2014

North Burnett Regional Planning Scheme (Rev 1.0)

NORTH BURNETT
REGIONAL COUNCIL

North Burnett Regional Council
2014

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Rev	Date Gazetted	Chapter/section/page revised
0	24 October 2014	Entire scheme – commencing 3 November 2014
1.0	2 June 2017	Amendments commencing 2 July 2017– Historic lots overlay maps, Dwelling house code, Dual occupancy code, Overlays assessment table

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NORTH BURNETT
REGIONAL COUNCIL

Citation and commencement

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

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

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

Amendments to the planning scheme are included at Appendix 2.

Strategic vision

The North Burnett Region in 2022 will be an active and thriving region with a projected population of 15,000. It will be a cohesive region with strong social networks, a diverse and progressive economy and adequate access to services. A strong sense of innovation and community resilience, supported by inclusive leadership and community participation, will progressively enhance the environmental, social, economic and cultural assets of the community.

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

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Part 1 About the planning scheme

1.1 Introduction

(1) The North Burnett Regional Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.

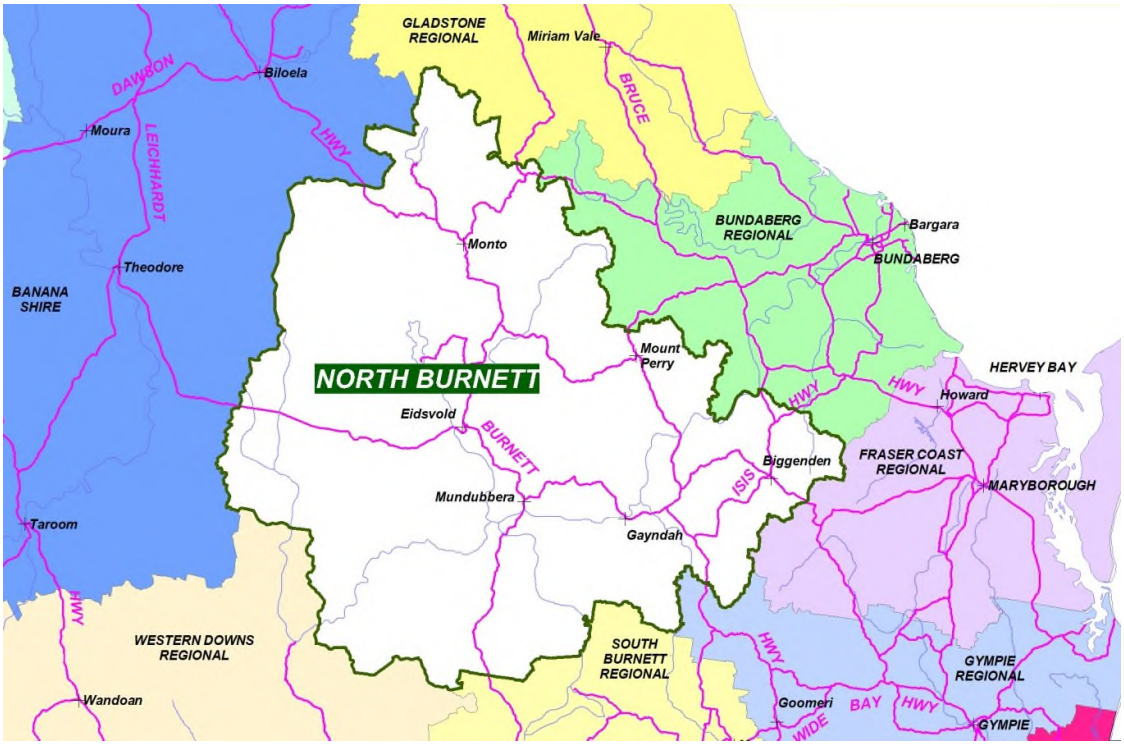
(2) In seeking to achieve this purpose, the planning scheme sets out North Burnett Regional Council's intention for the future development in the planning scheme area, over the next twenty years.

(3) The planning scheme seeks to advance state and regional strategies through more detailed local responses, taking into account the local context.

(4) While the planning scheme has been prepared with a twenty-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.

(5) The planning scheme applies to the planning scheme area of North Burnett Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

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



Map 1—Local government planning scheme area and surrounding local government context

1.2 Planning scheme components

(1) The planning scheme comprises the following components—

(a) about the planning scheme;

(b) state planning provisions;

(c) the strategic framework;

(d) the priority infrastructure plan;

(e) tables of assessment;
(f) the following zones—
(i) Centre zone;
(ii) Community facilities zone;
(iii) General residential zone;
(iv) Industry zone;
(v) Recreation and open space zone;
(vi) Rural residential zone;
(vii) Rural zone;
(A) Rural zone (Conservation precinct);
(B) Rural zone (Hinterland precinct);
(C) Rural zone (Intensive agriculture precinct); and
(viii) Township zone;
(g) there are no local plans[1];
(h) the following overlays—
(i) Agricultural land;
(ii) Bushfire hazard;
(iii) Extractive resources and mining;
(iv) Flood hazard;
(v) Historic lots;
(vi) Infrastructure;
(i) the following Statewide codes—
(i) Community residence code;
(ii) Forestry for wood production code;
(iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
(j) the following use codes—
(i) Dual occupancy code;
(ii) Dwelling house code;
(iii) Extractive industry code;
(iv) Higher density residential code;
(v) Home based business code;
(vi) Intensive animal uses code;
(k) the following development codes—
(i) Advertising devices code;
(ii) Filling and excavation code;
(iii) Infrastructure and operational work code;
(iv) Reconfiguring a lot (boundary realignment) and associated operational work code;
(v) Reconfiguring a lot (except prescribed development) code;
(l) there are no other plans[2];
(m) schedules and appendices.

(2) The following planning scheme policies support the planning scheme—
(a) Design and construction standards for non-trunk infrastructure works;
(b) Agricultural land;

[1] Local plans organise the planning scheme area at the local or district level and provide more detailed planning for the zones. There are no local plans in this planning scheme.
[2] 'Other plans' refers to those areas for which master plans (or similar) were developed under legislation other than the Act, that have been approved by the state government and would form part of the planning scheme for the local government. There are no such plans in the local government area.

(c) Information local government may request;
(d) Landscaping;
(e) Third party advice or comment; and,
(f) Building form for the Centre zone.

1.3 Interpretation

1.3.1 Definitions

(1) A term used in the planning scheme has the meaning assigned to that term by one of the following—
  (a) the Act;
  (b) the *Sustainable Planning Regulation 2009* (the Regulation);
  (c) the definitions in Schedule 1 of the planning scheme;
  (d) the *Acts Interpretation Act 1954*; or
  (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

(3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.

(4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of 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*, are identified by the title 'editor's note' and 'footnote'[3] and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.

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

Footnote—see example at 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 either or both options can apply.

1.3.4 Zones for roads, waterways and reclaimed land

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

[3] This is an example of a footnote.

(c) if the road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land

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

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

1.4 Categories of development

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

(a) exempt development;

Editor's note—a development permit is not required for exempt development.

(b) self-assessable development;

Editor's note—a development permit is not required for self-assessable development.

(c) development requiring compliance assessment;

Editor's note—a compliance permit is required for development requiring compliance assessment.

(d) assessable development requiring code or impact assessment;

Editor's note—a development permit is required for assessable development.

(e) prohibited development.

Editor's note—a development application or a request for compliance assessment cannot be made for prohibited development.

(2) The Act and Regulation prescribe levels of assessment for certain types of development.

(3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in Part 5.

1.5 Hierarchy of assessment criteria

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

(a) the strategic framework prevails over all other components to the extent of the inconsistency;

(b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency;

(c) overlays prevail over all other components (other than the strategic framework and statewide codes) to the extent of the inconsistency;

(d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;

(e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;

(f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

(1) Section 78A of the Act states that a local planning instrument must not include provisions about building work 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 a code for the integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the* Building Act 1975*).*

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

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

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

sight lines, on-site parking and outdoor living spaces. It may also regulate other matters such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors

- *deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the* Building Act 1975*;*
- *specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the* Building Act 1975.

Refer to Schedule 3 of the Act to determine assessable development and the type of assessment.

