AO2.2</b>	<p>Development ensures that noise levels measured as the adjusted maximum sound pressure level <math>L_{max, adj.T}</math> at a business place do not exceed:</p> <ul style="list-style-type: none"> <li>(a) background noise level plus 10dB(A) between the hours of 7am and 10pm; and</li> <li>(b) background noise level plus 8dB(A) between the hours of 10pm and 7am.</li> </ul>
<b>Screening and landscaping</b>			
<b>PO3</b>	<p>Any building associated with a telecommunications facility is screened:</p> <ul style="list-style-type: none"> <li>(a) from view from any adjoining use and street; and</li> <li>(b) by vegetation.</li> </ul>	<b>AO3.1</b>	Development provides a vegetation buffer with a minimum width of 2 metres along all site boundaries.
		<b>AO3.2</b>	<p>All vegetation buffers must:</p> <ul style="list-style-type: none"> <li>(a) be semi-mature vegetation upon planting; and</li> <li>(b) grow to a minimum height of 2 metres within 3 years of being planted.</li> </ul>
<b>Security</b>			
<b>PO4</b>	Fencing prevents unauthorised access to telecommunications facilities.	<b>AO4</b>	A fence with a minimum height of 2 metres is provided around all buildings and structures.
<b>Co-location</b>			
<b>PO5</b>	Development is designed to facilitate colocation of telecommunication facilities.	<b>AO5</b>	<p>Development:</p> <ul style="list-style-type: none"> <li>(a) ensures the design facilitates co-masting or co-siting with other carriers; or</li> <li>(b) involves co-location with an existing telecommunications facility.</li> </ul>

## 8.2.4 Workforce accommodation use code

This code applies to assessing a development application involving Material change of use for Workforce accommodation where the code is identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

### 8.2.4.1 Purpose

- (1) The purpose of the code is to ensure that Workforce accommodation is appropriately located, well serviced and designed, and operated in a manner that will not detract from existing uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Workforce accommodation is appropriately located to protect the amenity of the locality, and to support the economic development of the towns and Barcaldine region;
  - (b) Workforce accommodation is provided in response to a legitimate and demonstrated need and is supported where:
    - (i) occupying an existing lawfully established accommodation building, and used in a manner that is consistent with the built scale, intended operation and amenity level of the premises (for example, the use must not result in overcrowding of dwellings, or access and parking issues); or
    - (ii) as a standalone or purpose-built facility, located in or close to an existing township, providing a high-quality built form that is compatible with the prevailing scale and character of surrounding development, is designed and operated to deliver a high level of health, safety and comfort to occupants and maintains the amenity of nearby uses;
  - (c) Workforce accommodation is adaptable to changing circumstances over time where the development is capable of:
    - (i) being scaled down in an orderly manner;
    - (ii) continuing in use under different ownership and/or management practices;
    - (iii) being adapted to an alternative appropriate use; and/or
    - (iv) site rehabilitation to restore the site to its pre-development state at the end of its operational life.
  - (d) Workforce accommodation is serviced by adequate infrastructure for the use including water supply, waste water disposal, stormwater control, telecommunications and electricity;
  - (e) Workforce accommodation does not detract from, or restrict the operation of, existing uses; and
  - (f) Workforce accommodation is appropriately screened and landscaped.

## 8.2.4.2 Specific benchmarks for assessment

**Table 8.2.4.2—Workforce accommodation code – Performance outcomes and Acceptable outcomes**

Performance Outcomes		Acceptable Outcomes	
<b>Requirements for Accepted development and Assessment benchmarks for Assessable development</b>			
<b>Location and site suitability</b>			
<b>PO1</b>	Workforce accommodation occurs in response to a legitimate and demonstrated need.		No acceptable outcome nominated.
<b>PO2</b>	The Workforce accommodation is located in a township or emerging community area to provide convenient access to goods, services and facilities that supports the local economy and leads to long-term development of appropriate infrastructure in the Barcardine region.		No acceptable outcome nominated.
<b>PO3</b>	Workforce accommodation is only established in the Rural zone where it is directly related to rural activities or natural resource related activity on the same lot or an adjacent site.	<b>AO3</b>	For Workforce accommodation associated with a natural resource related activity in the Rural zone, the use: <ul style="list-style-type: none"> <li>(a) is limited to the construction phase of the project; and</li> <li>(b) does not extend to provide for the operational phase of the project.</li> </ul>
<b>PO4</b>	The layout of Workforce accommodation buildings does not substantially detract from the character of the area through overdevelopment of the site.		No acceptable outcome nominated.
<b>PO5</b>	Development is compatible with the scale and nature of existing or planned development in the immediate locality.		No acceptable outcome nominated.
<b>PO6</b>	Development avoids sites that adjoin incompatible uses, where impacts (from noise, light or other emissions both on and from the development) cannot be mitigated to acceptable levels.		No acceptable outcome nominated.
<b>PO7</b>	In a township or emerging community areas, connections are provided from the development to existing or proposed facilities, services and movement networks to encourage use of these facilities and movement and interaction between the development and its locality.	<b>AO7.1</b>	Internal roads, open spaces, pedestrian and cycle routes within the development are aligned with and physically connected to existing or planned roads, open spaces, pedestrian and cycle routes adjoining the site.
		<b>AO7.2</b>	Non-residential on-site services and facilities (e.g. kiosk, convenience store, recreation, social activities and personal

Performance Outcomes		Acceptable Outcomes	
			services) are located at the edge of the site and adjacent to or opposite any other existing or planned development of a similar type
<b>Infrastructure</b>			
<b>PO8</b>	Development is provided with infrastructure services of an appropriate type and standard.	<b>AO8.1</b>	The development is connected to the following infrastructure: (a) reticulated water supply or on-site potable water supply; (b) reticulated sewerage or on-site effluent and wastewater disposal system; (c) stormwater drainage; (d) electricity supply; (e) telecommunications services.
		<b>AO8.2</b>	Development is provided with a refuse collection and disposal service which disposes of refuse at a lawful waste disposal facility or site.
<b>PO9</b>	Access points to the development are located to limit traffic conflict and designed to operate efficiently and safely taking into account: (a) the amount and type of vehicular traffic to be generated by the development; (b) existing road and traffic conditions; (c) the capacity of the adjacent road network; (d) available sight distances; and (e) the nature and extent of planned road or intersection improvements.		No acceptable outcome nominated.
<b>Built form</b>			
<b>PO10</b>	Development is designed to take maximum advantage of natural site conditions to minimise the effect on occupants of climatic extremes and to moderate energy demands.		No acceptable outcome nominated.
<b>PO11</b>	Development contributes positively to streetscapes in towns and the view from the road in rural areas.		No acceptable outcome nominated.
<b>PO12</b>	Accommodation buildings are designed, constructed and equipped to provide a satisfactory standard of comfort, health and amenity for occupants.	<b>AO12.1</b>	Each accommodation unit is provided with: (a) an ensuite bathroom (including hot and cold shower, toilet and vanity) with a closable door;

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>(b) window tinting, blinds or other 'black out' devices to all windows;</li> <li>(c) weather protection at entrances/thresholds.</li> </ul>
		<b>AO12.2</b>	<p>Opposing accommodation unit entrances are separated to accommodate:</p> <ul style="list-style-type: none"> <li>(a) a 1.2 metre wide concrete pathway;</li> <li>(b) landscaping strips at least three (3) metres wide; and</li> <li>(c) front entry deck thresholds.</li> </ul>
		<b>AO12.3</b>	Rear walls of adjacent buildings are separated by at least 1.5 metres to accommodate building services and access thereto.
		<b>AO12.4</b>	Adequate laundry facilities for washing and drying of clothes are provided for the use of occupants.
		<b>AO12.5</b>	Accommodation units are air conditioned and fitted with dust filters.
		<b>AO12.6</b>	Buildings are orientated to appropriately manage solar access while also considering prevailing breezes.
<b>PO13</b>	The design and layout of development provides a balance between convenience, seclusion of accommodation areas and personal safety.	<b>AO13.1</b>	Buildings and spaces used for active purposes (e.g. dining, recreation and laundry facilities) are conveniently located for access from accommodation units while being adequately separated, screened or buffered to minimise noise and light intrusion.
		<b>AO13.2</b>	Administration and reception areas are located near the site entrance/exit.
		<b>AO13.3</b>	<p>Landscaping incorporates:</p> <ul style="list-style-type: none"> <li>(a) deep planting for shade and visual amenity;</li> <li>(b) planting and screening to soften and screen vehicle parking, external storage areas, bin compounds and other service areas and structures;</li> <li>(c) rubbish bins;</li> <li>(d) directional signage and lighting to assist movement around the site.</li> </ul>
<b>PO14</b>	The design and layout of buildings, movement systems, landscaping and open space incorporates Crime Prevention Through Environmental Design (CPTED) principles.		No acceptable outcome nominated.

Performance Outcomes		Acceptable Outcomes	
<b>PO15</b>	Development incorporates adequate provision for fire safety and emergency, including: <ul style="list-style-type: none"> <li>(a) access for firefighting and ambulance vehicles, personnel and equipment; and</li> <li>(b) a lake, dam, water tank or swimming pool containing sufficient water supply for firefighting purposes.</li> </ul>		No acceptable outcome nominated.
<b>PO16</b>	Recreational facilities and open space are provided to meet the local level needs of occupants.	<b>AO16.1</b>	Open space equivalent to 10% of the area of the site or 5m <sup>2</sup> per occupant (whichever is the greater) is provided.
		<b>AO16.2</b>	Open space is provided in consolidated areas serving groups of accommodation units at the rate of one area for every 100 units.
		<b>AO16.3</b>	Open space and recreation facilities include a range of both passive and active facilities such as sheltered seating, barbeque facilities, gymnasiums, swimming pools, court sports (e.g. basketball, tennis, volleyball) and children's play equipment (where relevant to the profile of occupants and visitors).
		<b>AO16.4</b>	Open space and recreation facilities are located close to or readily accessible from on-site convenience or food retail facilities.
<b>Adaptable use or decommissioning</b>			
<b>PO17</b>	Workforce accommodation is able to be repurposed or the site decommissioned and rehabilitated when the use is discontinued, so that the site is substantially restored to its pre-development state.	<b>AO17.1</b>	Buildings, infrastructure servicing, parking and site facilities are compatible with identified reuse options.
		<b>AO17.2</b>	The site is rehabilitated such that: <ul style="list-style-type: none"> <li>(a) it is suitable for other uses compatible with the locality and the site's designations in the planning scheme; and</li> <li>(b) the visual amenity of the site is restored; and</li> <li>(c) the sustainable ecological functioning of the site is maintained or improved; and</li> <li>(d) any agricultural function is restored; and</li> <li>(e) redundant built infrastructure associated with workforce accommodation is removed from the site.</li> </ul>

## 8.3 Development Codes

### 8.3.1 Development works code

#### 8.3.1.1 Application

This code applies to development requiring assessment against the Development Works Code as identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

#### 8.3.1.2 Purpose

- (1) The purpose of the Development works code is to ensure that development in the Barcardine region provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.
- (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) the function, safety and efficiency of the transport network is optimised;
  - (d) development provides adequate on-site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles;
  - (e) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
  - (f) Operational work involving excavating and filling land is designed and undertaken so as to ensure:
    - (i) site disturbance is minimised;
    - (ii) water and sediment runoff is controlled; and
    - (iii) once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
  - (g) Levees are constructed in accordance with the applicable State Code;

Editor's note—For requirements for accepted development for category 1 levees, refer to the '[Self-assessable code for the construction or modification of levees](#)' made by the chief executive of the *Water Act 2000* and published by the Queensland Government Department of Regional Development, Manufacturing and Water. In relation to the construction or modification of category 2 and 3 levees, refer to the *Water Regulation 2016*, which includes at Schedule 10, Code for assessment and development for construction or modification of particular levees. This code should be read together with the '[Guidelines for the construction or modification of category 2 and 3 levees](#)' published by the Department of Natural Resources, Mines and Energy. For more information regarding the regulation of levees, visit: <https://www.business.qld.gov.au/industries/mining-energy-water/water/authorisations/constructing-modifying-levee-banks>

- (h) biodiversity values and ecological connectivity are protected, maintained and enhanced;
- (i) infrastructure and works protect public health and safety.

### 8.3.1.3 Specific Benchmarks for assessment

**Table 8.3.1.3a—Performance outcomes and Acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and Assessment benchmarks for Assessable development</b>			
<b>Utility infrastructure and services</b>			
<b>PO1</b>	<p>Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:</p> <ul style="list-style-type: none"> <li>(a) ensures appropriate capacity to meet the current and planned future needs of the development;</li> <li>(b) is integrated with and efficiently extends existing networks;</li> <li>(c) minimises risk to life and property;</li> <li>(d) avoids ecologically important areas;</li> <li>(e) minimises risk of environmental harm;</li> <li>(f) achieves acceptable maintenance, renewal and adaption costs;</li> <li>(g) can be easily and efficiently maintained;</li> <li>(h) minimises potable water demand and wastewater production;</li> <li>(i) ensures the ongoing construction or operation of the development is not disrupted;</li> <li>(j) where staged, each stage is fully serviced before a new stage is released; and</li> <li>(k) Ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health.</li> </ul>		No acceptable outcome nominated.



Performance outcomes		Acceptable outcomes	
<b>Water supply</b>			
<b>PO2</b>	Development is provided with a supply of potable and general use water that has adequate capacity for consumption, landscaping and firefighting.	<b>AO2.1</b>	Where within a water supply area, reticulated water supply is provided in accordance with <b>PSP1 – Development works planning scheme policy</b> .  OR
		<b>AO2.2</b>	Where not within a water supply area, the development is provided with on-site water supply in accordance with <b>PSP1 – Development works planning scheme policy</b> .
		<b>AO2.3</b>	Water supply systems and reticulated connections are designed and constructed in accordance <b>PSP1 – Development works planning scheme policy</b> .
<b>Wastewater / sewerage</b>			
<b>PO3</b>	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 are suitable for on any site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water.	<b>AO3.1</b>	Where located within a wastewater supply area, development is connected to sewerage infrastructure in accordance with <b>PSP1 – Development works planning scheme policy</b> .
		<b>AO3.2</b>	Where on a site unable to be connected to reticulated sewer, on-site effluent disposal complies with <b>PSP1 – Development works planning scheme policy</b> .
		<b>AO3.3</b>	Wastewater systems and reticulation connections are designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b> .

Performance outcomes		Acceptable outcomes	
<b>Stormwater</b>			
<b>PO4</b>	Development is provided with stormwater infrastructure that: <ul style="list-style-type: none"> <li>(a) meets the level of generated demand;</li> <li>(b) does not interfere with the natural flow of surface water;</li> <li>(c) does not cause health or safety risks to the occupants of the development; and</li> <li>(d) does not damage adjoining land or buildings.</li> </ul>	<b>AO4.1</b>	Development is designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b>
		<b>AO4.2</b>	Development includes a site-based stormwater management plan prepared in accordance with <b>PSP1 – Development works planning scheme policy</b>
<b>PO5</b>	Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from: <ul style="list-style-type: none"> <li>(a) altered stormwater quality and hydrology;</li> <li>(b) waste water (other than contaminated stormwater and sewage);</li> <li>(c) the creation or expansion of non-tidal artificial waterways; and</li> <li>(d) the release and mobilisation of nutrients and sediments.</li> </ul>		No acceptable outcome nominated.
<b>Electricity and telecommunications</b>			
<b>PO6</b>	Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO6</b>	The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority
<b>PO7</b>	Premises are connected to an electricity supply approved by the relevant authority.	<b>AO7</b>	The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority
<b>Earthworks</b>			
<b>PO8</b>	Adverse impacts of operations are minimised including impacts from: <ul style="list-style-type: none"> <li>(a) noise;</li> </ul>		No acceptable outcome nominated.  Editor's note—A construction management plan may be required where there are reasonable concerns

Performance outcomes		Acceptable outcomes	
	(b) dust; (c) silt; (d) lighting; or (e) other noxious emissions		regarding the potential for impacts on amenity for nearby uses.
<b>PO9</b>	Changes to adjoining land and natural features, including surface and groundwater, are minimised and do not adversely impact adjoining properties or the locality.	<b>AO9</b>	Excavation or filling on all land (except dams on rural zoned land for rural purposes): (a) does not exceed 1 metre deep or 1 metre high (except for excavation for building works); (b) ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary; (c) is enclosed by a childproof fence if excavation is for a water retaining structure; (d) ensures no ponding develops on adjacent land at any time; (e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; and (f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.
<b>PO10</b>	Operational work or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.	<b>AO10.1</b>	Development occurs in accordance with an erosion and sediment control plan (ESCP) prepared by a suitably qualified person in accordance with <b>PSP1 – Development works planning scheme policy</b> .
		<b>AO10.2</b>	Construction activity achieves compliance with the applicable stormwater management design objectives in <b>Table 8.3.1.3b</b> , <b>Table 8.3.1.3c</b> and <b>Table 8.3.1.3d</b> .

Performance outcomes		Acceptable outcomes	
<b>Parking and access</b>			
<b>PO11</b>	Development includes the provision of adequate and convenient car parking onsite to satisfy the anticipated requirements of the activity.	<b>AO11</b>	Car parking is provided in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>PO12</b>	Car parking and service areas are designed and constructed to: <ul style="list-style-type: none"> <li>(a) be clearly defined, marked and signed;</li> <li>(b) be easily accessible;</li> <li>(c) minimise large unbroken areas of hardstand to the extent practicable;</li> <li>(d) be safe for vehicles, pedestrians and cyclists;</li> <li>(e) provide shading; and</li> <li>(f) minimise any adverse impacts on the amenity of surrounding land.</li> </ul>	<b>AO12</b>	Car parking and service areas are designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b> .  Note—the Landscape code sets out requirements for shade trees in parking areas and the design and construction of landscaping works in car parking areas.
<b>PO13</b>	Parking and access is provided for people with disabilities.	<b>AO13</b>	Car parking areas are designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>PO14</b>	Where the nature of the proposed development creates a demand, set-down and pick-up facilities are provided for bus, taxis or private vehicle which: <ul style="list-style-type: none"> <li>(a) meet an identified demand;</li> <li>(b) provide convenient connections to the development, pedestrian pathways and the street;</li> <li>(c) provide safe passage with clear sight lines; and</li> <li>(d) do not dominate the streetscape.</li> </ul>	<b>AO14</b>	Set-down and pick-up areas are designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b> .

Performance outcomes		Acceptable outcomes	
<b>PO15</b>	Pavement is constructed to an appropriate standard.	<b>AO15</b>	All road car parking and service area pavements are designed in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>PO16</b>	Development provides on-site loading, unloading, manoeuvring and access for service vehicles that: <ul style="list-style-type: none"> <li>(a) is adequate to meet the demands generated by the development;</li> <li>(b) is able to accommodate the design service vehicle requirements; and</li> <li>(c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.</li> </ul>	<b>AO16</b>	On-site loading areas are designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>PO17</b>	Refuse collection vehicles are able to safely access on-site refuse collection facilities.	<b>AO17</b>	Refuse collection areas are designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>PO18</b>	Access is provided to: <ul style="list-style-type: none"> <li>(a) meet the volume, frequency and vehicle type needs of the development;</li> <li>(b) provide safe, efficient and convenient access to the site;</li> <li>(c) integrate with the road network;</li> <li>(d) withstand vehicle loading;</li> <li>(e) integrate with the streetscape character and prevent interrupting continuous building facades; and</li> <li>(f) mitigate impacts on surrounding development.</li> </ul>	<b>AO18</b>	Access is provided in accordance with <b>PSP1 – Development works planning scheme policy</b> .

Performance outcomes		Acceptable outcomes	
<b>PO19</b>	Construction of a driveway does not damage or interfere with the location, function of or access to any utility infrastructure	<b>AO19</b>	Access is provided in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>PO20</b>	Provision is made for safe and convenient movement of pedestrians and cyclists onsite and external to the site, having regard to desire lines, legibility, safety, shading and other weather protection and equitable access arrangements.	<b>AO20</b>	Pedestrian and cycle paths are located, designed and constructed in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>Road design</b>			
<b>PO21</b>	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.	<b>AO21</b>	Roadworks are provided in accordance with <b>PSP1 – Development works planning scheme policy</b> .
<b>PO22</b>	Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement	<b>AO22</b>	Street lighting and signage comply with the requirements of the <b>PSP1 – Development works planning scheme policy</b> .
<b>PO23</b>	Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.	<b>AO23</b>	Footpaths are: <ul style="list-style-type: none"> <li>(a) provided for the full width and length of all road frontages;</li> <li>(b) designed and constructed in accordance with the requirements of the <b>PSP1 – Development works planning scheme policy</b>; and</li> <li>(c) certified by a Registered Professional Engineer of Queensland.</li> </ul>
<b>Acoustic and air quality</b>			
<b>PO24</b>	Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: <ul style="list-style-type: none"> <li>(a) located as far from sensitive land uses, road frontage</li> </ul>	<b>AO24.1</b>	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended. 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)).

Performance outcomes		Acceptable outcomes	
	<p>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>	<b>AO24.2</b>	Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> , as amended.
<b>Landslide hazards</b>			
<b>PO25</b>	<p>Development:</p> <p>(a) avoids areas that are subject to landslide hazard; or</p> <p>(b) mitigates the risks to people and property to a tolerable level.</p>		No acceptable outcome nominated.
<b>Environmental significance</b>			
<b>PO26</b>	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcomes nominated.

**Table 8.3.1.3b—Construction Phase Stormwater Quality Objectives**

Issue	Desired Outcomes
<b>Drainage control</b>	<ol style="list-style-type: none"> <li>1. Manage stormwater flows around or through areas of exposed soil to avoid contamination.</li> <li>2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion.</li> <li>3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (<b>Table 8.3.1.3c</b>).</li> <li>4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (<b>Table 8.3.1.3d</b>).</li> </ol>
<b>Erosion control</b>	<ol style="list-style-type: none"> <li>1. Stage clearing and construction works to minimise the area of exposed soil at any one time.</li> <li>2. Effectively cover or stabilise exposed soils prior to predicted rainfall.</li> <li>3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation.</li> </ol> <p>Note – An effectively stabilised surface is defined as one that does not, or is not likely to, result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.</p>
<b>Sediment control</b>	<ol style="list-style-type: none"> <li>1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.</li> <li>2. All exposed areas greater than 2500m<sup>2</sup> must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).</li> </ol>
<b>Litter, hydrocarbons and other contaminants</b>	<ol style="list-style-type: none"> <li>1. Remove gross pollutants and litter.</li> <li>2. Avoid the release of oil or visible sheen to released waters.</li> <li>3. Dispose of waste containing contaminants at authorised facilities.</li> </ol>
<b>Waterway stability and flood flow management</b>	<ol style="list-style-type: none"> <li>1. Where measures are required to meet post-construction waterway stability objectives, these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction.</li> <li>2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).</li> </ol>



**Table 8.3.1.3c—Construction Phase Stormwater Quality Objectives (Temporary Drainage Works)**

Temporary Drainage Works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI / 39% AEP	1 in 5 year ARI / 18% AEP	1 in 10 year ARI / 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI / 63% AEP		

**Table 8.3.1.3d—Construction Phase Stormwater Quality Objectives (Emergency Spillways on Temporary Sediment Basins)**

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

Note – Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements. Advice should be obtained from a suitably qualified person.

## 8.3.2 Landscape Code

### 8.3.2.1 Application

This code applies to development requiring assessment against the Landscape Code as identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

### 8.3.2.2 Purpose

- (1) The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the Barcaldine outback identity, provides amenity appropriate to physical location and social values, and is responsive to the local character, site and climatic conditions and suits the long-term needs of the community.
- (2) The purpose of the code will be achieved by the following overall outcomes:
  - (a) a high-quality streetscape and on-site landscape enhance the character of all Towns in the Barcaldine region;
  - (b) landscape design is used to integrate the natural and built form elements of the towns, sites and the locality;
  - (c) landscape elements create a legible and attractive street frontage, and enhance the continuity of the streetscape;
  - (d) screening is used to soften built form, mitigate adverse aesthetic impacts and provide privacy and character;
  - (e) plant species and landscaping materials are suited to the locality and the outback climate;
  - (f) plant species, landscape materials and surface treatments are suited to their intended function and user requirements;
  - (g) plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
  - (h) landscape design facilitates an accessible, safe and comfortable environment for all users;
  - (i) significant on-site vegetation is retained, protected and integrated into the site design wherever practicable; and
  - (j) landscape elements achieve environmental sustainability objectives.

### 8.3.2.3 Specific Benchmarks for assessment

**Table 8.3.2.3—Performance outcomes and Acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>For assessable development</b>			
<b>Landscape design and character</b>			
<b>PO1</b>	Landscape design of both public and private spaces: (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 nominated.
<b>PO2</b>	Landscaping contributes to social and environmental amenity, provides is sustainable and responsive to the natural climate through: (a) promoting the effective use of water, water sensitive urban design and water infiltration; (b) selecting endemic, native and drought tolerant plant species and minimal use of suitable exotic species; (c) providing low maintenance and cost effective landscape areas; (d) providing mulched garden beds; (e) minimising impervious surfaces that create heat and dirty stormwater runoff; (f) draining impervious surfaces to landscaped areas rather than stormwater pits and pipes.		No acceptable outcome nominated. Note—Council may require an applicant to submit a detailed landscaping plan and stormwater management plan with water sensitive urban design features to demonstrate compliance with this provision. The plans must be prepared by a suitably qualified professional. Council is able to supply a list of suitable plant species.
<b>PO3</b>	Street trees are provided in appropriate locations to: (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	<b>AO3</b>	Street trees are provided at the rate whichever is the lesser of: (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 400m <sup>2</sup> of site area.

Performance outcomes		Acceptable outcomes	
	(e) ensure visibility is maintained from entrances and exits to properties and at intersections.		
<b>PO4</b>	Landscaping is designed and constructed to maximise the safety of public and private areas by: <ul style="list-style-type: none"> <li>(a) not obstructing opportunities for casual surveillance between public spaces and buildings;</li> <li>(b) preventing opportunities for concealment and blind corners;</li> <li>(c) providing a clear division between public and private space;</li> <li>(d) providing for pedestrian travel and movement; and</li> <li>(e) providing safe and clear pedestrian and vehicle interfaces.</li> </ul>		No acceptable outcome nominated.
<b>PO5</b>	Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.	<b>AO5</b>	Existing mature trees and vegetation are retained and incorporated into the landscape design.
<b>Landscaping along boundaries and edges</b>			
<b>PO6</b>	Planting and landscape elements along boundaries and edges assist in: <ul style="list-style-type: none"> <li>(a) maintaining privacy between adjoining buildings;</li> <li>(b) protecting local views, vistas and sightlines;</li> <li>(c) enhancing the visual appearance of the built form;</li> <li>(d) screening service, utility and parking areas;</li> <li>(e) minimising noise impacts between noise sources and sensitive receiving environments; and</li> <li>(f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.</li> </ul>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
<b>Open air parking</b>			
<b>PO7</b>	Open air car parking areas are provided with suitable levels of shade	<b>AO7.1</b>	Shade trees are located at the rate of one tree per 6 car spaces
		<b>AO7.2</b>	Wheel stops are provided to protect vegetation
<b>Sustainability</b>			
<b>PO8</b>	Landscape design including irrigation methods optimise water and energy efficiency and responds appropriately to local conditions, by: <ul style="list-style-type: none"> <li>(a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun;</li> <li>(b) minimising exposure to the prevailing winter winds and western summer sun;</li> <li>(c) optimising shade to create useable and comfortable areas; and</li> <li>(d) maintaining infiltration to subsurface soil.</li> </ul>		No acceptable outcome nominated.

### 8.3.3 Reconfiguring a Lot Code

#### 8.3.3.1 Application

This code applies to development requiring assessment against the Reconfiguring a lot Code as identified in the categories of development and assessment.

When using this code reference should be made to section 5.3 of the planning scheme.

#### 8.3.3.2 Purpose

- (3) The purpose of the reconfiguring a lot code is to:
  - (a) facilitate the creation of lots, of a size and dimension, that allow the intended uses within zones and precincts to be achieved.
  - (b) ensure that the reconfiguring of lots are appropriately designed and sited given the landscape and topography.
- (4) The purpose of the code will be achieved through the following overall outcomes:
  - (a) lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.
  - (b) environmental and scenic values are protected;
  - (c) reconfiguration does not impact on the Region's water resources;
  - (d) subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
  - (e) development in the Emerging community zone and Industry investigation zone avoids the sporadic and premature creation of additional lots and is instead undertaken in accordance with detailed structure planning, having regard to the broader ultimate development of the zone;
  - (f) lots are provided with the appropriate level of infrastructure to meet user requirements;
  - (g) range and mix of lot sizes is provided to facilitate a variety of commercial, industry and housing types;
  - (h) subdivision design achieves road networks that provide connectivity and circulation for vehicles and provides safe and efficient access for pedestrians, cyclists and public transport;
  - (i) subdivision design provides opportunities for walking and cycling, for recreation and as alternative methods of travel;
  - (j) subdivision of land contributes to an open space network that achieves connectivity between areas with conservation values;
  - (k) subdivision of land in the Rural zone does not result in the fragmentation or alienation of Agricultural land classification – class A and B as identified on [SPP Mapping – Economic Growth \(Agriculture\)](#);

- (l) subdivision within the Rural zone is appropriate where directly associated with mining and petroleum activities<sup>2</sup> where only aligning tenement boundaries or establishing necessary infrastructure corridors or buffers;
- (m) subdivision within the Rural zone maintains rural landholdings in viable parcels unless it can be demonstrated that the land is suitable for rural lifestyle allotments that and the other overall outcomes in this section are not compromised;
- (n) new Rural Lifestyle Lots:
  - (i) are in reasonable proximity to services and facilities such as health, education and retail opportunities;
  - (ii) have frontage to a road and access to a road network that complies with the rural roads design criteria in the **PSP1 Development Works Planning Scheme Policy**;
  - (iii) protects rural activities and extractive industry from encroachment by sensitive land uses;
  - (iv) will not impact transport/supply chains critical to rural production, rural industry and extractive industry;

### 8.3.3.3 Specific Benchmarks for assessment

**Table 8.3.3.3a—Performance outcomes and Acceptable outcomes**

Performance outcomes		Acceptable outcomes	
<b>Requirements for Accepted development and Assessment benchmarks for Assessable development</b>			
<b>Lot size and configuration</b>			
<b>PO1</b>	<p>Lots have adequate area and appropriate dimensions for their intended use in the zone.</p> <p>Note – Refer to the Performance and acceptable outcomes of the relevant zone code, which sets the intended local character of the zone in which the land is located and parameters for accommodating a building intended in the zone.</p> <p>The subdivision is demonstrated to be appropriate having regard to:</p> <ul style="list-style-type: none"> <li>(a) The unique size, shape, location or topography of existing and proposed allotments;</li> <li>(b) The unique character of the proposed use intended to be made of the land following subdivision (as set out in the development application).</li> </ul>	<b>AO1</b>	Allotment dimensions comply with <b>Table 8.3.3.3b</b> .

<sup>2</sup> 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.

Performance outcomes		Acceptable outcomes	
	<p>(c) The existing and future amenity of the locality;</p> <p>(d) The ability of the site to accept and disperse wastewater within the site without causing infiltration of the groundwater or runoff to nearby watercourses;</p> <p>(e) The relevant zone and overlay overall outcomes and performance outcomes.</p>		
<b>Subdivision design</b>			
<b>PO2</b>	<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 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>	<b>AO2.1</b>	Lots are designed to achieve safe vehicle and pedestrian access in accordance with <b>PSP1 Development works planning scheme policy</b> .
		<b>AO2.2</b>	Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in the <b>PSP1 Development Works Planning Scheme Policy</b> .
<b>PO3</b>	<p>Subdivision design involving the creation of new roads:</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>	<b>AO3.1</b>	Subdivision of land in the Rural and Rural Residential Zones provides for the opening of a new internal public road connecting to the external public road system and access to all lots is via the internal road.
		<b>AO3.2</b>	Applications for subdivisions creating 10 or more additional lots are accompanied by a Traffic Impact Assessment prepared by a suitably qualified engineer. At a minimum such assessment shall detail existing conditions, expected vehicle trip generation and the capacity of the local and trunk road network to deal with the additional demand.
		<b>AO3.3</b>	New road infrastructure is designed and constructed in accordance with the standards detailed in the <b>PSP1 Development Works Planning Scheme Policy</b> .
<b>PO4</b>	<p>Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <p>(a) connections to surrounding streets, pedestrian and cycle</p>		No acceptable outcome nominated.