(4) The building assessment provisions are those parts of this planning scheme identified in Table 1.6.1—Identification of building assessment provisions—

Table 1.6.1—Identification of building assessment provisions

Column 1 **Building assessment provision**	**Column 2** **Reference to planning scheme**
Bushfire—that part of the scheme designating a Bushfire Prone Area for the purposes of the BCA and the QDC	Paragraph (5) below
Flood—that part of the scheme designating a Natural Hazard Management Area (Flood)	Paragraph (6) below
Flood—that part of the scheme identifying minimum habitable floor levels	Paragraph (7) below 8.2.2 Flood hazard overlay code
Alternative provisions—that part of the scheme identifying alternative provisions to those in the QDC MP 1.2 as permitted by the *Building Act 1975*	Table 9.3.1—Self-assessable and assessable development: Dual occupancy (excepting Performance outcomes PO7, PO8 and associated Acceptable outcomes) and Table 9.3.3—Self-assessable and assessable development: Dwelling house

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

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 271 for building work assessable against the Building Act 1975*. The decision notice must state this.*

(5) North Burnett Regional Council designates those parts of its local government area shown as Bushfire hazard area on the State Planning Policy Interactive Mapping System[4] as a designated bushfire prone area for the purposes of the BCA or QDC.[5]

(6) North Burnett Regional Council designates as a natural hazard management area (flood) (NHMA (Flood))[6] those parts of its local government area identified—

(a) as subject to flooding and inundation on Overlay Maps OM-FH-01 to OM-FH-08; and

(b) as affected by the defined flood event (DFE)[7] on Overlay Maps OM-FH-009 to OM-FH-015.

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

(7) North Burnett Regional Council declares[8]—

(a) that the defined flood level (DFL) for the NHMA (Flood) is the flood level of the defined flood event (DFE)[9] on Overlay Maps OM-FH-009 to OM-FH-015;

(b) that the finished floor levels of habitable rooms (of Class 1, 2, 3 and 4 buildings as defined under the BCA) on land within the NHMA (Flood) must be—

(i) above the flooding and inundation area on Overlay Maps OM-FH-001 to OM-FH-008; or,

(ii) 300mm above the DFL.

[4] Mapping for Bushfire hazard areas is available from the SPP interactive mapping system at http://www.dsdip.qld.gov.au/about-planning/spp-mapping-online-system.html.
[5] Refer to paragraph (a) of section 32 of the *Building Act 1975* and section 11 of the *Building Regulation 2006.*
[6] Refer to paragraph (b) of section 32 of the *Building Act 1975* and section 13 of the *Building Regulation 2006.*
[7] The defined flood event (DFE) for Gayndah, Monto, Mundubbera, and other localities shown on Maps OM-FH-009 to OM-FH-015, is the 2013 event.
[8] Declaration made under section 13(1)(b) of the *Building Regulation 2006*
[9] The defined flood event (DFE) for Gayndah, Monto, Mundubbera, and other localities shown on Maps OM-FH-009 to OM-FH-015, is the 2013 event.

1.7 Local government administrative matters

1.7.1 Temporary uses or activities not assessable under this planning scheme

(1) For the purpose of this planning scheme the following temporary uses or activities do not involve making a material change of use of premises and are therefore not development—

(a) travelling circus—for up to one week on the one site;

(b) occasional community markets—for up to 12 hours in a one-week period;

(c) annual show—for up to one week on the one site;

(d) temporary accommodation within caravans, motorhomes, tents and similar—for stays up to one week on State land;

(e) establishment or occupation of a temporary home given approval under North Burnett Regional Council Subordinate Local Law No.1 (Administration) 2011;

(f) fetes and like community events; and

(g) similar activities.

1.7.2 Presentation of planning scheme in other formats

(1) This planning scheme may be presented or be available in other formats, including—

(a) electronic PDF documents;

(b) planning scheme online accessible via an internet-enabled web browser.

(2) Electronic formats of maps may aid the interpretation of the planning scheme.[10]

1.7.3 Digital cadastral database

(1) Mapping in this planning scheme is based on the Digital Cadastral Database dated June 2013 supplied by the Queensland Government (Department of Natural Resources and Mines).

(2) The information depicted on planning scheme maps, including zones, precincts, overlays, and infrastructure is taken to be spatially relative to the cadastre depicted on such mapping irrespective of the positional accuracy of the cadastre.

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

1.7.4 Other documents incorporated in this planning scheme

(1) This planning scheme incorporates the following documents—

Editor's note—Section 85 of the Sustainable Planning Act 2009 identifies documents made by a local government that a planning scheme may apply, adopt or incorporate.

(a) the Local Heritage Register for the local government area;

Editor's note—Section 123 of the Queensland Heritage Act 1992 enables a local government to apply, adopt or incorporate its Local heritage register in a planning scheme despite section 85.of the Sustainable Planning Act 2009.

(b) the State Planning Policy Interactive Mapping System with respect to—

(i) Agricultural Land Classification (ALC) Class A and Class B; and

(ii) Bushfire hazard areas;

(iii) Matters of State Environmental Significance (MSES); and

(iv) Stock route network;

(c) planning scheme policies;

(d) a priority infrastructure plan.

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

Part 2 State planning provisions

2.1 State planning policy

The minister has identified that the State Planning Policy is integrated in the planning scheme in the following ways—

(1) aspects of the State Planning Policy appropriately integrated—all relevant aspects;

(2) aspects of the State Planning Policy not integrated—nil;

(3) State planning policy parts not relevant to North Burnett Regional Council—

- (a) State interest—Coastal environment;
- (b) State interest—Natural hazards, risk and resilience for coastal hazards—erosion prone areas;
- (c) State interest—Strategic airports[11]; and,
- (d) State interest—Strategic ports.

2.2 Regional plan

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

2.3 Referral agency declarations

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to North Burnett Regional Council—

Table 2.3.1—Delegated referral agency jurisdictions

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

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to 'the entity' listed under Schedule 7 of the Regulation, the local government will undertake this assessment role automatically.

2.4 Standard planning scheme provisions

The minister has identified that the Queensland Planning Provisions version 3.1 dated 27 June 2014 are appropriately reflected in the planning scheme.

Editor's note—section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.

[11] Appendix 2 of the State Planning Policy—state interest guideline: Strategic airports and aviation facilities identifies the Gayndah NDB an aviation facility of State interest. It is appropriately reflected in the planning scheme.

Part 3 Strategic framework

3.1 Preliminary

(1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

(2) Mapping for the strategic framework is included in Schedule 2.

(3) For the purpose of articulating the policy direction for the planning scheme, the strategic framework is structured in the following way—

- (a) the strategic intent;
- (b) there are five themes that work together to articulate the complete policy direction which include—
  - (i) Natural Environments and Sustainability;
  - (ii) Strong Rural Economy and Futures;
  - (iii) Community Strength and Wellbeing;
  - (iv) Settlement Pattern;
  - (v) Infrastructure, Services and Facilities;
- (c) the element(s) that refine and further describe the strategic outcome(s);
- (d) the specific outcomes sought for each or a number of elements
- (e) the land use strategies for achieving these outcomes.

(4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

3.2 Strategic intent

3.2.1 Introduction

Inland from the coral coast near Bundaberg, and around four hours' drive northwest of Brisbane, the North Burnett Region (the ***North Burnett***) extends from Monto, the north-westerly extremity of the Wide Bay Burnett Region, to Biggenden. It includes the other four principal towns of Gayndah, Mundubbera, Eidsvold, and Mount Perry. The North Burnett covers an area of 19,708 square kilometres and, as at 30 June 2012, had an estimated resident population of 10,323[12].

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

3.2.2 Vision

3.2.2.1 An active and thriving region

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

[12] Source: Queensland Government Statistician's Office: Estimated resident population by local government area (LGA), Queensland, 1991 to 2013p (LGA 2014)

The intention is that—

(1) each of the six principal towns continue to function as activity centres providing retail, business, community and government services and facilities for their respective district catchment;

(2) each town develop or reinforce a specialisation derived from its competitive strengths;

(3) the many small villages provide appealing alternatives to more urbanised settings; and,

(4) the rural areas continue as areas of production that provide a strong economic base for the region.