Performance outcomes		Acceptable outcomes	
	<p>networks and other infrastructure networks;</p> <p>(b) open space networks, habitat areas or corridors;</p> <p>(c) connections to centres, employment areas and recreation areas;</p> <p>(d) surrounding landscaping and streetscape treatments; and</p> <p>(e) the interface between adjoining land uses</p>		
<b>PO5</b>	Noise amelioration features are incorporated in the development to mitigate impacts from road networks and such noise amelioration features are designed to minimise adverse impacts on visual amenity.		No acceptable outcome nominated.
<b>PO6</b>	Rear lots only occur in exceptional circumstances where justified by the need to protect amenity or where the site's physical characteristics make this form of subdivision more practical.	<b>AO6.1</b>	The development does not propose rear lots.
		<b>AO6.2</b>	<p>OR</p> <p>If the development proposes rear lot access, the access handle is located and constructed to:</p> <p>(a) minimise impacts on adjoining properties;</p> <p>(b) allow all weather practical access;</p> <p>(c) prevent erosion and sedimentation due to vehicle movements;</p> <p>(d) minimise dust generation; and</p> <p>(e) ensure stormwater flow is managed and discharged to a legal point</p>
<b>PO7</b>	Secure access of adequate width and standard to accommodate emergency vehicles is provided to all rear lots.	<b>AO7.1</b>	<p>Where the access handle from the public road does not form part of the rear lot, the handle is protected by an access easement of adequate width shown on the plan of survey.</p> <p>AND</p>
		<b>AO7.2</b>	<p>The minimum width of access handles for land in each zone is as follows:</p> <p>(a) Rural Zone – 10 metres;</p> <p>(b) Rural Residential, Emerging community and Township Zone – 6 metres;</p> <p>(c) All other zones – 4 metres.</p>

Performance outcomes		Acceptable outcomes	
<b>Protection of rural values – Rural zone</b>			
<b>PO8</b>	<p>Reconfiguring a lot in the Rural Zone results in lots that:</p> <ul style="list-style-type: none"> <li>(a) reflect the capability and sustainability of land for agricultural or pastoral purposes;</li> <li>(b) protects rural activities and extractive industry from encroachment by sensitive land uses; and</li> <li>(c) will not impact transport/supply chains critical to rural production, rural industry and extractive industry.</li> </ul>		No acceptable outcome nominated.
<b>Rural lifestyle allotments</b>			
<b>PO9</b>	<p>Reconfiguring a lot in the Rural Zone results in Rural lifestyle lots that:</p> <ul style="list-style-type: none"> <li>(a) are in reasonable proximity to a Town and its services and facilities such as health, education and retail;</li> <li>(b) have frontage to a constructed, gazetted road and access to the road network that complies with the rural roads design criteria in the <b>PSP1 Development Works Planning Scheme Policy</b>;</li> <li>(c) protects rural activities and extractive industry from encroachment by sensitive land uses;</li> <li>(d) will not impact transport / supply chains critical to rural production, rural industry and extractive industry;</li> <li>(e) have a sustainable level of impact on the natural environment having regard to water supply, water quality effluent disposal, potential erosion and natural habitat.</li> <li>(f) Provides a high level of residential and scenic amenity and safety from risk of natural hazards such as bushfire and flooding;</li> <li>(g) Does not compromise the orderly development of land</li> </ul>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	where such land is subject to the Emerging Community and Industry Investigation Zones. .		
<b>Protect key infrastructure and corridors</b>			
<b>PO10</b>	Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity infrastructure.	<b>AO10.1</b>	Residential subdivision of land containing Major Electricity Infrastructure or the Electricity Substation as identified on <a href="#">SPP mapping – Infrastructure (Energy and Water Supply)</a> demonstrates that all allotments are capable of siting all buildings and structures outside of easements or otherwise a minimum of: <ul style="list-style-type: none"> <li>(a) 20 metres for transmission lines up to 132 kilovolts; or</li> <li>(b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; or</li> <li>(c) 40 metres for transmission lines exceeding 275 kilovolts.</li> </ul>
<b>PO11</b>	Reconfiguring of lots ensures that access requirements of major electricity and other energy infrastructure are maintained.	<b>AO11.1</b>	Major Electricity Infrastructure or an Electricity Substation traversing or within private land as identified on <a href="#">SPP mapping – Infrastructure (Energy and Water Supply)</a> are protected by an easement in favour of the service provider for access and maintenance
<b>Neighbourhood design for greenfield areas and structure planning (in Township Zone and Emerging Community Zone)</b>			
<b>PO12</b>	Reconfigurations are designed to ensure: <ul style="list-style-type: none"> <li>(a) the creation of seamless interlinked neighbourhoods with residential character and identity;</li> <li>(b) pedestrian movement is encouraged; and</li> <li>(c) neighbourhoods are concentrated around community focus points such as centres and parks.</li> </ul>		No acceptable outcome nominated.
<b>PO13</b>	A variety of lot sizes are provided in close proximity to town centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.		No acceptable outcome nominated.
<b>PO14</b>	Open space and park design: <ul style="list-style-type: none"> <li>(a) is of a size, standard and layout commensurate with the intent of the zone;</li> <li>(b) provides for surveillance from neighbouring properties;</li> </ul>	<b>AO14.1</b>	Parkland is provided in accordance with the Local Government Infrastructure Plan. Note – 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

Performance outcomes		Acceptable outcomes	
	(c) includes appropriate facilities and embellishments; (d) protects environmental features and nearby residential amenity.		demand, or as part of an infrastructure partnership agreement.
<b>PO15</b>	Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.  Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.		No acceptable outcome nominated.
<b>Industrial Precinct and Industry Investigation Zone</b>			
<b>PO16</b>	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 nominated
<b>PO17</b>	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 nominated
<b>Infrastructure and services</b> Note – refer to the Development Works Code			
<b>PO18</b>	Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient; (b) is adaptable to allow for future extensions and upgrades; (c) minimises the risk of adverse environmental or amenity related impacts; (d) promotes total water cycle management, the efficient use of water resources and the achievement of environmental values and water quality	<b>AO18.1</b>	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 <b>PSP1 Development works planning scheme policy</b>
		<b>AO18.2</b>	Lots created outside the Priority infrastructure area are designed and configured to: (a) connect to a potable on site water supply in accordance with the <b>PSP1 Development works planning scheme policy</b> ; and (b) treat waste water on site in accordance with the <b>PSP1</b>

Performance outcomes		Acceptable outcomes	
	objectives of receiving waters; and (e) minimises whole-of-lifecycle costs for that infrastructure.		<b>Development works planning scheme policy.</b>
		<b>AO18.3</b>	Each lot in the Rural Residential Zone is connected to the reticulated town water supply and serviced by an on-site sewage management system provided generally in accordance with the Queensland Plumbing and Wastewater Code.
		<b>AO18.4</b>	An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes, in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.
		<b>AO18.5</b>	Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the <b>PSP1 Development works planning scheme policy</b>
<b>Stormwater</b>			
<b>PO19</b>	The development is planned, designed, constructed and managed to avoid: (a) adverse impacts on surrounding development; and (b) compromising the natural health and functioning of adjoining waters.	<b>AO19</b>	A site stormwater quality management plan (SQMP) is prepared and implemented, which provides for achievable stormwater quality treatment measures meeting design objectives listed in <b>PSP1 Development works planning scheme policy</b> , reflecting land use constraints, such as: (a) erosive, dispersive, sodic and/or saline soil types; (b) landscape features (including landform); (c) rainfall erosivity; and (d) is consistent with any local area stormwater management planning.  Editor's note—Local area stormwater management planning may include Catchment or waterway management plans, Healthy Waters Management Plans or Natural Resource Management Plans.
<b>Watercourse protection</b>			
<b>PO20</b>	Where reconfiguration involves land adjacent to or including a wetland and/or watercourses, there are no significant adverse effects on: (a) water quality; (b) ecological and biodiversity values; or (c) landscape quality.		No acceptable outcome nominated.

**Table 8.3.3.3b—Acceptable outcomes for lot sizes and frontages**

Zone / Precinct	Allotment size	Road frontage
Township zone (excluding precincts) in Barcaldine, Aramac and Muttaborra	800m <sup>2</sup>	20 metres
Township zone in Alpha and Jericho	1000m <sup>2</sup>	30 metres
Commercial precinct	600m <sup>2</sup>	18 metres
Industrial precinct	800m <sup>2</sup>	20 metres
Rural residential zone	4 hectares	100 metres
Emerging community zone	50 hectares	100 metres
Industry investigation zone	50 hectares	100 metres
Rural zone	Where not directly associated with a mining or petroleum activity, 1000 hectares.  Where directly associated with a mining or petroleum activity, 100 hectares.	No acceptable outcome nominated.
Any other zone	No acceptable outcome nominated.	No acceptable outcome nominated.

# Schedule 1 Definitions

## SC1.1 Use definitions

- (1) Use definitions have specific meanings in the planning scheme and are defined in the Regulation.
- (2) Any use not listed in **Table SC1.1** 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** has the meaning set out in the table.
- (4) The use definitions listed here are the definitions used in this planning scheme.

**Table SC1.1—Use definitions**

Use Definitions
<p><b>Adult store</b> means the use of premises for the primary purpose of displaying or selling—</p> <ol style="list-style-type: none"> <li>(a) sexually explicit materials; or</li> <li>(b) products and devices that are associated with, or used in, a sexual practice or activity.</li> </ol>
<p><b>Agricultural supplies store</b> means 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>
<p><b>Air service</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>(a) the arrival or departure of aircraft; or</li> <li>(b) housing, servicing, refuelling, maintaining or repairing aircraft; or</li> <li>(c) the assembly and dispersal of passengers or goods on or from an aircraft; or</li> <li>(d) training and education facilities relating to aviation; or</li> <li>(e) aviation facilities; or</li> <li>(f) an activity that—             <ol style="list-style-type: none"> <li>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</li> <li>(ii) directly services the needs of aircraft passengers.</li> </ol> </li> </ol> <p>Examples of an air service— airport, air strip, helipad</p>
<p><b>Animal husbandry</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>(a) producing animals or animal products on native or improved pastures or vegetation; or</li> <li>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</li> </ol> <p>Examples of animal husbandry— cattle stud, grazing of livestock, non-feedlot dairy</p>
<p><b>Animal keeping</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>(a) boarding, breeding or training animals; or</li> <li>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</li> </ol> <p>Examples of animal keeping— aviary, cattery, kennel, stables, wildlife refuge</p>

## Use Definitions

**Aquaculture** means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.

**Bar** means the use of premises, with seating for 60 or less people, for—

- (a) selling liquor for consumption on the premises; or
- (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

**Brothel** see the *Prostitution Act 1999*, schedule 4.

**Bulk landscape supplies** means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.

**Car wash** means the use of premises for the commercial cleaning of motor vehicles.

**Caretaker's accommodation** means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.

**Cemetery** means the use of premises for the interment of bodies or ashes after death.

**Childcare centre** means 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

**Club** means the use of premises for—

- (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

**Community care centre—**

(a) means the use of premises for—

- (i) providing social support to members of the public; or
- (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but

(b) does not include the use of premises for providing accommodation to members of the public.

Examples of a community care centre—

disability support service, drop-in centre, respite centre, Indigenous support centre

**Community residence—**

(a) means the use of premises for residential accommodation for—

- (i) no more than
  - (A) 6 children, if the accommodation is provided as part of a program or service under the *Youth Justice Act 1992*; or
  - (B) 6 persons who require assistance or support with daily living needs; and
- (ii) no more than 1 support worker; and

(b) includes a building or structure that is reasonably associated with the use in paragraph (a).

**Community use** means the use of premises for—

- (a) providing artistic, social or cultural facilities or community services to the public; or
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

Examples of a community use—

art gallery, community centre, community hall, library, museum



## Use Definitions

**Crematorium** means the use of premises for the cremation or aquamation of bodies.

**Cropping** means the use of premises for—

- (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or
- (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
- (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).

Examples of cropping—

forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard

**Detention facility** means the use of premises for the lawful detention of persons.

Example of a detention facility—

correctional facility

**Dual occupancy**—

- (a) means a residential use of premises for two (2) households involving—
  - (i) two (2) dwellings (whether attached or detached) on a single lot or two (2) dwellings (whether attached or detached) on separate lots that share a common property; and
  - (ii) any domestic outbuilding associated with the dwellings; but
- (b) does not include a residential use of premises that involves a secondary dwelling.

**Dwelling house** means a residential use of premises involving—

- (a) one (1) dwelling for a single household and any domestic outbuildings associated with the dwelling; or
- (b) one (1) dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.

**Dwelling unit** means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.

**Educational establishment** means the use of premises for—

- (a) training and instruction to impart knowledge and develop skills; or
- (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

Examples of an educational establishment—

college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university

**Emergency services** means the use of premises by a government entity or community organisation to provide—

- (a) essential emergency services; or
- (b) disaster management services; or
- (c) management support facilities for the services.

Examples of emergency services—

ambulance station, evacuation centre, fire station, police station

**Environment facility**—

- (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but
- (b) does not include the use of premises to provide accommodation for tourists and travellers.

## Use Definitions

**Extractive industry** means the use of premises for—

- (a) extracting or processing extractive resources; and
- (b) any related activities, including, for example, transporting the resources to market.

**Food and drink outlet** means the use of premises for—

- (a) preparing and selling food and drink for consumption on or off the premises; or
- (b) providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).

Examples of a food and drink outlet—

cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom

**Function facility** means the use of premises for—

- (a) receptions or functions; or
- (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.

**Funeral parlour**—

- (a) means the use of premises for—
  - (i) arranging and conducting funerals, memorials and other similar events; or
  - (ii) a mortuary; or
  - (iii) storing and preparing bodies for burial or cremation; but
- (b) does not include the use of premises for the burial or cremation of bodies.

**Garden centre** means the use of premises for—

- (a) selling plants; or
- (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or
- (c) a food and drink outlet that is ancillary to the use in paragraph (a).

**Hardware and trade supplies** means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.

**Health care service** means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Examples of a health care service—

dental clinic, medical centre, physiotherapy clinic

**High impact industry** means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a high 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 of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for [High Impact Industry](#).

**Home-based business** means the use of a [dwelling](#) or [domestic outbuilding](#) on premises for a business activity that is subordinate to the residential use of the premises.

## Use Definitions

**Hospital** means the use of premises for—

- (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or
- (b) providing accommodation for patients; or
- (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).

**Hotel**—

- (a) means 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.

**Indoor sport and recreation** means 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

**Intensive animal industry**—

- (a) means the use of premises for—
  - (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or
  - (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include the cultivation of aquatic animals.

Examples of intensive animal industry—

feedlot, piggery, poultry and egg production

**Intensive horticulture**—

- (a) means the use of premises for—
  - (i) the intensive production of plants or plant material carried out indoors on imported media; or
  - (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or
  - (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but
- (b) does not include the cultivation of aquatic plants.

Examples of intensive horticulture—

greenhouse, hydroponic farm, mushroom farm

**Landing** means the use of premises for a structure—

- (a) for mooring, launching, storing and retrieving vessels; and
- (b) from which passengers embark and disembark.

## Use Definitions

**Low impact industry** means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a low impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Low Impact Industry.

**Major electricity infrastructure**—

- (a) means the use of premises for—
  - (i) a transmission grid or supply network; or
  - (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but
- (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—
  - (i) a new zone substation or bulk supply substation; or
  - (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

**Major sport, recreation and entertainment facility** means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.

Examples of a major sport, recreation and entertainment facility—

convention centre, exhibition centre, horse racing facility, sports stadium

**Marine industry** means 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

**Market** means 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).

**Medium impact industry** means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a 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 of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Medium Impact Industry.

**Motor sport facility** means the use of premises for—

- (a) organised or recreational motor sports; or
- (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).

Examples of a motor sport facility—

car race track, go-kart track, trail bike park, 4WD park

**Multiple dwelling** means a residential use of premises involving three (3) or more dwellings, whether attached or detached, for separate households.

## Use Definitions

**Nature-based tourism** means 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

**Nightclub entertainment facility** means 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).

**Office—**

- (a) means the use of premises for—
  - (i) providing an administrative, financial, management or secretarial service or function; or
  - (ii) the practice of a profession; or
  - (iii) providing business or professional advice or services; but
- (b) does not include the use of premises for making, selling or hiring goods.

Examples of an office—

bank, real estate agency

**Outdoor sales** means the use of premises for—

- (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or
- (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).

**Outdoor sport and recreation** means the use of premises for—

- (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or
- (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).

Examples of outdoor sport and recreation—

cricket oval, driving range, golf course, swimming pool, tennis court

**Outstation** means 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).

**Park** means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.

**Parking station** means the use of premises for parking vehicles, other than parking that is ancillary to another use.

**Party house** means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—

- (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and
- (b) the accommodation or facilities are provided for a period of less than 10 days; and
- (c) the owner of the premises does not occupy the premises during that period.

## Use Definitions

**Permanent plantation** means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.

**Place of worship** means the use of premises for—

- (a) organised worship and other religious activities; or
- (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).

**Port service** means the use of premises for—

- (a) the arrival and departure of vessels; or
- (b) the movement of passengers or goods on or off vessels; or
- (c) storing, servicing, maintaining or repairing vessels; or
- (d) ancillary uses that directly service the needs of passengers of the vessels.

**Relocatable home park** means the use of premises for—

- (a) relocatable dwellings for long-term residential accommodation; or
- (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).

**Renewable energy facility**—

- (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but
- (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.

**Research and technology industry** means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.

Examples of research and technology industries—

aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories

**Residential care facility** means the use of premises for supervised accommodation, and medical and other support services, for persons who—

- (a) can not live independently; and
- (b) require regular nursing or personal care.

Examples of a residential care facility—

convalescent home, nursing home

**Resort complex** means the use of premises for—

- (a) tourist and visitor accommodation that includes integrated leisure facilities; or

Examples of integrated leisure facilities—

bars, meeting and function facilities, restaurants, sporting and fitness facilities

- (b) staff accommodation that is ancillary to the use in paragraph (a); or
- (c) transport facilities for the premises, including, for example, a ferry terminal or air service.

**Retirement facility** means a residential use of premises for—

- (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or
- (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).

**Roadside stall** means the use of premises for the roadside display and sale of goods in a rural area.

## Use Definitions

**Rooming accommodation** means the use of premises for—

- (a) residential accommodation, if each resident—
  - (i) has a right to occupy 1 or more rooms on the premises; and
  - (ii) does not have a right to occupy the whole of the premises; and
  - (iii) does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and
  - (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
- (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).

Examples of rooming accommodation—

boarding house, hostel, monastery, off-site student accommodation

**Rural industry** means the use of premises for—

- (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or
- (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).

**Rural workers' accommodation** means the use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.

**Sales office** means the use of premises for the 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.

**Service industry** means the use of premises for an industrial activity that—

- (a) does not result in off-site air, noise or odour emissions; and
- (b) is suitable for location with other non-industrial uses.

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

**Service station** means 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).

**Shop** means 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

**Shopping centre** means the use of premises for an integrated shopping complex consisting mainly of shops.

## Use Definitions

### Short-term accommodation—

- (a) means the use of premises for—
  - (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or
  - (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include a Hotel, Nature-Based Tourism, Resort Complex or Tourist Park.

### Showroom means the use of premises for the sale of goods that are of—

- (a) a related product line; and
- (b) a size, shape or weight that requires—
  - (i) a large area for handling, display or storage; and
  - (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.

Examples of a showroom—

bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom

### Special industry means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a special 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 of products manufactured or the level of emissions produced by the activity.

Note—SC1.2 provides thresholds for Special Industry.

### Substation means 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.

**Telecommunications facility** means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

### Theatre means 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-production;
  - (iii) facilities for wardrobe, laundry and make-up;
  - (iv) set construction workshops;
  - (v) sound stages.

Example of a theatre—

cinema, concert hall, film studio, music recording studio



## Use Definitions

**Tourist attraction** means the use of premises for—

- (a) providing entertainment to, or a recreation facility for, the general public; or
- (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Examples of a tourist attraction—

theme park, zoo

**Tourist park** means the use of premises for—

- (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or
- (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).

**Transport depot** means the use of premises for—

- (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or
- (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).

Examples of a transport depot—

using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery

**Utility installation** means the use of premises for—

- (a) a service for supplying or treating water, hydraulic power or gas; or
- (b) a sewerage, drainage or stormwater service; or
- (c) a transport service; or
- (d) a waste management service; or
- (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).

**Veterinary service** means the use of premises for—

- (a) the medical or surgical treatment of animals; or
- (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).

**Warehouse** means the use of premises for—

- (a) storing or distributing goods, whether or not carried out in a building; or
- (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).

Examples of a warehouse—

self-storage facility, storage yard

**Wholesale nursery** means the use of premises for—

- (a) the wholesale of plants grown on or next to the premises; or
- (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).

**Winery** means the use of premises for—

- (a) making wine; or
- (b) selling wine that is made on the premises.

## Use Definitions

### **Workforce accommodation—**

- (a) means the use of premises for—
  - (i) accommodation that is provided for persons who perform work as part of—
    - (A) a resource extraction project; or
    - (B) a project identified in a planning scheme as a major industry or infrastructure project; or
    - (C) a rural use; or
  - (ii) recreation and entertainment facilities for persons residing that the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but
- (b) does not include rural workers' accommodation.

## SC1.2 Defined activity groups

- (1) Defined use terms listed in **Table SC1.1** may be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group may be referenced in Section 5.4 (Categories of development and assessment—Material change of use).
- (4) The activity groups listed here are the defined activity groups for the planning scheme.

**Table SC1.2—Defined activity groups**

Column 1 Activity group	Column 2 Use terms
<b>Commercial activities</b>	<ul style="list-style-type: none"> <li>• Bar</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Hotel</li> <li>• Office</li> <li>• Sales office</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Theatre</li> <li>• Tourist attraction</li> </ul>
<b>Community activities</b>	<ul style="list-style-type: none"> <li>• Childcare centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Educational establishment</li> <li>• Health care services</li> <li>• Place of worship</li> </ul>
<b>Rural activities</b>	<ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Cropping</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Rural workers' accommodation</li> </ul>

## SC1.3 Industry thresholds

- (1) The thresholds stated in Table SC1.3 apply for defining industry use terms listed in **Table SC1.1**.

**Table SC1.3—Industry thresholds**

Use	Additional examples include
Low impact industry	<ol style="list-style-type: none"> <li>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting</li> <li>(2) Repairing and servicing lawn mowers and outboard engines</li> <li>(3) Fitting and turning workshop</li> <li>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting</li> <li>(5) Assembling wood products not involving cutting, routing, sanding or spray painting</li> <li>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components</li> <li>(7) Involving commercial use chiller box/es used for the storage of animal carcasses (for example, associated with macropod harvesting).</li> </ol>
Medium impact industry	<ol style="list-style-type: none"> <li>(1) Metal foundry producing less than 10 tonnes of metal castings per annum</li> <li>(2) Boiler-making or engineering works producing less than 10,000 tonnes of metal product per annum</li> <li>(3) Facility, goods yard or warehouse for the storage and distribution of hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i> and not involving: <ul style="list-style-type: none"> <li>• refrigeration systems or cold stores that operate using anhydrous ammonia</li> <li>• manufacturing processes</li> <li>• a hazardous chemical facility</li> </ul> </li> <li>(4) Abrasive-blasting facility using less than 10 tonnes of abrasive material per annum</li> <li>(5) Enamelling workshop using less than 15,000 litres of enamel per annum</li> <li>(6) Galvanising works using less than 100 tonnes of zinc per annum</li> <li>(7) Anodising or electroplating workshop where tank area is less than 400 square metres</li> <li>(8) Powder-coating workshop using less than 500 tonnes of coating per annum</li> <li>(9) Spray-painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum</li> <li>(10) Scrap-metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</li> <li>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</li> <li>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</li> <li>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</li> <li>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</li> </ol>

Use	Additional examples include
	<ul style="list-style-type: none"> <li>(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum</li> <li>(16) Sawmilling, wood chipping and kiln-drying timber and logs, producing less than 500 tonnes per annum</li> <li>(17) Recycling and reprocessing batteries</li> <li>(18) Repairing or maintaining boats</li> <li>(19) Manufacturing substrate for mushroom growing</li> <li>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</li> <li>(21) Recycling or reprocessing tyres including retreading</li> <li>(22) Printing advertising material, magazines, newspapers, packaging and stationery</li> <li>(23) Distribution centre, contractors depot and storage yard</li> <li>(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)</li> <li>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</li> <li>(26) Reconditioning metal or plastic drums</li> <li>(27) Glass-fibre manufacture less than 200 tonnes per annum</li> <li>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</li> </ul>
High impact industry	<ul style="list-style-type: none"> <li>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</li> <li>(2) Boiler-making or engineering works producing 10,000 tonnes or greater of metal product per annum</li> <li>(3) Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes</li> <li>(4) A manufacturing process involving hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></li> <li>(5) A facility that includes refrigeration systems or cold stores involving anhydrous ammonia in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></li> <li>(6) Scrap-metal yard including a fragmentiser</li> <li>(7) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</li> <li>(8) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</li> <li>(9) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</li> <li>(10) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</li> <li>(11) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum</li> <li>(12) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum</li> <li>(13) Manufacturing or processing plaster, producing greater than 5000 tonnes per</li> </ul>

Use	Additional examples include
	<p>annum</p> <p>(14) Enamelling workshop using 15,000 litres or greater of enamel per annum</p> <p>(15) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(16) Anodising or electroplating workshop where tank area is 400 square metres or greater</p> <p>(17) Powder-coating workshop using 500 tonnes or greater of coating per annum</p> <p>(18) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</p> <p>(19) Concrete batching and producing concrete products</p> <p>(20) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</p> <p>(21) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</p> <p>(22) Manufacturing fibreglass pools, tanks and boats</p> <p>(23) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum</p> <p>(25) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</p> <p>(26) Abattoir</p> <p>(27) Recycling chemicals, oils or solvents</p> <p>(28) Waste-disposal facility (other than waste incinerator)</p> <p>(29) Recycling, storing or reprocessing regulated waste</p> <p>(30) Manufacturing batteries</p> <p>(31) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum</p> <p>(32) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(33) Glass-fibre manufacture producing 200 tonnes or greater per annum</p> <p>(34) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing</p> <p>(2) Producing, refining or processing gas or fuel gas</p> <p>(3) Distilling alcohol in works producing greater than 2500 litres per annum</p> <p>(4) Power station</p> <p>(5) Producing, quenching, cutting, crushing or grading coke</p> <p>(6) Waste incinerator</p> <p>(7) Sugar milling or refining</p> <p>(8) Pulp or paper manufacturing</p> <p>(9) Tobacco processing</p> <p>(10) Tannery or works for curing animal skins, hides or finishing leather</p> <p>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</p> <p>(12) Rendering plant</p>



Use	Additional examples include
	<ul style="list-style-type: none"><li data-bbox="400 248 1066 282">(13) Manufacturing chemicals, poisons and explosives</li><li data-bbox="400 286 991 320">(14) Manufacturing fertilisers involving ammonia</li><li data-bbox="400 324 943 358">(15) Manufacturing polyvinyl chloride plastic</li><li data-bbox="400 362 1394 432">(16) Hazardous chemical facility involving manufacturing processes for hazardous chemicals.</li></ul>

## SC1.4 Administrative definitions

- (1) Administrative 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 SC1.4** has the meaning set out in the table.
- (3) The administrative terms and definitions listed here are the terms and definitions for 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.

**Table SC1.4—Administrative definitions**

Administrative definitions
<p><b>adjoining premises</b> means premises that share a common boundary, including premises that meet at a single point on a common boundary.</p>
<p><b>annual exceedance probability</b> is the chance of a flood of a given size being equalled in any one year, usually expressed as a percentage. For example, if a specific peak flood discharge has an AEP of 1%, this means that there is a 1% chance (i.e. 1 in 100 chance) of that peak discharge being equalled or exceeded in any one year.</p>
<p><b>basement</b> means a space—</p> <ol style="list-style-type: none"> <li>(a) between a floor level in a building and the floor level that is immediately below it; and</li> <li>(b) no part of which is more than one (1) metre above ground level.</li> </ol>
<p><b>Borrow pit</b> means an extractive industry that:</p> <ol style="list-style-type: none"> <li>(a) provides quarry materials for road maintenance or construction;</li> <li>(b) is located proximate to a dedicated road reserve;</li> <li>(c) does not involve crushing or blasting activities; and</li> <li>(d) may involve the screening of materials.</li> </ol>
<p><b>boundary clearance</b> means the distance between a building or structure on premises and the boundary of the, measured from the part of the building or structure that is closest to the boundary, other than a part that is—</p> <ol style="list-style-type: none"> <li>(a) an architectural or ornamental attachment; or</li> <li>(b) a rainwater fitting.</li> </ol> <p><i>Examples—</i></p> <p>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.</p> <p>2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</p>
<p><b>building height</b>, of a building, means—</p> <ol style="list-style-type: none"> <li>(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</li> <li>(b) the number of storeys in the building above ground level.</li> </ol>
<p><b>domestic outbuilding</b> means a non-habitable class 10a building that is—</p> <ol style="list-style-type: none"> <li>(a) a shed, garage or carport; and</li> </ol>



## Administrative definitions

(b) ancillary to a residential use carried out on the premises where the building is.

**dwelling** means all or part of a building that—

- (a) is used, or capable of being used, as a self-contained residence; and
- (b) contains—
  - (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.

**engineering work** means any of the following, or a combination of the following:

- (a) drainage work; or
- (b) water reticulation work; or
- (c) sewer reticulation work; or
- (d) roadwork.

**Gravel pit** means an extractive industry quarry where only surface gravel deposits are removed (i.e. does not extend into bedrock) with topsoil preserved and after the gravel is removed the top soil is replaced for rural purposes.

**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—

- (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** means—

- (a) the level of the natural ground; or
- (b) if the level of the natural ground has changed, the level as lawfully changed.

**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** means building work that increases the gross floor area of a building by no more than the lesser of the following—

- (a) 50m<sup>2</sup>;
- (b) an area Equal to 5% of the gross floor area of the building.

**minor electricity infrastructure** means development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for—

- (a) a new zone substation or bulk supply substation; or

## Administrative definitions

- (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

**MSES watercourse buffer area** means those areas referred to in (v) and (vi) of the definition for “Matters of state environmental significance (MSES)” in Part F: Glossary of the State Planning Policy (July 2017).

**non-residential use** means the use of land for a purpose that does not involve the permanent, temporary or short-term accommodation of people living in a dwelling, unit or similar arrangement.

**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.

**prescribed accepted use** means any of the following uses undertaken by a public sector entity, including Barcaldine Regional Council:

- (a) Air service, where the total use area is less than 500m<sup>2</sup> and in the:
  - (i) CF1 Precinct of the Community facilities zone; or
  - (ii) Township zone; or
- (b) Animal husbandry, where in the:
  - (i) CF5 Precinct of the Community facilities zone; or
  - (ii) CF8 Precinct of the Community facilities zone; or
  - (iii) Recreation and open space zone; or
- (c) Club, where the total use area is less than 500m<sup>2</sup> and in the:
  - (i) CF2 Precinct of the Community facilities zone; or
  - (ii) CF6 Precinct of the Community facilities zone; or
  - (iii) CF8 Precinct of the Community facilities zone; or
  - (iv) CF9 Precinct of the Community facilities zone; or
  - (v) Rural zone; or
  - (vi) Township zone, other than the Industrial precinct; or
- (d) Community use, where the total use area is less than 500m<sup>2</sup> and in the:
  - (i) Township zone, other than the Industrial precinct; or
  - (ii) CF2 Precinct of the Community facilities zone; or
  - (iii) CF6 Precinct of the Community facilities zone; or
  - (iv) CF8 Precinct of the Community facilities zone; or
  - (v) CF9 Precinct of the Community facilities zone; or
  - (vi) Recreation and open space zone; or
  - (vii) Rural zone; or
- (e) Cropping, where in any zone; or
- (f) Emergency services, where the total use area is less than 500m<sup>2</sup> and in the Community facilities zone; or
- (g) Environmental facility, where in any zone; or
- (h) Extractive industry, where in the Rural zone; or
- (i) Function facility, where the total use area is less than 500m<sup>2</sup> and in the:

## Administrative definitions

- (i) CF6 Precinct of the Community facilities zone; or
- (ii) CF8 Precinct of the Community facilities zone; or
- (iii) CF9 Precinct of the Community facilities zone; or
- (iv) Township zone, other than the Industrial precinct; or
- (j) Hospital, where the total use area is less than 500m<sup>2</sup> and in the Township zone, other than the Industrial precinct; or
- (k) Indoor sport and recreation, where the total use area is less than 500m<sup>2</sup> and in the Township zone; or
- (l) Market, where in the:
  - (i) Community facilities zone; or
  - (ii) Recreation and open space zone; or
  - (iii) Township zone, other than the Industrial precinct; or
- (m) Nature-based tourism, where in the:
  - (i) Recreation and open space zone; or
  - (ii) Rural zone; or
  - (iii) Township zone; or
- (n) Office, where in the Community facilities zone; or
- (o) Outdoor sport and recreation, where in the Township zone; or
- (p) Parking station, where in the CF1 Precinct of the Community facilities zone; or
- (q) Substation, where the total use area is less than 500m<sup>2</sup> and in any zone; or
- (r) Theatre, where the total use area is less than 500m<sup>2</sup> and in the:
  - (i) CF2 Precinct of the Community facilities zone; or
  - (ii) CF6 Precinct of the Community facilities zone; or
  - (iii) CF8 Precinct of the Community facilities zone; or
  - (iv) CF9 Precinct of the Community facilities zone; or
  - (v) Recreation and open space zone; or
  - (vi) Township zone, other than the Industrial precinct; or
- (s) Tourist attraction, where the total use area is less than 500m<sup>2</sup> and in the:
  - (i) Recreation and open space zone; or
  - (ii) Rural zone; or
  - (iii) Township zone; or
- (t) Tourist park, where in the:
  - (i) Recreation and open space zone; or
  - (ii) Rural zone; or
- (u) Transport depot, where the total use area is less than 500m<sup>2</sup> and in the:
  - (i) CF1 Precinct of the Community facilities zone; or
  - (ii) CF5 Precinct of the Community facilities zone; or
- (v) Utility installation, where the total use area is less than 500m<sup>2</sup> and in any zone; or
- (w) Warehouse, where the total use area is less than 500m<sup>2</sup> and in the:
  - (i) CF1 Precinct of the Community facilities zone; or
  - (ii) CF5 Precinct of the Community facilities zone.

**primary frontage** means:

- (a) where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or

## Administrative definitions

- (b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street.

**Rural lifestyle lot** means an allotment less than 100 hectares in area in the Rural zone.

**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** means—

- (a) caretaker's accommodation; or
- (b) a childcare centre; or
- (c) a community care centre; or
- (d) a community residence; or
- (e) a detention facility; or
- (f) a dual occupancy; or
- (g) a dwelling house; or
- (h) a dwelling unit; or
- (i) an educational establishment; or
- (j) a health care service; or
- (k) a hospital; or
- (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or
- (m) a multiple dwelling; or
- (n) a relocatable home park; or
- (o) a residential care facility; or
- (p) a resort complex; or
- (q) a retirement facility; or
- (r) rooming accommodation; or
- (s) rural workers' accommodation; or
- (t) short-term accommodation; or
- (u) a supervised accommodation service; or
- (v) a tourist park.

**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**, of development, means the land that the development is to be carried out on.

*Examples—*

- 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**, 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.

## Administrative definitions

**standard cattle unit** means as defined by the *Environmental Protection Regulation 2019*.

**standard pig unit** means as defined by the *Environmental Protection Regulation 2019*.

**standard sheep unit** means as defined by the *Environmental Protection Regulation 2019*.

### **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 subparagraphs (i) or (ii); or
  - (iv) a basement with a ceiling that is not more than one (1) metre above ground level; and
- (b) includes—
  - (i) a mezzanine; and
  - (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.

### **temporary use** means a use that—

- (a) is carried out on a non-permanent basis; and
- (b) does not involve the construction of, or significant changes to, permanent buildings or structures.

## Schedule 2 Mapping

Table SC2.1 lists all mapping applicable to the planning scheme area.

Table SC2.1—Map index

Map number	Map title	Gazettal date
<b>Strategic outcome maps</b>		
SOM - 1	Strategic Outcome Map – Barcaldine Region	Insert date
SOM - 2	Strategic Outcome Map – Alpha Town	Insert date
SOM - 3	Strategic Outcome Map – Jericho Town	Insert date
SOM - 4	Strategic Outcome Map – Barcaldine Town	Insert date
SOM - 5	Strategic Outcome Map – Aramac Town	Insert date
SOM - 6	Strategic Outcome Map – Muttaborra Town	Insert date
<b>Zone maps</b>		
ZM - 1.0	Zones and Precincts – Region	Insert date
ZM - 1.1	Zones and Precincts – Alpha	Insert date
ZM - 1.2	Zones and Precincts – Jericho	Insert date
ZM - 1.3	Zones and Precincts – Barcaldine	Insert date
ZM - 1.4	Zones and Precincts – Aramac	Insert date
ZM - 1.5	Zones and Precincts – Muttaborra	Insert date
<b>Overlay maps</b>		
OM - 1	Overlay Map – Barcaldine Airport – Region	Insert date
OM - 2.0	Overlay Map – Flood Hazard – Region	Insert date
OM - 2.1	Overlay Map – Flood Hazard – Alpha	Insert date
OM - 2.2	Overlay Map – Flood Hazard – Jericho	Insert date
OM - 2.3	Overlay Map – Flood Hazard – Barcaldine	Insert date
OM - 2.4	Overlay Map – Flood Hazard – Barcaldine and surrounds	Insert date
OM - 2.5	Overlay Map – Flood Hazard – Aramac	Insert date
OM - 2.6	Overlay Map – Flood Hazard – Muttaborra	Insert date
OM - 3	Overlay Map – Petroleum and Gas Pipelines – Region	Insert date
<b>Other maps</b>		
OPM - 1	Preferred Stables Area – Barcaldine	Insert date
LHP 1 to 28	Local heritage place boundary maps	

## Schedule 3 Heritage Places of the Barcaldine Region

This schedule helps to identify and protect the history and heritage of the Barcaldine Region for future generations. This schedule identifies:

- (a) local heritage places in **Table SC3.1**; and
- (b) Queensland Heritage Places in **Table SC3.2**.