3.2.2.2 Economic growth

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

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

3.2.2.3 Natural environment

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

3.2.2.4 Settlement

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

(1) *Biggenden*—being close to the Bruce Highway, coastal districts, Paradise Dam, and having a scenic backdrop, is well-suited to households seeking an affordable rural lifestyle and functioning as the lifestyle service centre;

(2) *Eidsvold*—located with the Burnett Highway passing through the main commercial strip and rich in Aboriginal and Torres Strait Islander culture and mining history, the town is well-positioned for cultural tourism;

(3) *Gayndah*—containing a wide range of government, business, health and education services, and being the largest of the North Burnett settlements, enables the town to attract complementary businesses or services as the focus for a greater share of growth;

(4) *Monto*—as the North Burnett town closest to the major coal producing Bowen Basin and the prospect of mining to the south of town near Mulgildie, the town is attractive for further housing and business investment;

(5) *Mount Perry*—nestled between mountain ranges and supported economically by the nearby Mount Rawdon gold mine, the town is appealing to households seeking a peaceful and relatively secluded location;

(6) *Mundubbera*—with a strong economic foundation of citrus, grapes, beef, and pigs, its location on the junction of the Burnett Highway and the Mundubbera-Durong Road provides excellent opportunities for associated industries and road transport businesses; and

(7) *villages*—provide a wide range of alternatives to life in the larger towns.

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

3.2.2.5 Infrastructure and services

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

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

3.2.2.6 Community wellbeing

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

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

3.3 Natural environment and sustainability

3.3.1 Strategic outcomes

(1) The North Burnett conserves, enhances and restores the natural environment and its assets, connectivity, ecological processes, and biodiversity and scenic amenity values.

(2) With compact and walkable towns, the region will reduce its impact on climate change, mitigate associated risks and maintain lifestyle benefits.

(3) Natural corridors and links remain intact.

Table 3.3.1—Natural environment and sustainability—elements and specific outcomes

3.3.2	Elements	3.3.3	Specific outcomes
(1)	*The natural environment and biodiversity*—conserving or protecting the natural environment, including but not limited to its biological diversity, ecological integrity, and natural	(a) (b)	Biological and ecological systems remain healthy and support the health of residents and users. Viable terrestrial and riparian habitat corridors and networks remain intact.

Table 3.3.1—Natural environment and sustainability—elements and specific outcomes

3.3.2	Elements	3.3.3	Specific outcomes
	assets, is essential for sustaining a healthy and prosperous North Burnett.	(c)	The region's natural assets and biodiversity, generally in those areas identified on Strategic Framework Map SF-001, remain undisturbed, including— (i) protected areas under the *Environmental Protection and Biodiversity Conservation Act 1999 (Cwlth)*; (ii) protected area estates under the *Nature Conservation Act 1992* including the region's National Parks; and (iii) environmentally significant areas outside the conservation estates, such as those in localities like Aranbanga, Brovinia, Cania, Hawkwood and West Eidsvold.
(2)	*Waterways, wetlands, catchments, stormwater and flood plains*—perform important functions, including aiding in water filtration, biological productivity, wildlife habitat, water storage and are therefore important to the future environmental health and human settlement.	(a)	Areas that have environmental significance, including but not limited to riparian and wetland ecosystems, regulated vegetation under the *Vegetation Management Act 2009*, and those places generally shown on Strategic Framework Map SF-001 as 'Waterbody, waterway and wetland', retain their physical condition, ecological health and environmental values.
		(b)	River systems, groundwater, wetlands and other natural water resources remain undisturbed.
		(c)	Drinkable water supply catchments remain free of incompatible land uses that would otherwise compromise water quality.
(3)	*Climate change and climate-responsive design*—Climate change and the prospect of increased occurrences of major natural disasters is an important consideration for future growth and development.	(a)	Compact and walkable communities will minimise the— (i) consumption of energy from non-renewable sources; and (ii) the generation of greenhouse gases.
		(b)	Risk-averse strategies remove or minimise exposure to natural hazards, provide community protection and resilience, and enable further growth in a sustainable and effective manner.
		(c)	Self-sufficient and renewable utilities and infrastructure service non-urban areas.

Table 3.3.1—Natural environment and sustainability—elements and specific outcomes

3.3.2	Elements	3.3.3	Specific outcomes
(4)	*Environmental health*—minimising or avoiding emissions by separating industrial activities from sensitive or natural environments will provide acceptable standards of environmental health.	(a) (b)	Urban and rural environments avoid conflicts between uses that generate harmful air, noise and odour emissions and sensitive land uses. Individuals and communities have healthy and safe environments that enable wellbeing and create a pleasant environment.
(5)	*Regional landscapes and scenic amenity*—are important to the future appeal and lifestyle of the region and deserve protection.	(a) (b)	Landscapes that have significant aesthetic and scenic amenity value retain these values. The North Burnett retains the visual appeal and scenic amenity values of natural areas, escarpments and elevated areas, farmland, and town 'entrances'.

3.4 Strong rural economy and futures

3.4.1 Strategic outcomes

(1) The North Burnett's economy is diverse, strong, resilient and stable, supporting rural innovation.

(2) The rural sector is the dominant economic contributor in the region, although tourism and prospective new or expanded mining activity offers considerable opportunities for increased economic activity.

(3) The North Burnett has strong and prosperous communities that have convenient access to a wide range of facilities and services.

(4) The conservation of productive rural land, including important agricultural areas[13], maintains its capacity and economic profitability, facilitates innovation and growth, and preserves the rural character and its associated environmental, heritage and landscape values.

Table 3.4.1—Strong rural economy and futures—elements and specific outcomes

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

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

Table 3.4.1—Strong rural economy and futures—elements and specific outcomes

3.4.2 Elements		3.4.3 Specific outcomes	
			viability of the agricultural production sector.
		(d)	On-farm accommodation enables rural workers to reside close to employment.
		(e)	The principal towns have adequate accommodation for itinerant rural workers.
		(f)	Cottage industries establish in diverse situations, enabling residents to commence low-scale businesses with minimal setup costs or risks.
(2)	*Agriculture*—successful agricultural production remains critical to the future sustainability of the North Burnett.	(a)	Unless there is an overriding need in terms of public benefit and no suitable alternative exists, agricultural land remains available for cropping in appropriate lot sizes and facilitates a range of viable rural productive enterprises that are suited to the local soil and climatic conditions.
		(b)	The natural resources necessary for a competitive rural sector remain available.
		(c)	Rural areas remain free of land uses that would otherwise conflict and interfere with rural production.
(3)	*Infrastructure*—appropriate levels of infrastructure and associated services are essential ingredients in securing the future of the North Burnett Region.	(a)	The timely provision of infrastructure and services enhances linkages with rural sector markets and service providers and facilitates a prosperous rural sector.
		(b)	Strategic infrastructure operates without interference from inappropriate nearby development.
		(c)	Towns and villages have appropriate levels of infrastructure and associated services.
(4)	*Rural industry*—the growth of economic activity that value-adds to rural production will improve the North Burnett's prosperity.	(a)	Rural industries contribute to the region's economic sustainability.
		(b)	Supplementary industries that are associated with rural land uses increase diversity and improve resilience of the rural sector.
(5)	*Tourism and ecotourism*—encouraging and facilitating tourism, especially ecotourism using the natural assets will deliver economic and social benefits for the North Burnett Region.	(a)	The North Burnett Region is a competitive domestic tourist destination where sustainable tourism opportunities improve economic diversity.
		(b)	New ecotourism ventures, especially those that have strong connections to the North Burnett's natural assets or to associated food, arts and culture,

Table 3.4.1—Strong rural economy and futures—elements and specific outcomes

3.4.2 Elements		3.4.3 Specific outcomes	
			increase diversity and improve resilience.
		(c)	Visitor accommodation establishes in a diverse range of styles, forms and locations.
		(d)	Tourist attractions and accommodation, establish where they do not detract from rural production, scenic amenity or town character.
		(e)	The location of low-impact, nature-based tourist attractions avoids adverse impacts on biodiversity or scenic amenity.
		(f)	Eco-friendly infrastructure in protected areas integrates harmoniously with natural and cultural values.
(6)	*Forestry*—and industries associated with it contribute to the region's economy.	(a)	Forestry resources remain accessible and protected from incompatible development that may compromise productivity.
		(b)	Forestry industries co-exist in areas of environmental significance and operate in a sustainable manner while preserving biodiversity.
		(c)	Rural areas allow for the establishment of alternate industries such as agri-forestry.
(7)	*Extractive and mineral resources*—are required for sustaining growth and development with minerals and construction materials, both in and outside the region, but need appropriate management to avoid detrimental impacts on the amenity and health of communities.	(a)	Areas containing extractive and mineral resources remain available for extraction or mining consistent with demonstrated overriding need in the public interest.
		(b)	Uses incompatible with mining or extractive industries do not locate close to mineral or extractive resources or their associated haul routes.
		(c)	Towns and villages have a buffer of at least 5 km separating them from potential or existing mines or major extraction areas.