### SC3.1 Local heritage places

Part 11 of the *Queensland Heritage Act 1992* requires local governments to either identify places of cultural heritage significance in their planning scheme or on a local heritage register.

Local heritage places not only provide a sense of identity for the local community but reflect the unique history of the Barcaldine Region. The places listed in **Table SC3.1** have been included in the planning scheme as they have been determined to have heritage significance to the Barcaldine region..

The boundary of a local heritage place is determined by the mapping in **Schedule 2**.

**Table SC3.1—Local Heritage Places**

Place name	Place details	
Alice River Date Palm Reserve	Location	Waterloo Road, Barcaldine
	Real property description	Lot 107 on RY66
	Statement of heritage significance	<p><b>A.</b> The remnant date palms demonstrate an aspect of agricultural, scientific and commercial enquiry of interest to both the State and Barcaldine community and the region's contribution to the agricultural, scientific and commercial knowledgebase developed across the early twentieth century.</p> <p>The remaining date palms have potential to yield comparative botanical and genetic information and provide insights into the impacts of changing climatic and environmental conditions on the plants.</p> <p>The date farm provided an impetus for early water infrastructure on the Alice River and the reserve location and boundaries reflect the significance with which the Barcaldine community valued preserving public access to the river for recreation and stock purposes.</p> <p>The abandonment of the Alice River Date Palm Reserve by residents and the lack of remaining built structures and infrastructure on the sites demonstrates the impact of river flooding and flood hazard knowledge</p>

Place name	Place details	
		on development and settlement patterns in the Barcaldine area.
Alpha Cemetery (including Original Alpha Cemetery)	Location	Alpha Cemetery Road (off Clermont Road), Alpha
	Real property description	Lot 57 on SP175997
	Statement of heritage significance	<p><b>A.</b> The Alpha Cemetery, which includes both historic and current burial grounds, is important in demonstrating the evolution and pattern of the region's history, including the establishment of settlements encouraging growth of local industry.</p> <p><b>C.</b> The Alpha Cemetery, incorporating both the historic and current burial grounds, has the potential to yield information that will contribute to an understanding of the region's history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.</p> <p><b>D.</b> The Alpha Cemetery is important in demonstrating the principle characteristics of a cemetery.</p> <p><b>H.</b> The Alpha Cemetery has a special association with the life of particular persons holding importance to the local area, such as Mrs M'Mah, Mr Markwell, and Mr Lambert.</p>
Alpha Railway Guards' Room, Tivoli Theatre Museum and Beta Hut	Location	43 Shakespeare Street, Alpha
	Real property description	Lot 1 on RP608842 and Lot 1 on RP614123
	Statement of heritage significance	<p><b>A.</b> The Tivoli Theatre is important in demonstrating the evolution of picture theatres across Queensland, Central Western Queensland and the Barcaldine Region during the early 20<sup>th</sup> century and the part they played in social and community life. Picture theatres enjoyed widespread popularity, especially in rural areas, as they provided not only a venue for entertainment, but also for social engagement, and counteracted isolation by providing a window to the wider world.</p> <p>The Alpha railway guards' room and Beta Hut, which have been included on the Tivoli Theatre site, demonstrate the evolution and pattern of development of the Alpha township and surrounding area, which was</p>



Place name	Place details	
		<p>largely influenced by the Central Line Railway.</p> <p><b>D.</b> These three structures on the site, the Alpha railway guards' room, Tivoli Theatre and Beta Railway Hut, each demonstrate the principal characteristics of the class of place they respectively represent. The Alpha railway guards' room retains many of the typical features of an Edwardian style guards room included in a railway complex in the late 19<sup>th</sup> century. Similarly, the Beta Railway Hut is a retained example of a typical wooden hut that formed part of the settlements which sprang up to support the construction of Central Line railway in the 1880s. Some of these settlements formed the basis of townships we know today, such as Alpha, but others were abandoned once construction progressed, such as was the case with Beta.</p> <p>The Tivoli Theatre building remains as a good example of the type of modest picture theatre once common in rural towns. It is simple in plan and has exposed K-braced steel frame supports internally to support the expanse of roof without impeding lines of site. It is clad in corrugated iron.</p> <p><b>G.</b> The Alpha railway guards' room, Tivoli Theatre and Beta Railway Hut have important associations with the community of Alpha and surrounding area, with its connection to the significant railway history of the area and as a venue for social interaction and entertainment. As a tourist information centre and museum, this site now facilitates the sharing of Alpha's history with visitors.</p> <p><b>H.</b> The Tivoli Theatre has a special association with the life, work and community involvement of Mrs Mary Ann Klein and her daughter Mrs Mary Elsie Cronin.</p>
Aramac Cemetery	Location	Muttaborra-Aramac Road, Aramac
	Real property description	Lot 55 on A1843

Place name	Place details	
	Statement of heritage significance	<p><b>A.</b> The Aramac Cemetery is important in demonstrating the evolution and pattern of the region's history, including the establishment of settlements encouraging growth of local industry.</p> <p><b>C.</b> The Aramac Cemetery has the potential to yield information that will contribute to an understanding of the region's history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.</p> <p><b>D.</b> The Aramac Cemetery is important in demonstrating the principle characteristics of a cemetery.</p> <p><b>H.</b> Aramac Cemetery has a special association with the life of particular persons holding importance to the local area, such as William J. Ford.</p>
Back Creek Bore	Location	Portion of road reserve and rail reserve (261 on SP121558) between Capricorn Highway and Central Western System Rail Line and between Richmond Hills Road and Locknagar Parkgate Road, approximately 38km from Barcaldine. Adjacent to Lot 12 on CP815699.
	Real property description	Portion of road reserve and rail reserve Lot 261 on SP121558, adjacent to Lot 12 on CP815699
	Statement of heritage significance	<p><b>A.</b> The Back Creek Bore is important in demonstrating the pattern and evolution of the Barcaldine region, and Central Western Queensland more broadly, during the late 19<sup>th</sup> and early 20<sup>th</sup> century. Back Creek Bore supported the spread of the Central Railway, provided a source of water for residents in the vicinity and later travelling stock (in particular sheep and especially during dry periods). Back Creek Bore reinforced the prospect of, and enthusiasm of the time for, the discovery of the artesian water which was so vital to the development and growth of the Barcaldine region and inland Australia.</p> <p><b>F.</b> The Back Creek Bore, drilled in 1886, is recognised as being the first free flowing artesian water discovered in Queensland and the first commercial artesian bore in Australia. It was commissioned by the Railway Department of Queensland with a primary intent to provide an efficient source of water for engine watering along the</p>

Place name	Place details	
		<p>Central Railway which was to open up central and western Queensland. Discoveries of artesian water and the Great Artesian Basin during the late 19<sup>th</sup> Century is credited with triggering hydrogeology to become a distinct recognised discipline in Australia.</p>
Barcaldine Cemetery	Location	Capricorn Highway (Poplar Street), between Whitewood Drive and Redwood Drive, Barcaldine
	Real property description	Lot 228 on RY38
	Statement of heritage significance	<p><b>A.</b> The Barcaldine Cemetery is important in demonstrating the evolution and pattern of the region's history, including the establishment of settlements encouraging growth of local industry.</p> <p><b>C.</b> The Barcaldine Cemetery has the potential to yield information that will contribute to an understanding of the region's history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.</p> <p><b>D.</b> The Barcaldine Cemetery is important in demonstrating the principle characteristics of a cemetery.</p> <p><b>H.</b> The Barcaldine Cemetery has a special association with the life of particular persons holding importance to the local area, such as late 19th century trustee of the Barcaldine cemetery reserve, Mr Joseph Lloyd-Jones (died 12 November 1902).</p>
Barcaldine Court House	Location	65 Ash Street, Barcaldine
	Real property description	NW portion of the larger reserve, Lot 603 on RY184
	Statement of heritage significance	<p><b>A.</b> Constructed in 1908 on a new site, to replace the small timber court house dating from the mid-late 1800s which had fallen into disrepair, the Barcaldine Court House survives as an important illustration of the pattern of Barcaldine's development as an official and commercial centre for the Barcaldine region and central western Queensland more broadly. The prominent location of the Barcaldine Court House within the government and administrative precinct of Barcaldine also demonstrates its importance and connection with the other</p>

Place name	Place details	
		<p>public and administrative functions within the town.</p> <p><b>D.</b> The Barcaldine Court House remains generally intact and in good repair as an important example of a timber court house in a regional centre. It reflects the style and standard of government buildings designed and built in the early 20<sup>th</sup> century. Of particular note in this regard is its overhanging, bungalow-style corrugated iron roof and clear building signage. It also maintains an external paint colour scheme consistent with its original, which influenced that of other public buildings in the precinct.</p> <p><b>E.</b> Through form, scale and materials, the Barcaldine Court House contributes to the Ash Street streetscape and Barcaldine townscape.</p> <p><b>G.</b> The prominent central location of the building in Barcaldine, demonstrates its importance within the town. The continuous use as a Barcaldine Court House and for accommodating associated public officers, ensures the building has a strong connection with past, present and aspiring future members of the community engaged in law enforcement, public administration and professional legal work.</p> <p><b>H.</b> The Barcaldine Court House is a good and generally intact example of the form and nature of building work undertaken by the local firm Messrs Meacham &amp; Leyland, which serviced the town and broader region for 70 years in private ownership and under that name for a further 20-25 years after becoming a publicly listed company.</p>
Old Eight Mile Weir (Barcaldine)	Location	Within watercourse (Alice River), near end of Lloyd Jones Weir Road (Lloyd Jones Wier Road), Barcaldine and south of the Lloyd Jones Weir.
	Real property description	n/a (watercourse) Within the watercourse (Alice River), with the northern boundary of this place being a line between the southern boundary of Lot 8 on YN103 and the northern boundary of the portion of Lot 1 on YN93 surrounded by Lot 3 on YN107.
	Statement of heritage significance	<b>A.</b> The Old Eight Mile Weir (Barcaldine) is important in demonstrating the evolution and pattern of the region's history, including early measures taken to secure water

Place name	Place details	
		<p>supply to support the establishment of settlements and the growth of local industry, as well as the evolution of places used for recreation and leisure activity.</p> <p><b>B.</b> The Old Eight Mile Weir (Barcaldine) demonstrates a rare aspect of the region's cultural heritage as a surviving method of weir infrastructure used by former residents of the Barcaldine region and constructed without the authority of the local council of the time.</p> <p><b>C.</b> The Old Eight Mile Weir (Barcaldine) has the potential to yield information that will contribute to an understanding of the region's history, particularly with: the way local government managed its construction and funding; for its association with nearby infrastructure; and its use as a watercourse for leisure, agriculture, and cultural patterns of settlement and life in the district.</p> <p><b>D.</b> The Old Eight Mile Weir (Barcaldine) is important in demonstrating the principle characteristics of early 1940's weir infrastructure.</p> <p><b>E.</b> Importance to the region for its aesthetic significance as a surviving structure from historical times, as well its location in a riverine setting, and its association with the nearby Lloyd Jones Weir infrastructure built in the 1950s.</p> <p><b>F.</b> The construction of the weir demonstrates innovation of local persons who designed the structure using found materials, such as: clay, iron, wood, and stone; the latter of which reportedly had an unlimited quantity available.</p> <p><b>G.</b> The Old Eight Mile Weir (Barcaldine) has a special association with residents of the nearby local townships, who have frequently visited the area over decades for leisure, irrigation purposes, with travelling stock, etc.</p> <p><b>H.</b> The Old Eight Mile Weir (Barcaldine) has a special association with the lives of decorated local people who made a notable contribution to the region, such as W.</p>

Place name	Place details	
		Fraser, Charles Lloyd Jones and C.H. Wilson.
Barcaldine Grandstand	Location	Barcaldine Showgrounds, cnr Wilga and Pine Streets, Barcaldine
	Real property description	Within Lot 42 on SP243970
	Statement of heritage significance	<p><b>A.</b> Constructed in 1921, the Barcaldine Grandstand (Ted Seaby Grandstand) survives as an important illustration of the development of and investment in agricultural shows and sporting ground facilities in the Barcaldine district, which reflects a recurrent theme across most communities throughout the State. Grandstands reflect the significance and culture of spectator involvement in sport for which Australia communities, Queensland communities and rural communities are often renowned.</p> <p><b>D.</b> The Barcaldine Grandstand (Ted Seaby Grandstand) remains generally intact, in use and in good repair as an important example of a timber construction grandstand, erected in a regional town servicing a broader rural district, in the early 20<sup>th</sup> century.</p> <p><b>E.</b> The scale, setting and architectural features of the Barcaldine Grandstand (Ted Seaby Grandstand) contributes to its aesthetic and landmark qualities. The Barcaldine Grandstand (Ted Seaby Grandstand) contributes significantly and positively to the atmosphere and landscape of the Barcaldine Showgrounds and the broader recreation precinct in the north of Barcaldine.</p> <p><b>G.</b> The Barcaldine Grandstand (Ted Seaby Grandstand) has an important social significance for the generations of families from Barcaldine and across Central Western Queensland who have attended annual agricultural shows, sporting events, milestone celebrations, trade exhibitions and other events at the Barcaldine Showgrounds. It remains an important venue and facility for major regional community, sporting and entertainment</p>

Place name	Place details	
		<p>events, as well as for hosting private functions.</p> <p><b>H.</b> The Barcaldine Grandstand (Ted Seaby Grandstand) is important for its association with the Barcaldine Pastoral, Agricultural and Horticultural Society founded in 1913 with the aspiration to establish the showgrounds and erect such a grandstand.</p> <p>It also has particular importance to the Barcaldine Rugby League and Barcaldine Cricket clubs which have utilised and contributed to the upkeep and development of the grandstand over the course of its life.</p> <p>The Barcaldine Grandstand (Ted Seaby Grandstand) has a special association with the family of Mr Edward 'Ted' Seaby (1856-1923) as a place which recognises his significant contribution as a pioneer carrier and settler of Barcaldine. Many of his family members have continued to be directly involved with the use and development of the grandstand, particularly in relation to their involvement in rugby league in Barcaldine.</p> <p>The Barcaldine Grandstand (Ted Seaby Grandstand) has a special association with the work of Mr Tim. J. Hannay, architect, who prepared and donated the plans and specifications for the grandstand and his brother Mr Thomas J. Hannay, builder, who was a founding member and subsequently President of the Barcaldine Pastoral, Agricultural and Horticultural Society. He oversaw and contributed to the construction of the grandstand and provided the building certification upon its completion. The building contractors were Messrs O'Brien &amp; Co of Barcaldine.</p>
Barcaldine Railway Complex	Location	Oak Street, Barcaldine
	Real property description	Lot 133 on SP123567
	Statement of heritage significance	<p><b>A.</b> The Barcaldine Railway Complex, including the replacement station building constructed in 1934, assists in demonstrating the pattern of history and development of Central Western Queensland and the Barcaldine Region. The construction of the Central Line railway</p>

Place name	Place details	
		<p>and the railhead at Barcaldine is the basis for the township's existence and subsequent prosperity. The Barcaldine Railway Complex has been central to the fabric and layout of Barcaldine since its settlement.</p> <p><b>D.</b> The 1934 station building, within the Barcaldine Railway Complex, remains intact, in use and in good repair as an example of the precast concrete railway station construction methods adopted in Queensland in the interwar period. It also demonstrates the cantilevered platform awning standard for that period and the Arts and Craft style of architectural adornment.</p>
Barcaldine State School (former)	Location	91 Ash Street, Barcaldine
	Real property description	Within Lot 16 on CP843148
	Statement of heritage significance	<p><b>A.</b> The former Barcaldine State School building, originally constructed in 1944-45 is important in demonstrating the evolution of state education and its associated post-war architecture in western Queensland. It is an example of an attempt of the era to respond to the tropical climatic conditions and population of the area, while providing adequate light, ventilation, separate classroom spaces and undercover areas for learning. In some respects, safety and maintenance considerations have since prevailed, such as the solid panel balustrading on the verandah which now potentially acts to impede airflow to an extent.</p> <p><b>D.</b> The former Barcaldine State School building is an excellent, intact, accessible example of a post-war timber school constructed in a regional service township.</p> <p><b>G.</b> The former Barcaldine State School building has important associations with the local community, including former students, teachers and staff, parents and supporters and now also those involved with the Australian Workers Heritage Centre.</p>
Barcaldine Water Tower	Location	25 Pine Street (corner Yew Street), Barcaldine
	Real property description	Within Lot 9 on RY182