3.5 Community strength and wellbeing

3.5.1 Strategic outcomes

(1) Local communities in the region are strong and resilient with equitable access to a wide range of services and facilities.

(2) The region has safe communities that protect life and property from natural hazards.

(3) A wide range of health, education and leisure services establish in accessible locations throughout the North Burnett Region.

(4) The region retains its character, identity, culture and diversity, including but not limited to its unique cultural heritage and places of significance.

(5) The North Burnett hosts a variety of housing types that meet the communities' needs with respect to affordability, accessibility and functionality.

Table 3.5.1—Community strength and wellbeing—elements and specific outcomes

3.5.2	Elements	3.5.3	Specific outcomes
(1)	*Strong and healthy communities*—an increase in the health and diversity of rural business and industry will strengthen and sustain North Burnett's economy and enhance economic ties to coastal regions.	(a)	State agencies remain in the region to maintain strong employment presences and services in the principal centres.
		(b)	The following economically-significant locations contribute to regional prosperity— (i) the centres of principal towns; (ii) agricultural areas; (iii) tourist and regional recreation destinations such as Lake Paradise and Lake Cania; (iv) State-controlled roads, such as the Burnett and Isis Highways, and other major connecting roads; and, (v) aerodromes and adjacent aviation activities.
		(c)	Individuals and communities enjoy a pleasant and healthy environment, free of the adverse impacts of air, noise and odour emissions.
		(d)	Networks of roads, pathways, green spaces and open areas strengthen opportunities for employment, social interaction and enhance access to existing community facilities, improve amenity and augment recreational sporting facilities.
		(e)	Walking, cycling and sporting facilities enable a healthy and sustainable lifestyle.
		(f)	Public parkland and open spaces— (i) are easily accessible, (ii) are well designed and fit for meeting specific community needs; and, (iii) facilitate social interaction, physical activity and recreation.
(2)	*Social infrastructure*—the North Burnett's health, education, cultural and recreational facilities should promote well-being, social interaction and a sense of community.	(a)	The North Burnett has an equitable distribution of social infrastructure so that the majority of the population has reasonable access to health and education facilities and services.
(3)	*Safe communities*—minimising or eliminating risks to people's safety and property arising from crime and	(a)	Infrastructure for transport and delivering electricity, gas, or oil

Table 3.5.1—Community strength and wellbeing—elements and specific outcomes

3.5.2	Elements	3.5.3	Specific outcomes
	naturally occurring hazards is a priority for the North Burnett.		operates safely at minimal risk to people and the environment.
		(b)	Prevent inappropriate forms of development in areas that are subject to flooding, bushfire, and landslip.
		(c)	Intensive use of land occurs only in locations where there is limited exposure of people, property, community infrastructure and the natural environment to natural hazards such as flooding, bushfires and landslips.
		(d)	The configuration and design of buildings and public spaces, including streets and parks, discourages crime and increases personal safety.
(4)	*Cultural heritage*—conserving the heritage and character values of the Region strengthens the community's connection with and understanding of the past.	(a)	The North Burnett conserves and enhances architectural, cultural, biodiversity, spiritual, historic, scientific, natural and social heritage values of buildings and places.
		(b)	The cultural heritage values that are characteristic or unique to particular localities provide a strong foundation for tourism and other economic activity.
		(c)	The physical environment conserves those elements that contribute to the identity of towns, streetscapes and landscapes.
(5)	*Housing diversity*—choice in housing type, tenure, location and cost enables residents to remain in their communities as they move through their life cycle.	(a)	The region provides a diverse mixture of housing with a comprehensive choice in type, tenure, value and character.
		(b)	Social housing, located in the more accessible parts of the region, integrates well with other housing forms and tenures.
		(c)	The provision of social housing (public housing and housing through community-based, not-for-profit entities and housing co-operatives) is adaptive and meets the needs of residents.

3.6 Settlement pattern

3.6.1 Strategic outcomes

(1) The North Burnett uses land efficiently, minimising adverse impacts on the environment, making better use of existing infrastructure that is close to town centres, and appropriately managing natural resources.

(2) The six principal towns of Biggenden, Eidsvold, Gayndah, Mount Perry, Monto and Mundubbera enhance their individual strengths while maintaining their key role of providing services to respective rural hinterlands.

(3) Each principal town maintains a vibrant and compact town centre at is core, surrounded by predominantly low-density housing.

(4) The region maintains a variety of employment possibilities and accommodates diverse lifestyles.

(5) Industry prospers in discrete locations where adverse impacts are minimal and appropriate access to the road network is available.

(6) Sustainable urban design improves the region's response to the prospect of climate change.

(7) Urban growth respects the region's cultural heritage.

Table 3.6.1—Settlement pattern—elements and specific outcomes

3.6.2 Elements	3.6.3 Specific outcomes
(1) *Settlement pattern*—the region's towns, villages and associated rural lifestyle areas provide housing, services and venues for civic activities and recreation.	(a) The region's settlement pattern is generally consistent with Strategic Framework Map SF-001. (b) New urban housing and business activity occurs on existing urban land in preference to the expansion of the existing urban area, especially in Eidsvold, Gayndah and Mt Perry. (c) Existing town areas attract increased densities to make better use of urban land and its associated infrastructure and services. (d) Town centres thrive as the most accessible and convenient places for business, retail, government, and community transactions. (e) Industrial development locates with minimal impediment where— (i) there are significant clusters of industrial and similar activities; (ii) good access for employees and freight transport is available; and, (iii) buffer areas or adequate separation between industry and nearby sensitive land uses avoid land use conflict. (f) Extractive industry, High impact industry, and Special industry locate outside town areas while Low impact industry, Medium impact industry, and Service industry establish within the Industry Zone within towns. (g) Rural residential areas— (i) provide lifestyle choice in close proximity to services and infrastructure provided by the principal towns—within 10km; (ii) do not conflict with surrounding land uses;

Table 3.6.1—Settlement pattern—elements and specific outcomes

3.6.2 Elements		3.6.3 Specific outcomes	
			(iii) do not place unplanned demands on infrastructure networks; and, (iv) are consistent with the character of the area.
		(h)	Sensitive land uses do not locate where there may be conflict with existing or future industrial activities.
(2)	*Strong network of centres*—the location of services, employment, recreation and infrastructure can make a significant difference to the efficient functioning of the region for the long-term, especially in relation to making good use of existing infrastructure and services.	(a)	The North Burnett's principal towns are the hubs of economic activity for their surrounding rural communities.
		(b)	Gayndah, as the North Burnett's 'District Centre', is the region's focus for attracting and accommodating growth.
		(c)	Biggenden, Eidsvold, Monto, Mount Perry and Mundubbera, as local centres, continue to grow, attracting additional residential, business, industry, and community uses.
		(d)	Urban growth occurs where it— (i) provides the best overall level of accessibility and convenience for residents, businesses and visitors; and, (ii) ensures a positive rate of return on the North Burnett's investment in infrastructure.
(3)	*Urban form*—the relationship between the different elements of a town and its place in the region, including its shape and intensity, can make a difference to the experience of residents and visitors.	(a)	The region's settlements are compact, efficient and provide a high overall level of accessibility and convenience.
		(b)	Strong and vital employment areas, including commercial and industrial districts, locate conveniently in relation to their workforces and markets.
		(c)	The centres of the principal towns attract and accommodate a diverse mix of uses.
		(d)	Alternative housing options are located within the existing settled areas, for example dual occupancy and secondary dwellings.
(4)	*Broad hectare land supply*—an adequate supply of land suitable for urban development is necessary for the market to provide a developed land 'product'.	(a)	Adequate 'broad hectare' or 'greenfield' land is available, in appropriate locations within or adjacent to each of the North Burnett's principal towns, accommodating the region's growth for the next 20 years.
		(b)	Urban expansion occurs in identified growth areas when there is a

Table 3.6.1—Settlement pattern—elements and specific outcomes

3.6.2 Elements	3.6.3 Specific outcomes
	community need for a town to grow outside its current boundary. (c) Land uses locate where there is appropriate capacity in infrastructure networks. (d) Residential expansion occurs where there is cost-effective access to physical and community infrastructure.

3.7 Infrastructure, services and facilities

3.7.1 Strategic outcomes

(1) The North Burnett region benefits from well-planned, readily accessible, reliable and sustainable physical infrastructure, services and facilities.

(2) The region's infrastructure and services are available in a timely, economical and efficient manner.

Table 3.7.1—Infrastructure, services and facilities—elements and specific outcomes

3.7.2 Elements		3.7.3 Specific outcomes	
(1)	*Key infrastructure sites and corridors*—such as Paradise Dam, gas pipelines, or power transmission lines are important economic assets for maintaining a contemporary standard of living and community wellbeing.	(a) (b)	Land uses minimise or avoid conflicts with strategic economic infrastructure used to deliver electricity, gas, oil or telecommunication services. Corridors for accommodating infrastructure networks operate free of interference from potentially incompatible land uses.
(2)	*Wastewater management and recycling*— appropriate wastewater management and sewerage services are important to meet State and community expectations and to protect the natural environment.	(a) (b)	The demands of land uses are within the capacity of sewerage networks and are not detrimental to the natural environment. Wastewater treatment facilities operate without interference from inappropriate adjacent development.
(3)	*Water sources and reticulation*—are strategically important to secure raw water supplies and for providing towns with an appropriate level of drinkable water.	(a) (b)	The demands of land uses are within the capacity of water supply networks. Water sources remain in their natural state and provide a reliable quality supply.
(4)	*Stormwater management*—aids water filtration, biological productivity, wildlife habitat, water storage and is therefore important to the future environmental health and human settlement in the North Burnett.	(a)	Stormwater management systems minimise adverse impacts on water quality in receiving waters.
(5)	*Information and telecommunications*—e-commerce, digital technologies, and telecommunications services are	(a)	Businesses, residents and visitors have access to the digital network including telecommunications and high-speed internet.

Table 3.7.1—Infrastructure, services and facilities—elements and specific outcomes

3.7.2	Elements	3.7.3	Specific outcomes
	increasingly important for economic development.		
(6)	*Transport infrastructure*—including road, rail, aviation, cycleways, and pedestrian paths are important to the overall wellbeing and prosperity of communities in the North Burnett.	(a) (b) (c) (d) (e)	A well-defined and suitable road network enables good connectivity. The form and scale of each principal towns is walkable and encourages active transport. Pedestrian and cycle connections provide links between schools, residential areas, places of employment, parks and recreation facilities. Land uses close to strategic transport corridors and aerodromes avoid adverse impacts on the strategic infrastructure. Existing or future rail corridors retain their safety and operational integrity.
(7)	*Energy*—connection to or provision of electricity contributes to well-serviced communities by access to contemporary services.	(a) (b) (c) (d)	The North Burnett makes good use of potential renewable energy sources within its region, including solar, wind, geothermal and biomass generation. North Burnett community minimises its consumption of energy from non-renewable sources and reduces its generation of greenhouse gases. Strategic infrastructure for delivering electricity, gas or oil operates without interference from inappropriate development. Self-sufficient, renewable utilities and infrastructure services locations where it is not feasible to connect to networked infrastructure—some non-urban areas for example.

Part 4 Priority infrastructure plan

4.1 Preliminary

(1) The North Burnett Regional Council priority infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009* (the Act).

(2) The purpose of the priority infrastructure plan is to—

- (a) integrate and coordinate land use planning and infrastructure planning; and
- (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

(3) The priority infrastructure plan—

- (a) states in Section 4.2 (Planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the priority infrastructure plan;
- (b) identifies in Section 4.3 (Priority infrastructure area) the prioritised area to accommodate urban growth for 10 to 15 years;
- (c) states in Section 4.4 (Desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure;
- (d) identifies in Section 4.5 (Plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks—
  - (i) water supply;
  - (ii) wastewater;
  - (iii) stormwater;
  - (iv) transport; and
  - (v) public parks and land for community facilities.

4.2 Planning assumptions

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

(2) Further detailed background information concerning the planning assumptions is referenced in the Priority Infrastructure Plan Planning Assumption Report for the North Burnett Region.

(3) The assumed scale of development identified below and the Planning Assumptions Report indicate low growth within the region.

(4) Existing trunk infrastructure networks within the PIA have the capacity to accommodate the anticipated demand generated by existing projected development.

Editor's note—the Priority Infrastructure Plan Planning Assumptions Reports for the North Burnett Region is extrinsic material to the planning scheme.

Table 4.2.1—Population and housing projections: Biggenden District

Area	Dwelling type	Existing and projected population					Average occupancy rate (persons/dwelling)					Existing and projected dwellings				
		2006	2011	2016	2021	2026	2006	2011	2016	2021	2026	2006	2011	2016	2021	2026
Inside PIA Biggenden (L)	Single Dwelling	655	684	703	718	761	1.92	1.89	1.80	1.74	1.69	341	368	391	412	451
	Multiple Dwelling	7	7	7	8	8	1.13	1.10	1.06	1.06	1.00	6	7	7	7	8
	Other	21	22	23	23	25	1.47	1.42	1.38	1.34	1.29	14	16	17	17	19
	Total	683	714	734	749	793	1.89	1.83	1.77	1.72	1.66	362	390	414	436	478
Outside PIA	Single Dwelling	898	929	955	975	1.03	1.92	1.86	1.80	1.74	1.69	463	500	530	559	612
	Multiple Dwelling	9	10	10	10	11	1.13	1.10	1.06	1.03	1.00	8	9	9	10	11
	Other	29	30	31	32	33	1.47	1.42	1.38	1.34	1.29	20	21	22	24	26
	Total	927	968	996	1.01	1.07	1.89	1.83	1.77	1.72	1.66	491	530	562	592	649
Biggenden District	Single Dwelling	1554	1613	1658	1693	1793	1.92	1.86	1.80	1.74	1.69	805	868	921	970	1063
	Multiple Dwelling	16	17	18	18	19	1.13	1.10	1.06	1.03	1.00	14	16	16	17	19
	Other	50	52	54	55	58	1.47	1.42	1.38	1.34	1.29	34	37	39	41	45
	Total	1610	1682	1729	1766	1870	1.89	1.83	1.77	1.72	1.66	853	920	976	1029	1127

Table 4.2.2—Population and housing projections: Eidsvold District

Area	Dwelling type	Existing and projected population					Average occupancy rate (persons/dwelling)					Existing and projected dwellings				
		2006	2011	2016	2021	2026	2006	2011	2016	2021	2026	2006	2011	2016	2021	2026
Inside PIA Eidsvold(L)	Single Dwelling	441	433	432	439	441	218	212	207	201	1.95	203	204	209	218	228
	Multiple Dwelling	22	21	21	22	22	1.15	1.12	1.09	1.08	1.03	19	19	20	21	21
	Other	20	19	19	20	20	1.42	1.38	1.35	1.31	1.27	14	14	14	15	16
	Total	483	473	472	481	483	2.05	2.00	1.94	1.89	1.84	236	237	243	254	252
Outside PIA	Single Dwelling	387	379	378	385	386	2.18	2.12	2.07	2.01	1.95	178	179	183	191	198
	Multiple Dwelling	19	19	19	19	19	1.15	1.12	1.09	1.06	1.03	17	17	17	18	19
	Other	17	17	17	17	17	1.42	1.38	1.35	1.31	1.27	12	12	12	13	13
	Total	423	415	414	421	423	2.05	2.00	1.94	1.89	1.84	206	208	213	222	230
Eidsvold District	Single Dwelling	828	821	810	824	827	2.18	2.12	2.07	2.01	1.95	380	383	392	410	423
	Multiple Dwelling	41	40	40	41	41	1.15	1.12	1.09	1.06	1.03	36	36	37	39	40
	Other	37	36	36	37	37	1.42	1.38	1.35	1.31	1.27	26	26	27	28	29
	Total	906	888	886	902	905	2.05	2.00	1.94	1.89	1.84	442	445	456	477	492