Place name	Place details	
	Statement of heritage significance	<p><b>A.</b> The Barcaldine Water Tower is important in demonstrating a phase in the history of Barcaldine's water supply and the challenges associated with providing pressurised water for reticulation and firefighting purposes. The Barcaldine Water Tower is also inextricably linked to the history of electricity supply and electric lighting in Barcaldine, and now the provision of contemporary communications services for the town.</p> <p><b>D.</b> The Barcaldine Water Tower is a good intact example of this form of early 20<sup>th</sup> century technology, being designed to pressurise water to allow a reticulated water supply system to operated effectively in generally flat and expansive terrain. The tower is similar in design to those erected in the same era at Goodna and Sandy Gallop (Ipswich) mental asylums, to carry 60,000 gallon tanks. The Barcaldine tower carried a 45,000 gallon tank, but is the only one of the three towers still standing.</p> <p><b>E.</b> The Barcaldine Water Tower is important for its distinctive aesthetic qualities as a readily recognisable landmark. It is one of Barcaldine's prominent landmarks, having a strong visual presence in a generally flat townscape. As in 1919 when the first electric light was installed atop of it, it remains a 'beacon for travellers' by day and night.</p> <p><b>G.</b> The Barcaldine Water Tower has a strong association with the work of engineering professionals in Central Western Queensland and Queensland, as indicated by the engineering heritage recognition given to the place by Engineers Australia (Queensland Division) and Engineering Heritage Australia (Queensland). It also has a special association with the local resident community of Barcaldine, for whom it has contributed significantly in terms of improved standard and conditions of living and with the work of the local public works officers of Barcaldine over the course of its service for firefighting, water supply, electricity and lighting supply and now communications purposes.</p>

Place name	Place details	
		<p><b>H.</b> The Barcaldine Water Tower has a strong connection with the work and progressive local advocacy of former Barcaldine councillor Mr Timothy Joseph Hannay, as well as the life and work of James Baillie Henderson, the first government hydraulic engineer in Queensland. It is also representative of the range and geographic spread of fabrication and construction work undertaken by Barbat and Sons of Ipswich in the early 20th century.</p>
Bowen Downs Grave Site #1	Location	Aramac–Torrens Creek Road (corner Muttaborra–Bowen Downs Road), Aramac at Cornish Creek (north-western side of intersection)
	Real property description	Within road reserve between Lot 1 on SP232664 and Lot 16 on PL84
	Statement of heritage significance	<p><b>A.</b> This grave site is an example of the many lone grave sites, located outside of recognised cemeteries, found across rural and remote areas of Australia from the 18<sup>th</sup> and early 19<sup>th</sup> century. Due to the remote or isolated locations in which people passed away and logistical challenges such as limited means of transportation, weather and land conditions, it was often not possible to take the body of a deceased person to a recognised cemetery. Those who were with or came upon the deceased, would out of locational and circumstantial necessity, choose an appropriate nearby location to perform a burial and the site would be demarcated with available resources. This grave site demonstrates the evolution of this aspect of life, for people on remote pastoral holdings subject to isolation particularly during rain events, in the Barcaldine Region.</p> <p><b>D.</b> This grave site is an example of the many lone grave sites, located outside of recognised cemeteries, found across rural and remote areas of Australia from the 18<sup>th</sup> and early 19<sup>th</sup> century. Due to the remote or isolated locations in which people passed away and logistical challenges such as limited means of transportation, weather and land conditions, it was often not possible to take the body of a deceased person to a recognised cemetery. This grave site demonstrates the characteristics of such lone graves, as out of locational</p>

Place name	Place details	
		and circumstantial necessity, the deceased who is understood to have died by drowning while crossing the nearby Cornish Creek was buried on a nearby, slightly elevated location beyond the bank of the watercourse, adjacent to a travelling route and the site was demarcated with available timber and a simple single metal rail surround.
Bowen Downs Ruins	Location	Aramac-Torrens Creek Road south of Cornish Creek Bridge
	Real property description	Road Reserve
	Statement of heritage significance	<p><b>C.</b> This site has been observed to include the footings of buildings, and large scatters of artefacts. While the site has been subject to significant disturbance over time, it's location adjacent a travelling route and water source within the historic pastoral holding of Bowen Downs and its proximity to the Bowen Downs homestead indicate that there are potentially items within this site which may contribute to the knowledge and understanding of the history of Bowen Downs, the Barcaldine Region and the early settler occupation of Central Western Queensland.</p>
Cassimatis Store and Cottage	Location	22-24 Bruford Street, Muttaborra
	Real property description	Southern frontage of Lot 202 on CM162 (store) and Lot 2 on RP607974 (cottage)
	Statement of heritage significance	<p><b>A.</b> The Cassimatis Store, constructed by Jack Reisene in 1918, and the neighbouring cottage constructed in about 1903, are important in demonstrating the evolution of development and commercial enterprises in the 20<sup>th</sup> century, including commercial opportunities which arose to support motorised transport and with the evolution of domestic appliances. The living quarters of the store and the cottage demonstrate living conditions of the early 1900s. The Cassimatis Store and cottage also demonstrate the role that immigrant families, such as those arriving from Greece during the period of political instability around the Balkan Wars and WW1, played in the evolution of communities, commercial enterprises and township development throughout</p>

Place name	Place details	
		<p>Queensland and Australia, including within the Barcaldine region.</p> <p><b>D.</b> The Cassimatis Store and cottage are important in demonstrating the principal characteristics of a general store in the early 1900s, which evolved to meet the demands and amenity of its customers, including for instance with the later addition of the footpath awning. The buildings are predominantly constructed of hardwood framing and corrugated iron cladding and roofing. The store includes display windows, advertising content painted on the frontage, a single-step elevated timber floored general store and counter area, an on-ground area which was used for storage and sale of motor products and living quarters in the rear. The cottage demonstrates the characteristics of a typical town residence of its era, with its symmetrical street appearance having a central doorway and a window either side, shaded by a front verandah on four posts extending to the property boundary. There is a single gable roof over the front rooms, with the remaining rooms housed beneath a lean-to style roof. Kitchen and wet areas are at the rear of the dwelling.</p> <p><b>H.</b> The Cassimatis Store and cottage has a special association with the life and work of Andrew Andrew (A.A.) Cassimatis and his son George Andrew (G.A.) Cassimatis. The Cassimatis family were renowned business owners, entrepreneurs and actively engaged community members operating in Central Western Queensland and Muttaborra from 1914. G.A. Cassimatis, with his wife Stavroula and their five children made the cottage their home from or about the mid-1930s. A.A. Cassimatis also resided in the cottage beside the store at Muttaborra until his death in 1942. G.A. Cassimatis remained living in the cottage until he moved to Brisbane in 1982.</p> <p>The Cassimatis Store and cottage, and the Cassimatis family, also have a special association with the Kytherian Community and broader Greek community of immigrants of the early 20<sup>th</sup> century, many of whom were fleeing political unrest and</p>

Place name	Place details	
		<p>financial distress in their homeland but came to thrive in shop-keeping and introduced the Greek Café culture across Australia.</p> <p>This place also has a special association with the Dr. Arratta Memorial Museum Association Inc and its members who have realised the vision to convert this place to a tourist attraction in the form of a museum and in doing so have and continue to preserve, maintain and promote the cultural heritage significance of it.</p>
Gray Rock Historical Reserve	Location	Gray Rock Road, north off Aramac–Jericho Road, Aramac
	Real property description	Lot 10 on CNA809205
	Statement of heritage significance	<p><b>A.</b> Gray Rock Historical Reserve is important in demonstrating the pattern and history of visitation at this site by First Nations people and later from the 19<sup>th</sup> Century by settlers and travellers. This place illustrates the westward progression of settler populations, stock, supplies and infrastructure through Central Queensland and into the Barcaldine Region. Gray Rock was the site of the Wayside Hotel (also referred to as Grey Rock Hotel) which established and was frequented in connection with the stock route network and opening of the road between Clermont and Aramac, with the road at this location subsequently serving as the road between Aramac and Jericho. The Wayside Hotel was a changing station for Cobb &amp; Co coaches.</p> <p><b>B.</b> The prolifically engraved rock faces at Gray Rock bearing faded Aboriginal petroglyphs, the etched names of numerous visitors to the site dating back to the late 1800's (during which time when the Wayside Hotel was in operation) and continuing the tradition, the markings of visitors to the site are a rare record of visitation to the site and movement through the region. The continuation of this tradition, however, threaten the integrity of the historic markings.</p> <p><b>C.</b> This place has potential to yield information that will contribute to understanding of how</p>

Place name	Place details	
		the site was developed and used. Future investigation of this site may lead to discoveries which improve the understanding of use and visitation to the site, and in turn have the potential to inform research and understanding of the occupation and settlement of Central Queensland and the Barcaldine Region.
Horsetailers' Gorge	Location	Incorporating the kidney-shaped plateau and its surrounds within the road and stock route reserve of Aramac–Jericho Road encircled by Horseshoe Gorge Road
	Real property description	Within road reserve transecting Lot 3 on SP190915, adjacent to and east of Lot 1134 on SP910090, and south of Ravensbath Creek
	Statement of heritage significance	<p><b>A.</b> Horsetailers' Gorge is important in demonstrating the pattern, history and motivation of visitation to this place. This place played a role in the westward progression of settler populations, stock, supplies and road and stock route infrastructure through Central Queensland and into the Barcaldine Region. It now plays a contemporary role in the economic stability and diversification of the region through its connection with drive tourism.</p> <p><b>C.</b> Horsetailers' Gorge has potential to yield information that will contribute to an improved understanding of the place's historical use and visitation. Some aspects of its prior use and visitation, including that which preceded white settlement, are not readily available and are potentially forgotten or unknown. Future investigation of this site may lead to discoveries which improve the understanding of use and visitation to the site, and in turn have the potential to inform research and understanding of the occupation and settlement of Central Queensland and the Barcaldine Region.</p>
Jericho Cemetery	Location	Lyon Street (south beyond Davy Street), Jericho.
	Real property description	Lot 1 on C8257
	Statement of heritage significance	<p><b>A.</b> The Jericho Cemetery is important in demonstrating the evolution and pattern of the region's history, including the establishment of settlements encouraging growth of local industry.</p>

Place name	Place details	
		<p><b>C.</b> The Jericho Cemetery has the potential to yield information that will contribute to an understanding of the region's history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.</p> <p><b>D.</b> The Jericho Cemetery is important in demonstrating the principle characteristics of a cemetery.</p> <p><b>H.</b> The Jericho Cemetery has a special association with the lives and work of important people in the history of the region, such as early pioneer Mr Alexander Shaw and the members of the Bush Nursing Association.</p>
Lagoon Creek Bush Camps and Kate Doonan's Grave Site	Location	Within Wendouree Station, Alpha to the east of Degulla Road and adjacent to Sandy Creek, at its junctions with Lagoon Creek and Greentree Creek
	Real property description	Within Lot 4994 on SP233100
	Statement of heritage significance	<p><b>A.</b> The Lagoon Creek Bush Camps and Kate Doonan's Grave Site are important in demonstrating the pattern and history of the settlement and westward progression of population, stock, supplies and infrastructure through Central Queensland and into the Barcaldine Region, particularly over the second half of the 19<sup>th</sup> Century and into the early 20<sup>th</sup> Century. The Lagoon Creek Bush Camps were used in connection with the stock route-cum-dray road-cum mail coach route between Clermont and Aramac where it crossed Sandy Creek. A hotel, possibly serving as a traveller's inn, supply store and/or mail exchange, likely existed in or near these places.</p> <p><b>B.</b> Given the era when these places were likely to have been most highly occupied and used (circa 1870s to 1900), and the relocation of most traffic passing through the broader region away from the sites with the opening of the Central Line Railway and the road which became the Capricorn Highway to the west by the 1890s, artefacts and remnants which remain to be discovered have the potential to be rare</p>

Place name	Place details	
		<p>and endangered within the Barcaldine Region.</p> <p><b>C.</b> These places have considerable potential to yield information that will contribute to understanding of how the sites were developed, noting that the location of the Doonan's Hotel (also referred to as Sandy Creek Hotel) and any other establishments or areas designated for specific uses are now seemingly forgotten and unknown. Future investigation of these sites which improve understanding of how the sites were developed and used, in turn have the potential to inform research and understanding of the settlement of Central Queensland and the Barcaldine Region.</p> <p><b>H.</b> These places, particularly the site identified as Lagoon Bush Camp #1, within which Kate Doonan's Grave Site is located, have a special association with the life and work of Philip (Phillip) and Kate (Catherine) Doonan (nee Daly). Mr Doonan was a teamster and carrier who travelled the route which passed by these places and he established a hotel in or nearby these places. The Doonan's served and serviced the travellers to, and those who came to settle and develop, the Barcaldine Region. When his wife Kate died on 18 June 1885, he buried her there and arranged for a headstone to mark her final resting place which remains over 130 years later.</p>
Lands Office (Barcaldine)	Location	59 Ash Street (corner Maple Street), Barcaldine
	Real property description	Within Lot 2 on RY214
	Statement of heritage significance	<p><b>A.</b> The Lands Office (Barcaldine) is important in illustrating the pattern of settlement and public service provision in the Barcaldine Region and central western Queensland more broadly. It was built in 1899-1900. The government of the day decided to locate a new Lands Office in Barcaldine, rather than Longreach or Blackall, owing to Barcaldine's geographically central location among the townships and districts of central western Queensland and the anticipated volume of land transactions, Crown land administration and Land Court proceedings to be conducted across the subsequent decades. The Land Agents and Land</p>



Place name	Place details	
		<p>Commissioners that it accommodated, together with the outcomes of their ballots and decisions, also played a significant role in determining the evolution and settlement pattern of the Barcaldine Region.</p> <p><b>D.</b> The Lands Office (Barcaldine), as the main office of the Department of Lands and Land Court in the Barcaldine Region through the 20<sup>th</sup> Century, demonstrates the principal characteristics of a purpose-built Lands Office where land ballots, land dealings and Land Court proceedings could be administered. It is a good intact example of regional turn-of-the-century timber and metal roofed civic service building. It also sits within a civic precinct which includes the Queensland Heritage listed Barcaldine Shire Hall &amp; Offices on Lot 1 RY237 at 71 Ash Street and the Barcaldine Court House in the north-western part of Lot 603 on RY184 at 65 Ash Street which is also identified as a <i>[potential]</i> local heritage place.</p> <p><b>E.</b> Through form, scale, materials and continued upkeep, the Lands Office (Barcaldine) contributes to the Ash Street streetscape and Barcaldine townscape, reinforcing the bounds of the original government reserve/civic precinct of Barcaldine as shown in the 1886 town plan.</p>
Muttaborra Cemetery	Location	Muttaborra Cemetery Road (Heritage Trail off Nev Bullen Drive), Muttaborra
	Real property description	Lot 57 on C8148
	Statement of heritage significance	<p><b>A.</b> The Muttaborra Cemetery is important in demonstrating the evolution and pattern of the region's history, including the establishment of settlements encouraging growth of local industry.</p> <p><b>C.</b> The Muttaborra Cemetery has the potential to yield information that will contribute to an understanding of the region's history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.</p> <p><b>D.</b> The Muttaborra Cemetery is important in demonstrating the principle characteristics of a cemetery.</p>

Place name	Place details	
Muttaborra Hospital (former)	Location	1 Neville Bullen Drive, Muttaborra
	Real property description	Within Lot 44 on CM167
	Statement of heritage significance	<p><b>A.</b> The Muttaborra Hospital (former) is important in demonstrating the evolution of hospital design, medical practice and hospital administration within Muttaborra, Central Western Queensland and Queensland from the late 19<sup>th</sup> Century through to the 21<sup>st</sup> Century.</p> <p>The use of this site as a hospital commenced in 1884 with the construction of an early timber building. The Muttaborra and surrounding community funded the construction and operation of the hospital, overseen by a committee of local residents. The hospital supported the growth and development of Muttaborra as a township in its formative years.</p> <p>Reflecting local need and willingness to donate to the cause, the hospital expanded in scale and standard of health care offering over the first half of the 20<sup>th</sup> Century. Notably, in 1934, with significant input from the resident doctor, Dr Arratta, a dedicated operating theatre with contemporary equipment was added to the Muttaborra Hospital (former). In the post-war era the administrative arrangements for hospitals in Queensland, including the hospital at Muttaborra, changed with a view to facilitating state-wide free public hospital treatment. The State Government assumed a more influential role in hospital funding and administration. As the condition of the Muttaborra hospital deteriorated, so did its ability to attract and retain nursing and support staff. Dr Arratta who dutifully served as Medical Superintendent from 1925 to 1960 offered stability and continuity in health care for the Muttaborra community. In 1957, the Longreach Hospitals Board with the approval of the State government and borrowed funds, undertook a significant renovation of the Muttaborra Hospital (former), with additional upgrades carried out to the maternity ward in 1969.</p> <p>In 1989, the Muttaborra Hospital (former) was made redundant by the State</p>

Place name	Place details	
		<p>government with its opening of an outpatient centre (now Muttaborra Primary Health Care Centre) located centrally on the corner of Edkins and Bruford Street in Muttaborra. The land and buildings of the Muttaborra Hospital (former) were vested in the local government and its use subsequently converted to well-regarded medical museum and successful tourist attraction. Since opening as a museum, the Muttaborra Hospital (former) has been named the Dr Arratta Memorial Museum in honour of the Dr Arratta's medical service and contribution to the Muttaborra community.</p> <p><b>B.</b> The 1934 constructed operating theatre within the weatherboard section of the Muttaborra Hospital (former) remains largely intact and in situ, retaining many of the elements and much of the equipment it had when it was in use between 1934 and 1989, including the sterilizer, plenum ventilation system and a locally manufactured Balkan Traction frame. This aspect of the Muttaborra Hospital (former) has been preserved with the repurposing of the place as a museum. To have a hospital operating theatre from this era remaining preserved intact and in situ is an uncommon and endangered within the Barcaldine Region and likely Queensland more broadly. This operating theatre was purposes built with input from Dr Arratta and the first and only dedicated operating theatre room established at the Muttaborra hospital.</p> <p><b>C.</b> This place, with its substantially intact buildings, as well as their fixtures, fittings and contents, has the potential to yield further information about the methods and means of medical treatment and care adopted by the remote practicing doctors, nurses, matrons and wardsmen of Muttaborra spanning the life of the hospital, including the long-serving and well-respected Dr Arratta.</p> <p><b>D.</b> In terms of the relative scale and form of buildings in Muttaborra, the Muttaborra Hospital (former) is notable for its expansive dimensions and its town fringe</p>