Table 4.2.3—Population and housing projections: Gayndah District

Area	Dwelling type	Existing and projected population					Average occupancy rate (persons/dwelling)					Existing and projected dwellings				
		2006	2011	2016	2021	2026	2006	2011	2016	2021	2026	2006	2011	2016	2021	2026
Inside PIA Gayndah (L)	Single Dwelling	1645	1680	1697	1716	1786	2.28	2.22	2.15	2.08	2.02	720	758	790	823	886
	Multiple Dwelling	61	62	63.	64	66	1.41	1.36	1.32	1.28	1.24	43	46	48	50	53
	Other	137	140	141	141	149	1.68	1.58	1.53	1.49	1.44	84	88	92	96	103
	Total	1843	1882	1901	1922	2001	2.17	2.11	2.05	1.98	1.92	848	893	929	969	1042
Outside PIA	Single Dwelling	986	1006	1017	1028	1070	2.28	2.22	2.15	2.08	2.02	431	454	473	493	530
	Multiple Dwelling	37	37	38	38	40	1.4	1.36	1.32	1.28	1.24	26	27	29	30	32
	Other	82	84	85	86	89	1.63	1.58	1.49	1. 53	1.44	50	53	55	58	62
	Total	1104	1128	1139	1152	1199	2.17	2.11	2.05	1.98	1.92	508	535	557	580	624
Gayndah District	Single Dwelling	2630	2686	2714	2743	2856	2.28	2.22	2.15	2.08	2.02	1152	1213	1263	1316	1416
	Multiple Dwelling	98	100	101	102	106	1.41	1.36	1.32	1.28	1.24	70	73	76	79	86
	Other	219	224	226	228	238	1.63	1.58	1.53	1.49	1.44	134	141	147	154	165
	Total	2947	3010	3040	3074	3200	2.17	2.11	2.05	1.98	1.92	1355	1427	1486	1549	1667

Table 4.2.4—Population and housing projections: Mundubbera District

Area	Dwelling type	Existing and projected population					Average occupancy rate (persons/dwelling)					Existing and projected dwellings				
		2006	2011	2016	2021	2026	2006	2011	2016	2021	2026	2006	2011	2016	2021	2026
Inside PIA Mundubbera(L)	Single Dwelling	968	945	953	973	973	2.13	2.05	1.98	1.9	1.83	454	460	482	504	533
	Multiple Dwelling	31	30	31	31	31	1.2	1.15	1.11	1.07	1.02	26	26	28	29	30
	Other	126	123	124	127	127	1.4	1.35	1.3	1.25	1.2	90	91	95	100	105
	Total	1125	1098	1108	1131	1131	1.98	1.9	1.83	1.76	1.69	569	577	605	632	669
Outside PIA	Single Dwelling	977	954	963	982	982	2.13	2.05	1.98	1.9	1.83	458	465	487	509	538
	Multiple Dwelling	31	31	31	31	31	1.2	1.15	1.11	1.07	1.02	26	27	28	29	31
	Other	127	124	125	128	128	1.4	1.35	1.3	1.25	1.2	91	92	96	101	106
	Total	1136	1109	1119	1142	1142	1.98	1.9	1.83	1.76	1.69	575	583	611	638	675
Mundubbera District	Single Dwelling	1945	1899	1916	1955	1955	2.13	2.05	1.98	1.9	1.83	912	925	969	1012	1071
	Multiple Dwelling	62	61	61	63	63	1.2	1.15	1.11	1.07	1.02	52	53	55	58	61
	Other	253	247	250	255	255	1.4	1.35	1.3	1.25	1.2	180	183	192	200	212
	Total	2261	2208	2227	2240	2272	1.98	1.9	1.83	1.76	1.69	1145	1161	1216	1271	1344

Table 4.2.5—Population and housing projections: Monto District

Area	Dwelling type	Existing and projected population					Average occupancy rate (persons/dwelling)					Existing and projected dwellings				
		2006	2011	2016	2021	2026	2006	2011	2016	2021	2026	2006	2011	2016	2021	2026
Inside PIA Monto(L)	Single Dwelling	1091	1112	1126	1126	1137	1.89	1.81	1.73	1.65	1.57	576	615	652	689	752
	Multiple Dwelling	16	16	16	16	17	1.08	1.04	0.99	0.94	0.90	16	16	15	17	19
	Other	119	121	122	124	128	1.69	1.62	1.54	1.47	1.40	70	75	79	84	92
	Total	1226	1249	1264	1277	1323	1.85	1.77	1.69	1.61	1.53	661	705	748	791	863
Outside PIA	Single Dwelling	1204	1227	1242	1254	1300	1.89	1.81	1.73	1.65	1.57	636	679	719	761	830
	Multiple Dwelling	17	18	18	18	19	1.08	1.04	0.99	0.94	0.9	16	17	18	19	21
	Other	131	134	135	137	139	1.69	1.62	1.54	1.47	1.40	77	83	88	93	99
	Total	1353	1373	1395	1409	1457	1.85	1.77	1.69	1.61	1.53	729	778	825	873	951
Monto District	Single Dwelling	2295	2339	2369	2391	2477	1.89	1.81	1.73	1.65	1.57	1212	1293	1371	1450	1583
	Multiple Dwelling	33	34	34	35	36	1.08	1.04	0.99	0.94	0.9	31	33	35	37	40
	Other	250	255	258	260	267	1.69	1.62	1.54	1.47	1.4	148	158	167	177	191
	Total	2578	2628	2660	2686	2780	1.85	1.77	1.69	1.61	1.53	1390	1484	1573	1663	1814

Table 4.2.6—Population and housing projections: Perry District

Area	Dwelling type	Existing and projected population					Average occupancy rate (persons/dwelling)					Existing and projected dwellings				
		2006	2011	2016	2021	2026	2006	2011	2016	2021	2026	2006	2011	2016	2021	2026
Inside PIA Perry(L)	Single Dwelling	181	193	205	218	236	1.85	1.79	1.74	1.68	1.63	98	108	118	129	145
	Multiple Dwelling	5	6	6	6	7	0.9	0.87	0.85	0.82	0.79	6	7	7	8	9
	Other	13	14	15	16	17	2.25	2.18	2.11	2.05	1.98	6	7	7	8	9
	Total	200	213	226	240	260	1.82	1.76	1.71	1.66	1.6	110	121	132	145	163
Outside PIA	Single Dwelling	231	246	261	278	301	1.85	1.79	1.74	1.68	1.63	125	137	150	165	185
	Multiple Dwelling	7	7	8	8	9	0.9	0.87	0.85	0.82	0.79	8	8	9	10	11
	Other	17	18	19	21	22	2.25	2.18	2.11	2.05	1.98	8	8	9	10	11
	Total	255	271	288	307	332	1.82	1.76	1.71	1.66	106	140	154	169	185	208
Perry District	Single Dwelling	412	439	466	495	537	1.85	1.79	1.74	1.68	1.63	223	245	268	294	330
	Multiple Dwelling	12	13	14	15	16	0.9	0.87	0.85	0.82	0.79	14	16	16	18	20
	Other	31	33	35	37	40	2.25	2.18	2.11	2.05	1.98	14	16	16	18	20
	Total	455	484	514	547	593	1.82	1.76	1.71	1.66	1.6	251	275	301	330	370

Table 4.2.7—Employment and non-residential floor space projections: Eidsvold

Area	Non-residential development category	Existing and projected employment (employees)					Average floor space conversion rate (m² GFA / employee)	Existing and projected floor space (m²)				
		2006	2011	2016	2021	2026		2006	2011	2016	2021	2026
Inside PIA Eidsvold(L)	Commercial	68	67	67	68	67	20	1369	1342	1339	1362	1347
	Retail	30	29	29	29	29	25	741	727	725	737	729
	Industrial	37	36	36	37	36	110	4052	3975	3964	4032	3988
	Community	25	24	24	24	24	NA	NA	NA	NA	NA	NA
	Other	75	73	73	74	73	NA	NA	NA	NA	NA	NA
	Total	234	229	229	233	230	NA	6162	6044	6028	6131	6064
Outside PIA	Commercial	17	17	17	17	17	20	342	336	335	340	337
	Retail	0	0	0	0	0	25	0	0	0	0	0
	Industrial	37	36	36	37	36	110	4052	395	3964	4032	3988
	Community	0	0	0	0	0	NA	NA	NA	NA	NA	NA
	Other	75	73	73	74	73	NA	NA	NA	NA	NA	NA
	Total	128	126	126	128	126	NA	4395	4310	4299	4372	4325
Eidsvold District	Commercial	86	84	84	85	84	20	1711	1678	1674	1702	1684
	Retail	30	29	29	29	29	25	741	727	725	737	729
	Industrial	74	72	72	73	73	110	8105	7950	7929	8064	7976
	Community	25	24	24	24	24	NA	NA	NA	NA	NA	N A
	Other	149	146	146	178	147	NA	NA	NA	NA	NA	NA
	Total	362	356	355	361	357	NA	10557	10355	10328	10504	10389

Table 4.2.8—Employment and non-residential floor space projections: Gayndah

Area	Non-residential development category	Existing and projected employment (employees)					Average floor space conversion rate (m^2 GFA / employee)	Existing and projected floor space (m^2 GFA)				
		2006	2011	2016	2021	2026		2006	2011	2016	2021	2026
Inside PIA Gayndah(L)	Commercial	323	330	333	337	342	20	6460	6599	6665	6738	6845
	Retail	115	118	119	120	122	25	2880	2941	2971	3004	3051
	Industrial	45	46	47	47	48	110	4971	5077	5128	5185	5266
	Community	73	74	75	76	77	NA	NA	NA	NA	NA	NA
	Other	55	56	56	57	58	NA	NA	NA	NA	NA	NA
	Total	611	642	630	637	647	NA	14311	14617	14765	14297	16162
Outside PIA	Commercial	7	7	7	7	0	20	132	135	136	138	140
	Retail	0	0	0	0	0	25	0	0	0	0	0
	Industrial	45	46	47	47	48	110	4971	5077	5128	5185	5266
	Community	0	0	0	0	0	NA	NA	NA	NA	NA	NA
	Other	400	409	413	417	424	NA	NA	NA	NA	NA	NA
	Total	452	461	466	471	479	NA	5103	5212	5264	5322	5406
Gayndah District	Commercial	330	337	340	344	349	20	6592	6733	6801	6876	6984
	Retail	115	118	119	120	122	25	2880	2941	2971	3004	3051
	Industrial	90	92	93	94	96	110	9941	10154	10257	10369	10533
	Community	73	74	75	76	77	NA	NA	NA	NA	NA	NA
	Other	455	464	469	474	482	NA	NA	NA	NA	NA	NA
	Total	1062	1085	1096	1106	1126	NA	19413	19829	20029	20249	20568

Table 4.2.9—Employment and non-residential floor space projections: Monto

Area	Non-residential development category	Existing and projected employment (employees)					Average floor space conversion rate (m^2 GFA / employee)	Existing and projected floor space (m^2 GFA)				
		2006	2011	2016	2021	2026		2006	2011	2016	2021	2026
Inside PIA Monto(L)	Commercial	211	215	218	220	223	20	4221	4301	4354	4397	4466
	Retail	95	97	98	99	100	25	2371	2416	2446	2470	2509
	Industrial	107	109	110	111	113	110	11747	11973	12119	12237	12430
	Community	67	69	70	70	71	NA	NA	NA	NA	NA	NA
	Other	0	0	0	0	0	NA	NA	NA	NA	NA	NA
	Total	480	489	495	500	508	NA	18339	18690	18919	19104	19404
Outside PIA	Commercial	0	0	0	0	0	20	0	0	0	0	0
	Retail	0	0	0	0	0	25	0	0	0	0	0
	Industrial	0	0	0	0	0	110	0	0	0	0	0
	Community	0	0	0	0	0	NA	NA	NA	NA	NA	NA
	Other	374	381	386	390	396	NA	NA	NA	NA	NA	NA
	Total	374	381	386	390	396	NA	0	0	0	0	0
Monto District	Commercial	211	215	218	220	223	20	4301	4301	4354	4397	4466
	Retail	95	97	98	99	100	25	2416	2416	2446	2470	2509
	Industrial	107	109	110	111	113	110	11973	11973	12119	12237	12430
	Community	67	69	70	70	71	NA	NA	NA	NA	NA	NA
	Other	374	381	386	390	396	NA	NA	NA	NA	NA	NA
	Total	854	871	881	890	904	NA	18690	18690	18919	19104	19404

Table 4.2.10—Employment and non-residential floor space projections: Mundubbera

Area	Non-residential development category	Existing and projected employment (employees)					Average floor space conversion rate (m^2 GFA / employee)	Existing and projected floor space (m^2 GFA)				
		2006	2011	2016	2021	2026		2006	2011	2016	2021	2026
Inside PIA Mundubbera (L)	Commercial	227	222	223	225	223	20	4538	4431	4470	4467	4463
	Retail	70	69	69	70	69	25	1755	1713	1728	1739	1726
	Industrial	62	61	61	61	61	110	6819	6657	6716	6756	6705
	Community	55	53	54	54	54	NA	NA	NA	NA	NA	NA
	Other	28	28	28	28	28	NA	NA	NA	NA	NA	NA
	Total	442	432	435	438	435	NA	13772	12802	12914	12991	12893
Outside PIA	Commercial	5	5	5	5	5	20	93	90	91	92	91
	Retail	0	0	0	0	0	25	0		0	0	0
	Industrial	62	61	64	61	61	110	6819	6657	6716	6756	6705
	Community	0	0	0	0	0	NA	NA	NA	NA	NA	NA
	Other	444	433	437	440	436	NA	NA	NA	NA	NA	NA
	Total	510	498	503	506	502	NA	6911	6748	6807	6848	6796
Mundubbera District	Commercial	232	226	228	229	228	20	4361	4521	4561	4588	4554
	Retail	70	69	69	70	69	25	1755	1713	1728	1939	1726
	Industrial	124	121	122	123	122	110	13637	13315	19432	13512	13410
	Community	55	53	54	54	54	NA	NA	NA	NA	NA	NA
	Other	472	461	465	468	464	NA	NA	NA	NA	NA	NA
	Total	953	930	938	944	937	NA	20023	19549	19721	19839	19689

Table 4.2.11—Employment and non-residential floor space projections: Perry

Area	Non-residential development category	Existing and projected employment (employees)					Average floor space conversion rate (m^2 GFA / employee)	Existing and projected floor space (m^2 GFA)				
		2006	2011	2016	2021	2026		2006	2011	2016	2021	2026
Inside PIA Perry(L)	Commercial	26	27	29	31	33	20	514	547	581	618	657
	Retail	3	4	4	4	4	25	86	61	97	103	109
	Industrial	5	5	6	6	7	110	585	601	639	679	722
	Community	11	12	13	13	14	NA	NA	NA	NA	NA	NA
	Other	0	0	0	0	0	NA	NA	NA	NA	NA	NA
	Total	45	48	51	55	58	NA	1165	1239	1316	1400	1488
Outside PIA	Commercial	0	0	0	0	0	20	0	0	0	0	0
	Retail	0	0	0	0	0	25	0	0	0	0	0
	Industrial	0	0	0	0	0	110	0	0	0	0	0
	Community	0	0	0	0	0	NA	NA	NA	NA	NA	NA
	Other	112	119	127	135	134	NA	NA	NA	NA	NA	NA
	Total	112	119	127	135	134	NA	0	0	0	0	0
Perry District	Commercial	26	27	29	31	33	20	514	547	581	618	657
	Retail	3	4	4	4	4	25	86	91	97	103	109
	Industrial	5	5	6	6	7	110	565	601	639	679	722
	Community	11	12	13	13	14	NA	NA	NA	NA	NA	NA
	Other	112	119	127	135	143	NA	NA	NA	NA	NA	NA
	Total	158	168	178	189	201	NA	1165	1239	1316	1400	1488

4.3 Priority infrastructure area

(1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.

(2) The priority infrastructure area identifies the area where North Burnett Regional Council gives priority to provide trunk infrastructure for urban development up to 2031.

(3) The priority infrastructure area is identified in the following maps—

Map number	Map title
PIP-001	Priority infrastructure area – Monto
PIP-006	Priority infrastructure area – Eidsvold
PIP-011	Priority infrastructure area – Mount Perry
PIP-016	Priority infrastructure area – Mundubbera
PIP-022	Priority infrastructure area – Gayndah
PIP-028	Priority infrastructure area – Biggenden

(4) The priority infrastructure maps are contained in Schedule 3.

4.4 Desired standards of service

(1) The desired standards of service (DSS) details the standards that comprise an infrastructure network most suitable for the local context.