Place name	Place details	
		<p>location nearby the town's historic water supply sources and cemetery. These characteristics are typical of hospitals established in the late 19<sup>th</sup>-early 20<sup>th</sup> Century to serve rural and remote townships and their surrounding pastoral communities.</p> <p>Despite now coming under one connected and expansive roof area, the early pavilion design philosophy adopted for hospitals in the 20<sup>th</sup> Century is still evident in the layout of the Muttaborra Hospital (former), particularly with regard to those wards and sections of the building which retained their place during the 1957 renovation.</p> <p>The Dutch-gable or gablet style corrugated iron roofs with roof vents on the main section of the hospital building and the nurses' quarters, which also shelter verandah areas demonstrate principal characteristics of many post-war public buildings across the Barcaldine Region. These features represent a design response to the prevailing climatic conditions of the region.</p> <p>The manner in which the current museum use also presents the rooms with vintage furnishings, equipment, appliances, wares and artefacts demonstrate the principal characteristics of not just the built form of this class of place, but also the operational characteristics of remote rural hospitals and hospitals more generally of its era.</p> <p><b>G.</b> The Muttaborra Hospital (former) has a strong and special association with the Muttaborra community, as a hospital established and for decades operated and maintained through community subscriptions, donations, and fundraising efforts. It also has a special association with the life and work of those people who came to work at the hospital over the years and serve the health care needs of the community. The Muttaborra Hospital (former) also has a special connection with the life and wellbeing of the people who obtained emergency, medical and maternity treatment and care in this place during its 105 years of continuous operation as a</p>

Place name	Place details	
		<p>hospital, particularly those people who received life-saving treatment and those who were born here.</p> <p><b>H.</b> The Muttaborra Hospital (former) has a special association with the Muttaborra Hospital Committee and the members of the community who served on that committee from or before 1884 until it was absorbed by the Longreach Hospitals Board in September 1944.</p> <p>The Muttaborra Hospital (former) has a particularly special association with the life and work of Dr Joseph Andrew Arratta who served as the permanent resident doctor of Muttaborra and the Medical Superintendent of the Muttaborra Hospital (former) for 35 years from 1925 to 1960. Dr Arratta's services to medicine, predominantly undertaken at the Muttaborra Hospital (former) were recognised in 1959 when he was made a Member of the Order of the British Empire. His legacy is further acknowledged through the naming of the repurposed Muttaborra Hospital (former) as the Dr Arratta Memorial Museum.</p> <p>The Muttaborra Hospital (former) also has a special association with the life and work of Mrs Mabel Annie Arratta, who served as Matron (nee Waktins) at the hospital until her marriage to Dr Arratta on 14 February 1935.</p> <p>This place also has a special association with the Dr. Arratta Memorial Museum Association Inc and its members who have realised the vision to convert this place to a tourist attraction in the form of a museum and in doing so have and continue to preserve, maintain and promote the cultural heritage significance of it.</p>
Original Muttaborra Cemetery	Location	On the southern side of Muttaborra Cemetery Road (Heritage Trail off Nev Bullen Drive), Muttaborra, approximately 40m east of the fork in Heritage Trail providing access to Union Hole waterhole and the current Muttaborra Cemetery respectively.
	Real property description	Within portion of Lot 40 on SP309924 south of Muttaborra Cemetery Road (Heritage Trail off Nev Bullen Drive), Muttaborra

Place name	Place details	
	Statement of heritage significance	<p><b>A.</b> The Original Muttaborra Cemetery is important in demonstrating the evolution and pattern of the region's history, including the establishment of settlements and the locating and relocating of burial grounds associated with settlements.</p> <p><b>C.</b> The Original Muttaborra Cemetery has the potential to yield information that will contribute to an understanding of the region's history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.</p> <p><b>D.</b> The Original Muttaborra Cemetery is important in demonstrating the principle characteristics of a 19<sup>th</sup> century cemetery in a remote rural district.</p>
Pine Hill Cemetery	Location	Pine Hill Road (Tango Road), Pine Hill (north off the Capricorn Highway and on the western side of the road)
	Real property description	Lot 57 on C8148
	Statement of heritage significance	<p><b>A.</b> The Pine Hill Cemetery is important in demonstrating the evolution and pattern of the region's history, including the establishment of settlements along the Central Line Railway as it progressed westward and the abandonment of some of those settlements as the region developed.</p> <p>Pine Hill emerged with the opening of the railway station there on 1 November 1883 and was largely abandoned once the railway station closed on 12 August 1888.</p> <p><b>C.</b> The Pine Hill Cemetery has the potential to yield information that will contribute to an understanding of the region's history, including burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.</p> <p>The cemetery has the potential to yield information from a very specific time during the 1880s and in respect of a population that occupied the area for approximately five years.</p> <p><b>D.</b> The Pine Hill Cemetery is important in demonstrating the principle characteristics of a 19<sup>th</sup> century cemetery in a remote rural district including the siting of the cemetery</p>

Place name	Place details	
		reserve with respect to the surveyed township area.
Potential Pine Hill Station Building (Alpha Rail Shed)	Location	Alpha Railyards, Shakespeare Street, Alpha
	Real property description	Within Lot 11 on SP113231
	Statement of heritage significance	<p><b>A.</b> While a comprehensive history of the Alpha Rail Shed (including where its material were sourced and who constructed it and that it had potentially been relocated to Alpha from Pine Hill) is yet to be determined, it is obviously from the design and construction materials of the building, that it formed an early part of the railyard infrastructure at Alpha.</p> <p>The extension of the Central Line railway west from Pine Hill to Alpha was opened on 22 September 1884 just west of Alpha Creek. It was common practice as the extension of the railway line progressed, for rail, government and commercial buildings to be relocated to the next terminus town. Some railway station towns, such as Alpha, persisted while others, such as Pine Hill and Beta either side of Alpha, were eventually abandoned.</p> <p>The Alpha railway complex has remained in use since 1884. In about 1990 it was decommissioned as a locomotive depot. It continues in use as a passenger station. The Alpha Rail Shed is no longer in active usage; however, it is now adorned with a large mural depicting Alpha's railway heritage. The mural is one of over twenty across Alpha which are of interest to tourists.</p> <p>The Alpha Rail Shed remains as an intact example of the early form of building within the Alpha railyard.</p> <p><b>D.</b> The Alpha Rail Shed, remains intact and in a maintained state as an example of a late 1800s railway goods shed. It includes original features such as the letter-receiving slot and original openings. Its corrugated iron cladding and roofing is indicative of the typical materials used at that time.</p>
Queensland National Bank (former)	Location	75 Gidyea Street (corner Beech Street), Barcaldine
	Real property description	Within Lot 1 on RY222 (northern frontage)

Place name	Place details	
	Statement of heritage significance	<p><b>A.</b> The Queensland National Bank (former) is important in demonstrating the evolution of Barcaldine as a service township and illustrating the development of purpose-built banking premises for a bank formed to serve the interests of Queensland. The Queensland National Bank was the first bank to establish a branch in Barcaldine in 1886 with the arrival of the Central Line Railway. This building, constructed in 1906, repurposed in 1973 and relocated in 1976, was the third permanent building used for the bank's operations in Barcaldine.</p> <p>It was designed by Mr J. Adams, architect, with input from Mr F.E. Matthews, bank manager and erected a year after the Bank of New South Wales (the second bank to open a branch in Barcaldine) completed its new and third building in the town.</p> <p>The quality of the building's design and construction demonstrates the importance and expected appearance of financial institutions in regional townships which serviced the pastoral and government sectors in the early 1900s.</p> <p>Once the bank closed its Barcaldine branch in 1973, the building was acquired by the local council and has since been repurposed as a museum by the Barcaldine Historical Society and relocated to its current site at the south-eastern corner of Beech and Gidyea Streets, Barcaldine.</p> <p><b>D.</b> The Queensland National Bank (former) building is important in demonstrating the principal characteristics of a purpose-built regional bank designed for banking only, as opposed to earlier forms which incorporated residential Manager's accommodation/quarters, in the early 20<sup>th</sup> Century up until World War II. This is a good example of a timber structure combining a banking chamber, Manager's office, strong room and a small bedroom.</p> <p><b>H.</b> The Queensland National Bank (former) has a special association with the development of the Queensland National Bank, Queensland's earliest indigenous</p>



Place name	Place details	
		<p>bank, and the history of its successor, the National Australia Bank.</p> <p>This place also has a special association with the Barcaldine Historical Society and its members, who are now the custodians of this historic building and fittingly use it as a museum to showcase the history and heritage of the Barcaldine region. In 2023, the Barcaldine Historical Society will mark its 50<sup>th</sup> year of occupation in this building.</p>
Radio Theatre	Location	4 Beech Street, Barcaldine
	Real property description	Lot 4 on RP603798
	Statement of heritage significance	<p><b>A.</b> The Radio Theatre in Beech Street, Barcaldine is important in demonstrating various aspects of the evolution of Barcaldine's built and social history. As the fourth picture theatre (third picture theatre site) to be established in Barcaldine, it is the only one still intact and used for its original intended purpose. Opening in 1926, it is one of the older picture theatres still being used for its original purpose in Queensland. It illustrates the significance and popularity of 'going to the pictures' as a form of social engagement and entertainment through the 20<sup>th</sup> Century, including during the Great Depression years and particularly before the arrival of television technology. The Radio Theatre demonstrates the extent to which the picture show industry was able to attract such private investment, typical by family-owned enterprises, in townships across the Barcaldine Region, as was the case across Australia and in many parts of the world, in the early 20<sup>th</sup> Century.</p> <p>The design of the building and facade are a regional representation of the evolution of architecture and emergence of Art Deco styling in the interwar period. The fireproofing considerations given in selecting the construction materials for the building have saved it from the fate of its predecessors and reflect the prevailing building regulations enforced by the council in the mid-1920s.</p> <p><b>B.</b> The Radio Theatre was the only picture theatre to be originally designed and</p>

Place name	Place details	
		<p>constructed as a large, fully roofed and enclosed, single-auditorium picture theatre in the Barcaldine Region. It provided the community with a venue of the type more commonly found across suburban metropolitan areas in the interwar period. The decoration and scale of its 1926 infill concrete façade, including a pair of towers demarking the entrance and seven decorative buttresses, remain remarkably intact and are rare in the Barcaldine Region. Having the theatre entrance via one end of the elongated elevation of the building also represents a departure from the layout more commonly found in metropolitan and urban areas where the street frontage and entrance form part of the narrower elevation.</p> <p><b>D.</b> The Radio Theatre is and always was a fine example of a 1920s picture theatre constructed in an inland regional Queensland township. Its design is a regional representation of the large 'picture palace' auditoriums built with modest private funding. It has the glamorous street façade to attract patrons, characteristic of this class and genre of building. It incorporates Art Deco decorative elements and a mix of construction and fit-out materials designed to impress and stand out in the streetscape. It has a Dutch gable roof of corrugated metal sheets supported by laminated timber arches allowing for a large internal auditorium space where audiences can enjoy unimpeded view of the screen. The Radio Theatre also has and retains a decorative painted proscenium around the screen and a spiral staircase giving access to the projection room. These features are typical characteristics of picture theatres of this era, particularly of the many designed by Brisbane architect Arthur Robson, who specialised in theatre design and construction.</p> <p><b>E.</b> The Radio Theatre has aesthetic value for Barcaldine with its stand-out decorated façade and presence in the central commercial part of the townscape. Internally, the place offers an imposing space with its large auditorium featuring exposed arched timber trusses and</p>

Place name	Place details	
		<p>decorative features including the painted proscenium.</p> <p><b>G.</b> The Radio Theatre has been identified with the townscape and social activity in Barcaldine since its construction in 1926. At the time of its construction, the area of town where it was built was referred to as 'West End corner', referencing the renowned theatre and cultural district of London. Prior to its closure in 1991, the place had a dual use for approximately 5 years, also hosting indoor cricket games. However aside from the period between 1991 and 1995 when it was acquired by council, restored and renovated, the place has been and continues to be a place where locals and visitors alike can come to enjoy watching movies.</p> <p><b>H.</b> The Radio Theatre has a special association with the life and work of Mr David Stibbards (3 February 1872 – 7 May 1951). Mr Stibbards, who was born in Longton, England, first came to Barcaldine in or about 1883. He returned to Barcaldine after marrying and fighting in the Boer War. He became a well-known local as a butcher, businessman, volunteer, supporter of community events and eventually grazier on his property 'Hanley'. However, his contribution to the establishment and promotion of arguably that century's most popular social activities, film screenings and skating, in Barcaldine was particularly notable. He established both Barcaldine's first (Glideograph) and latest (Radio Theatre) picture theatre venues and held an interest in the Lyric Theatre, until it burned down, in between.</p> <p>The Radio Theatre also has a special association with the work of renowned Queensland theatre architect, Arthur Robson. At the time of designing and overseeing the construction of the Radio Theatre, Mr Robson was already renowned for his works on many suburban picture theatres in Brisbane. In the late 1920s he designed over 23 picture halls, many incorporating concrete facades and the use of laminated timber arches influenced by the design of German Zeppelin hangers.</p>



Place name	Place details	
		After the Radio Theatre, he went on to also design the Queensland heritage listed Classic Cinema/Triumph Theatre in East Brisbane (1927), a new theatre for Gladstone Pictures Ltd in Gladstone (1927), the Paragon Theatre in Childers (1927-8), upgrade the Delta Theatre in Ayr (1927-8), a new theatre for Mrs J Beedham in Redcliffe (1928) to name but a few.

Editor's Note—The capital letters used in the third column of the above table represent the criteria for assessing cultural heritage significance that the place met when being considered for identification as a local heritage place. The criteria is consistent with that used by the State in deciding places of State cultural heritage significance for inclusion on the Queensland Heritage Register and set out in the Department of Environment and Science publication [Guideline: Assessing cultural heritage significance – Using the cultural heritage criteria](#) (2013).

The criteria for assessing local cultural heritage significance of a place is:

- A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.
- B. The place or area demonstrates rare, uncommon or endangered aspects of the local government area's cultural heritage.
- C. The place or area has potential to yield information that will contribute to the knowledge and understanding of the local government area's history.
- D. The place or area is important in demonstrating the principal characteristics of a particular class or classes of cultural places.
- E. The place or area is important because of its aesthetic significance to the local community.
- F. The place or area is important in demonstrating a high degree of creative or technological achievement at a particular period.
- G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.
- H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history.

## SC3.2 Queensland Heritage Places

Queensland Heritage Places are managed by the Queensland Government under the *Queensland Heritage Act 1992*. Reference should be made to the Act and the Regulation to understand approval requirements relating to Queensland Heritage Places.

**Table SC3.2—Queensland Heritage Places**

Queensland Heritage Register number	Place name	Location/address
600008	Aramac War Memorial	Lodge Street, Aramac
601172	Aramac Tramway Museum	Boundary Street, Aramac
602842	Aramac State School	69 Porter Street, Aramac
600020	Barcaldine Masonic Temple	24 Beech Street, Barcaldine
600018	Barcaldine War Memorial Clock	Corner Ash and Beech Street, Barcaldine
600021	Tree of Knowledge	Oak Street, Barcaldine
600019	Shearers' Strike Camp Site, Barcaldine	Bank of Lagoon Creek, Barcaldine
601274	Barcaldine Shire Hall & Offices	71 Ash Street, Barcaldine
600022	St Peter's Anglican Church and Hall	85 Elm Street, Barcaldine
600009	Mt Cornish Homestead	Mt Cornish Homestead, Muttaborra

Editor's note—The information in **Table SC3.2** is provided here for information purposes only. The statutory sources of this information should be consulted for planning and development purposes. Refer to the [Queensland Heritage Register](#).



## Schedule 4 Local government infrastructure plan schedules and mapping

[NOTE: Barcaldine Regional Council is in the process of considering a Local Government Infrastructure Plan which would be inserted into this part in the future as appropriate. The Local Government Infrastructure Plan will be subject to a separate public consultation process prior to inclusion in this planning scheme.]

## Schedule 5 Planning Scheme Policies

### SC5.1 Planning Scheme Policy 1 – Development Works Planning Scheme Policy

#### SC5.1.1 Purpose of the PSP for Works

The purpose of this Planning Scheme Policy is to outline a reasonable minimum set of standards for the design through to delivery of completed public works in the Barcaldine Region.

The scope of the PSP Works is outlined below:

- (1) Roadworks;
- (2) Allotment Access;
- (3) Car Parking;
- (4) Stormwater and Flooding;
- (5) Earthworks, Erosion and Sediment Control;
- (6) Water and Sewer;
- (7) Power and Communications; and
- (8) Building over or near Infrastructure.

The Planning Scheme Policy addresses the following aspects:

- (1) Design standards
- (2) Submissions to Council for proposed works
- (3) Construction standards
- (4) Completion and acceptance by Council of works

## SC5.1.2 Design Standards

It is noted that the latest relevant standards shall be used, irrespective of date references in this Planning Scheme Policy.

### SC5.1.2.1 Roadworks

Development is to comply with the policies and standards set out in **Table SC5.1.2.1**.

**Table SC5.1.2.1—Roadwork Standards**

Item	Topic	Contemporary References
1	Road works, Pavement design, Vehicle Manoeuvring	<ul style="list-style-type: none"><li>• Austroads – Latest revision, all sections</li><li>• Complete Streets: Guidelines for urban street design, Institute of Public Works Australia (IPWEA)</li><li>• DTMR Planning for Safe Transport Infrastructure at Schools</li></ul>
2	Bridges	<ul style="list-style-type: none"><li>• AS 5100 – 2007 – Bridge Design</li></ul>
3	Traffic Control Devices	<ul style="list-style-type: none"><li>• Manual of Uniform Traffic Control Devices</li></ul>
4	Street Lighting	<ul style="list-style-type: none"><li>• AS 1158 – Road Lighting</li></ul>
5	Off street car parking and manoeuvring	<ul style="list-style-type: none"><li>• AS 2890 (Parts 1 to 6) Parking Facilities</li></ul>
6	Bicycle Parking	<ul style="list-style-type: none"><li>• AS 2890 (Parts 1 to 6) Parking Facilities</li></ul>
7	On street parking	<ul style="list-style-type: none"><li>• AS 2890 (Parts 1 to 6) Parking Facilities</li></ul>
8	Standard Drawings	<ul style="list-style-type: none"><li>• IPWEA Standard Drawings - Latest Revision</li></ul>
9	Rural Roads	<ul style="list-style-type: none"><li>• IPWEA Lower Order Road Design Guidelines</li></ul>

### SC5.1.2.2 Allotment Access

Allotment Access shall be provided generally in accordance with **Table SC5.1.2.2**.

**Table SC5.1.2.2—Allotment Access**

Type	IPWEA Drawing No.
Residential	RS-049 or 050
Industrial	RS-051
Rural	RS-056



### SC5.1.2.3 Car Parking

A minimum supply of on-site car parking shall be provided in accordance with the parking rates shown in **Table SC5.1.2.3**.

Where the number of parking spaces calculated in accordance with **Table SC5.1.2.3** is not a whole number, the minimum number of spaces to be provided is to be rounded upward to the nearest whole number.

The number of car parking spaces required for people with a disability is to be in accordance with Table D3.5 of the Building Code of Australia. There is no requirement to designate car parking spaces for people with a disability where the total number of car parking spaces required is five (5) or less.

**Table SC5.1.2.3—Parking Allocation Requirements**

Use	Parking Rates
Adult store	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Agricultural supplies store	One (1) space per 100m <sup>2</sup> of total use area, but not less than three (3) spaces.
Air services	One (1) space per 80m <sup>2</sup> of GFA.
Animal husbandry	No parking rate required.
Animal keeping	One (1) space per employee (FTE)
Aquaculture	One (1) space per employee (FTE)
Brothel	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Bulk landscape supplies	One (1) space per 200m <sup>2</sup> of total use area, but not less than three (3) spaces.
Caretaker's accommodation	One (1) space.
Car wash	One (1) car queuing space for each car wash bay plus no less than two (2) standard parking spaces on-site.
Cemetery	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Child care centre	One (1) space for every 6 children.
Club	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community care centre	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community residence	Two (2) spaces.
Community use	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Crematorium	One (1) space per 25m <sup>2</sup> GFA.
Cropping	No parking rate required.
Detention facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

Use	Parking Rates
Dual occupancy	1.5 spaces per dwelling and one (1) dedicated visitor space for the entire development.
Dwelling house	Two (2) spaces, which may be provided in tandem.
Dwelling unit	One (1) space.
Educational establishment	One (1) space per ten (10) students AND sufficient spaces for loading and unloading of passengers in addition to other requirements.
Emergency services	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Environment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Extractive industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Food and drink outlet	One (1) space per 25m <sup>2</sup> of GFA
Function facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Funeral parlour	One (1) space per 25m <sup>2</sup> of GFA
Garden centre	One (1) space per 100m <sup>2</sup> of use area open to the public.
Hardware and trade supplies	One (1) space per 50m <sup>2</sup> of GFA.
Health care services	One (1) space per 25m <sup>2</sup> of GFA
High impact industry	One (1) space per 100m <sup>2</sup> of GFA
Home-based business	For bed and breakfast establishments—one (1) space per guest room. Other Home-based business—one (1) dedicated space for the Home-based business.
Hospital	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Hostel	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Hotel	One (1) space per 20m <sup>2</sup> of GFA
Indoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive animal industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive horticulture	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Landing	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Low impact industry	One (1) space per 100m <sup>2</sup> of GFA
Major electricity infrastructure	No parking rate required.

Use	Parking Rates
Major sport, recreation and entertainment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Marine industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Market	One (1) space per stall.
Medium impact industry	One (1) space per 100m <sup>2</sup> of GFA
Motor sport facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Multiple dwelling	One (1) space per unit plus one visitor space per two (2) units.
Nature-based tourism	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites.
Nightclub entertainment facility	One (1) space per 20m <sup>2</sup> of GFA
Office	One (1) space per 30m <sup>2</sup> of GFA
Outdoor sales	One (1) space per 100m <sup>2</sup> of total use area.
Outdoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Park	No parking rate required.
Parking Station	No parking rate required.
Permanent plantation	No parking rate required.
Place of worship	One (1) space per 20m <sup>2</sup> auditorium floor area.
Port services	No parking rate required.
Relocatable home park	1.5 spaces per relocatable home.
Renewable energy facility	No parking rate required.
Research and technology industry	One (1) space per 200m <sup>2</sup> of GFA
Residential care facility	One (1) for every 10 occupants. AND one (1) space per 2 employees AND one (1) ambulance space
Resort complex	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Retirement facility	One (1) space per dwelling, plus one (1) visitor space for every five (5) dwellings.
Roadside stall	One (1) space per stall.
Rural industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Rural workers' accommodation	One (1) space per accommodation unit.
Sales office	One (1) space per display dwelling.
Service industry	One (1) space per 100m <sup>2</sup> of GFA

Use	Parking Rates
Service station	One (1) space per 25m <sup>2</sup> of GFA
Shop	One (1) space per 25m <sup>2</sup> of GFA
Shopping Centre	One (1) space per 25m <sup>2</sup> of GFA
Short-term accommodation	One (1) space per unit plus 50 per cent of the requirement for each ancillary use.
Showroom	One (1) space per 50m <sup>2</sup> of GFA
Special industry	One (1) space per 100m <sup>2</sup> of GFA
Substation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Telecommunications facility	No parking rate required.
Theatre	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Tourist attraction	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Tourist park	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites.
Transport depot	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Utility installation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Veterinary services	One (1) space per 30m <sup>2</sup> of GFA
Warehouse	One (1) space per 100m <sup>2</sup> of GFA
Wholesale nursery	One (1) space per 100m <sup>2</sup> of total use area.
Winery	One (1) space per 50m <sup>2</sup> of GFA
Workforce accommodation	One (1) space per dwelling/unit and one space per employee (FTE).
Any other development	Sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.

#### SC5.1.2.4 Stormwater and Flooding

Development is to comply with the policies and standards set out in **Table SC5.1.2.4**.

**Table SC5.1.2.4—Stormwater and Flooding Standards**

Item	Topic	Contemporary References
1	Stormwater Drainage	<ul style="list-style-type: none"><li>• Queensland Urban Drainage Manual (QUDM), (DEWS, 2013)</li><li>• AR&amp;R 2015</li><li>• State Planning Policy</li><li>• The Environmental Protection (Water and Wetland Biodiversity) Policy, 2019</li><li>• Natural Channel Design Guidelines (Brisbane City Council, Nov 2003)</li><li>• AS 3996-2006 - Metal access covers, road grates and frames</li><li>• AS 1597 - Precast reinforced concrete box culverts</li><li>• AS 4058-2007 - Precast concrete pipes (pressure and non-pressure)</li></ul>
2	Standard Drawings	<ul style="list-style-type: none"><li>• IPWEA Standard Drawings</li></ul>

A Concept Site Based Stormwater Management Plan (SBSMP) is to be prepared for proposed works and lodged at Material Change of Use / Reconfiguring a Lot stage. The SBSMP is to graphically illustrate the following:

- (1) Cadastral boundaries to the subject site and surrounding sites;
- (2) Contours (labelled) at a suitable height interval;
- (3) The stormwater catchment for the subject site works;
- (4) Flood levels applying to the site and the means of protecting the site from inundation;
- (5) The proposed methods to drain the site;
- (6) Overland flow paths at or near the subject site, proposed diversion of these (if it is required) and the impacts of such diversion;
- (7) Proposed mitigation measures, e.g. stormwater detention or water quality improvements, including a plan and typical sections; and
- (8) The impacts of a Severe Storm Event.

The provisions of AR&R in regard to the hydrologic methods for undertaking calculations and modelling for the determination of stormwater flow rates are noted. In this regard applicants are encouraged to discuss their preferred approach, with Council, and should provide annotations on the SBSMP as to the methods adopted.

### SC5.1.2.5 Earthworks, Erosion and Sediment Control

Development is to comply with the policies and standards set out in **Table SC5.1.2.5**.

**Table SC5.1.2.5—Earthworks and ESC Standards**

Item	Topic	Contemporary References
1	Earthworks	<ul style="list-style-type: none"> <li>AS 3798 Guidelines on Earthworks for Commercial and Residential Developments</li> </ul>
2	ESC for development less than 2,000m <sup>2</sup>	Nil
3	ESC for development 2,000m <sup>2</sup> or more	<ul style="list-style-type: none"> <li>Best Practice Erosion and Sediment Control (BPESC) document, International Erosion Control Association (IECA)</li> <li>During the wet season ESC shall be to the satisfaction of Council. The minimum acceptable works will be to install bunds or catch drains to prevent run-on from external catchments, manage impacts from the diversion, install a silt fence around the perimeter of the works and cover exposed sub soil areas as quickly as practicable.</li> </ul>

The Barcaldine Region has unique conditions in relation to ESC. Land slopes are typically relatively, or very flat, rainfall is relatively low, but intense when it does occur, soils are typically dispersive, and the general sediment load to receiving waters is high irrespective of development. Furthermore the dry season, typically from May to October has very low rainfall. This shall be considered in the design of earthworks, erosion and sediment control.

### SC5.1.2.6 Water and Sewer

Development is to comply with the policies and standards set out in **Table SC5.1.2.6**.

**Table SC5.1.2.6—Water and Sewer Standards**

Item	Topic	Contemporary References
1	Reticulated Water supply	<ul style="list-style-type: none"> <li>WSA 01-2004 Polyethylene Pipeline Code Version 3.1</li> <li>WSA 03-2011 Water Supply Code of Australia V3.1</li> <li>WSA 05-2013 Conduit Inspection Reporting Code of Australia Version 3.1</li> <li>WSA 07-2007 Pressure Sewerage Code of Australia Version 1.1</li> <li>WSA 08-2008 Water Industry Guideline for Asset Configuration Management</li> <li>Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014</li> </ul>
2	Sewerage Reticulation	<ul style="list-style-type: none"> <li>WSA 02-2014 Gravity Sewerage Code of Australia Version 3.1</li> <li>WSA 04-2005 Sewage Pumping Station Code Of Australia Version 2.1</li> <li>WSA 01-2004 Polyethylene Pipeline Code Version 3.1</li> <li>WSA 05-2013 Conduit Inspection Reporting Code of Australia Version 3.1</li> <li>WSA 06-2008 Vacuum Sewerage Code Version 1.2</li> </ul>

Item	Topic	Contemporary References
		<ul style="list-style-type: none"> <li>WSA 07-2007 Pressure Sewerage Code of Australia Version 1.1</li> <li>WSA 08-2008 Water Industry Guideline for Asset Configuration Management</li> <li>Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014</li> </ul>
3	On site Sewerage	<ul style="list-style-type: none"> <li>Queensland Plumbing and Wastewater (QPW) Code, January 2013</li> <li>AS/NZS 1547:2012 On-site domestic wastewater management</li> <li>AS/NZS 3500.1.2003 Plumbing and drainage – Water services</li> <li>AS/NZS 3500.2.2003 Plumbing and drainage – Sanitary plumbing and drainage</li> <li>BCA: National Construction Code Series 2014, Volume Three – Plumbing Code of Australia</li> </ul>
4	Sewer Location	<ul style="list-style-type: none"> <li>Sewer reticulation shall be located in the front of new allotments, not at the rear, except in circumstances where it can be demonstrated to the Councils satisfaction that this is not practical or it incurs a significant cost penalty.</li> </ul>

#### SC5.1.2.7 Power and Communications

Development is to comply with the policies and standards set out in **Table SC5.1.2.7**.

**Table SC5.1.2.7—Power and Communications Standards**

Item	Topic	Contemporary References
1	Electricity and Communications	<ul style="list-style-type: none"> <li>Ergon Energy, relevant design standards</li> <li>Telstra Smart Community User Guide: <a href="http://www.telstra.com.au/smartcommunity/?red=/smartcommunity/">http://www.telstra.com.au/smartcommunity/?red=/smartcommunity/</a></li> <li>AS 3000 Australian Wiring Rules</li> </ul>

#### SC5.1.2.8 Building over or near infrastructure

The requirements of the Queensland Development Code MP1.4 apply.

In addition to the above (QDC MP 1.4) it is a requirement that a void former of minimum thickness 150mm be used to separate infrastructure, from structural load bearing elements.

### SC5.1.3 Submissions to Council for proposed works

#### SC5.1.3.1 Pre-Lodgement Meeting

Prior to lodging an application for works, it is strongly encouraged that the applicant arrange for and attend a meeting with Council. The purpose of the meeting is to review the proposed works at a concept level. The applicant is to prepare concept drawings of proposed works to table at any such meeting.

### **SC5.1.3.2 Drawings and Documents**

The following standards are to be adopted for submissions to Council for approvals to works:

- (1) All drawings shall:
  - (a) show a north point;
  - (b) be at scales of 1:100, 1:250, 1:500 or multiples of these;
  - (c) be certified by an RPEQ;
  - (d) show property boundaries, natural and manmade features;
  - (e) include relevant set out details and typical sections and offsets;
  - (f) show the extent and detail of all proposed works, including earthworks, erosion and sediment control, roadworks, stormwater drainage, water and sewer works; and
  - (g) be printed on A3 paper and legible at this size, accompanied by an electronic copy of all drawings in PDF format.
- (2) To be accompanied by relevant reports certified by an RPEQ, in regard to site hydrology, traffic studies and the like, sufficient to demonstrate to Council the adequacy and suitability of the design.

### **SC5.1.3.3 Design Certification**

All works submissions shall include a design certification, executed by an RPEQ.

### **SC5.1.4 Construction standards**

Construction Standards are to comply with Auspec.


### **SC5.1.5 Completion and acceptance by Council of works**

#### **SC5.1.5.1 As Constructed**

At completion of works, and prior to a request for works to be accepted 'On Maintenance' by Council, as constructed records are required to be submitted to comply with the following:

- (1) All finished works to be surveyed by a licensed surveyor.
- (2) As constructed drawings shall:
  - (a) have details for the as constructed works marked neatly onto the drawings approved by Council. Mark-ups shall be prepared in CAD and be in Red;
  - (b) be at scales of 1:100, 1:250, 1:500 or multiples of these;
  - (c) show property boundaries, natural and manmade features; and
  - (d) include relevant set out details and typical sections and offsets.



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- (3) To include detailed records of testing of the works undertaken during construction, e.g. density testing to road pavements, along with quality records demonstrating that the materials and workmanship used in the works comply with relevant standards.
  - (4) To be certified by an RPEQ and by the licensed surveyor.
  - (5) To be printed on A3 paper and legible at this size, accompanied by an electronic copy of all drawings in PDF format.
  - (6) To include a bond to the value of 5% of the works to be donated to Council in the form of Cash or a Bank Guarantee (not to be limited by a sunset date). The total amount is to be verified by an RPEQ who shall present a calculation for the amount that is based upon the contract cost for the works.

#### **SC5.1.5.2 Construction Certifications**

All As Constructed submissions shall include an As Constructed certification, executed by an RPEQ.

## Appendix 1 Glossary of Abbreviations and Acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviations / Acronyms	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
ARI	Average recurrence interval
LGA	Local Government Area
GFA	Gross Floor Area

## Appendix 2 Table of Amendments

Table AP2.1—Amendments

Date of Adoption	Effective Date	Planning Scheme Version Number	Amendment Type	Summary of Amendments
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## Appendix 3 Notations required by the *Planning Act 2016*

Table AP3.1—Designation of premises for development of infrastructure under section 42 of the *Planning Act*

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
11/09/2015	Gidyea Street, Barcaldine	Lot 117 on RY252	Barcaldine State School including Early Childhood Education and Care Facility (4) community and cultural facilities (6) educational facilities (8) facilities for parks and recreation (12) sporting facilities (15) storage and works depots, inc. admin facilities associated with provision or maintenance of the CID in this part
24/04/2015	Shakespeare Street, Alpha	Lot 1 on SP143258	Alpha Hospital and Co-located Emergency Services facility (1) aged-care facilities (7) emergency services facilities (9) hospitals and associated institutions (15) storage and works depots, inc. admin facilities associated with provision or maintenance of the CID in this part (16) any other facility not mentioned in this part, intended primarily to accommodate government functions
26/10/2012	Alpha	Lot 34 on SP247396 Lot 3533 on SP297076 Lots 2 and 3 on BF27 Lot 3 on BE57	Galilee Basin – Stage 1, Lilyvale to Alpha 275kv Transmission Line Project and Surbiton Hill Substation Project (11) operating works under the <i>Electricity Act 1994</i>

Editor's note—Section 42(5)(a) of the Act states that making a note in the planning scheme for the purposes of a designation is not an amendment to a planning scheme.

**Table AP3.2—Notation of decisions made under section 89 of the Planning Act**

Date of Decision	Location (real property description)	Decision Type	File/Map Reference
<i>Intentionally left blank</i>			

Editor's note—This table contains details of development approvals that are substantially inconsistent with the planning scheme, variation approvals, and decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to particular development.

Editor's note – Section 89(3) of the Act states that making a note in the planning scheme under section 89 is not an amendment to the planning scheme.