(2) The DSS is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.

4.4.1 Water supply network desired standard of service

Table 4.4.1—Water supply network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	Planning Guidelines for Water Supply and Sewerage 2005—Department of Environment and Resource Management WSA 03-2002 Water Supply Code of Australia—Water Services Association of Australia Customer service standards Customer service obligations
Adequacy of supply	All development receives with a water supply that is adequate for the intended use.	Planning Guidelines for Water Supply and Sewerage 2005—Department of Environment and Resource Management Water Services Association of Australia codes Customer service standards North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	*Australian Drinking Water Guidelines 2011*—National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	Compliance with the requirements of the *Environmental Protection Act 1994* and associated Environmental Protection Policies and the *Water Act 2000*.

Table 4.4.1—Water supply network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	Planning Guidelines for Water Supply and Sewerage 2005—Department of Environment and Resource Management Systems Leakage Management Plan 2009— North Burnett Regional Council
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	Planning Guidelines for Water Supply and Sewerage 2005—Department of Environment and Resource Management WSA 03—2002 Water Supply Code of Australia—Water Services Association of Australia *Australian Drinking Water Guidelines 2011*—National Health and Medical Research Council Flood level for water treatment plants – 0.5 per cent AEP North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works

4.4.2 Sewerage network desired standards of service

Table 4.4.2—Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	Planning Guidelines for Water Supply and Sewerage 2005—Department of Environment and Resource Management North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works Customer service standards Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	*Queensland Water Quality Guidelines 2009*—National Water Quality Management Strategy, Department of Environment and Resource Management Compliance with the requirements of the *Environmental Protection Act 1994* and associated Environmental Protection policies
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	Compliance with the requirements of the *Environmental Protection Act 1994* and associated Environmental Protection policies
Effluent reuse	Reuse effluent wherever possible.	*Guidelines for Sewerage Systems: Use of Reclaimed Water February 2000*—Agriculture and Resource Management Council of Australia and New Zealand and Australian and New Zealand Environment and Conservation Council Water Recycling Guidelines—December 2005

Table 4.4.2—Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	Planning Guidelines for Water Supply and Sewerage 2005—Department of Environment and Resource Management *WSA 02—2002 Sewerage Code of Australia*—Water Services Association of Australia WSA 04—2005 Sewage Pumping Station Code of Australia—Water Services Association of Australia North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works

4.4.3 Stormwater network desired standards of service

Table 4.4.3—Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	*Queensland Urban Drainage Manual 2007*—Department of Natural Resources and Water North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	*Queensland Water Quality Guidelines 2009*—National Water Quality Management Strategy, Department of Environment and Resource Management
Environmental impacts	Adopt water–sensitive urban design principles and on–site water quality management to achieve EPA water quality objectives.	Section 21 Environmental Protection (Water) Policy 2009 North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	*Queensland Urban Drainage Manual 2007*—Department of Natural Resources and Water North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works

4.4.4 Transport network desired standards of service

Table 4.4.4—Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.	North Burnett Planning Scheme SC6.2 Design and construction standards for non-trunk infrastructure works Road Planning and Design Manual—Interim Guide to Road Planning and

Table 4.4.4—Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
	Design of the road system will comply with established codes and standards.	Design Practice May 2010—Department of Transport and Main Roads Australian Standards AUSTROADS guides Complete Streets: Guidelines for urban street design—IPWEAQ
Cycleway and pathway design / planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	Australian Standards Guide to Road Design – Part 6A:Pedestrian and Cyclist paths—AUSTROADS Complete Streets: Guidelines for urban street design—IPWEAQ

4.4.5 Public parks and land for community facilities network desired standards of service

Table 4.4.5—Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	Parks and community land is provided at a local, district and LGA–wide level Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	Accessibility standards are identified in Table 4.4.7—Accessibility standard
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health–promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	The rate of public park provision is identified in Table 4.4.6—Rate of public park provision. The size for public parks is identified Table 4.4.8—Size of parks and community land. The maximum gradient for public parks is identified in Table 4.4.9—Maximum desired grade. The minimum flood immunity for public parks is identified in Table 4.4.10—Minimum desired flood immunity for parks.
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	Standard embellishments for each type of park are identified in Table 4.4.11—Standard facilities and embellishments for parks.
Infrastructure design / performance standards	Maximise opportunities to co – locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	Local government standards in planning scheme and planning scheme policies Australian Standards

Table 4.4.6—Rate of public park provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	Local town area	Planning scheme area
Recreation park	1 ha	5 ha
Sport park	1.5 ha	5 ha
Community land	opportunity based	opportunity based

Table 4.4.7—Accessibility standard

Infrastructure type	Accessibility standard (km)
Recreation park Sport park Community land	(a) Visible from the road, linked to schools and shops with safe pedestrian/cycle crossing. (b) Conventional vehicle access (c) Within 200m of a collector road or higher (d) Within 400m of land in the Centre zone (e) On or within 100m of a bicycle network (f) Local parks to be within a 5 minute walk of all residences (g) Two sides and at least 50 per cent of perimeter length of park has direct frontage to a public road.

Table 4.4.8—Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	Local town area	Planning scheme area
Recreation park	0.5ha	10ha
Sport park	1.2–3ha	5ha
Community land	opportunity based	opportunity based

Table 4.4.9—Maximum desired grade

Infrastructure type	Maximum gradient
Recreation park Sport park Community land	Minimum 75 per cent of the area with a gradient less than 10 per cent. All area must be above 50 per cent AEP minimum and 50 per cent above 5 per cent AEP. All buildings and car parks are to be above the 1 per cent AEP

Table 4.4.10—Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (per cent)		
	Local government wide		
Flood immunity	>Q5	>Q50	>Q100
Recreation park	25 per cent	75 per cent	0 per cent
Sport park	50 per cent	40 per cent	10 per cent
Community land	–	–	100 per cent

Table 4.4.11—Standard facilities and embellishments for parks

Embellishment type	Recreation parks		Sport parks
	Local town area	Planning scheme area	Planning scheme area
Informal Play area	✓	✓	
Playground	✓	✓	✓
Seating	✓	✓	✓
Covered seatings and table	✓	✓	✓
Shade structure		✓	
Street parking	✓		
Onsite parking		✓	✓
Bicycle racks	✓	✓	✓
Bins	✓	✓	✓
Lighting	✓	✓	✓
Toilet	✓	✓	✓
Path (pedestrian/ cycle)		✓	
Fencing/bollards			✓
Kiosk			✓
Potable water/drinking fountains (disabled compliant)	✓	✓	✓
BBQ picnic		✓	✓
Sports courts/oval			✓
Special events area		✓	
Clubroom/storage shed			✓
Landscaping (including earthworks, irrigation and revegetation)	✓	✓	✓
Signage—direction, identity and interpretive	✓	✓	✓

4.5 Plans for trunk infrastructure

(1) The plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.

(2) The following maps show the PFTI—

Map number	Map title
PIP-002	Existing Trunk Infrastructure - Monto - Open space, Recreation and Community land
PIP-003	Existing Trunk Infrastructure - Monto - Sewerage

Map number	Map title
PIP-004	Existing Trunk Infrastructure - Monto - Transport
PIP-005	Existing Trunk Infrastructure - Monto - Water
PIP-007	Existing Trunk Infrastructure - Eidsvold - Open space, Recreation and Community land
PIP-008	Existing Trunk Infrastructure - Eidsvold - Sewerage
PIP-009	Existing Trunk Infrastructure - Eidsvold - Transport
PIP-010	Existing Trunk Infrastructure - Eidsvold - Water
PIP-012	Existing Trunk Infrastructure - Mount Perry - Open space, Recreation and Community land
PIP-013	Existing Trunk Infrastructure - Mount Perry - Transport
PIP-014	Existing Trunk Infrastructure - Mount Perry - Water Map 1 of 2
PIP-015	Existing Trunk Infrastructure - Mount Perry - Water Map 2 of 2
PIP-017	Existing Trunk Infrastructure - Mundubbera - Open space, Recreation and Community land
PIP-018	Existing Trunk Infrastructure - Mundubbera - Sewerage
PIP-019	Existing Trunk Infrastructure - Mundubbera - Transport
PIP-020	Existing Trunk Infrastructure - Mundubbera - Water
PIP-021	Existing Trunk Infrastructure - Mundubbera - Stormwater
PIP-023	Existing Trunk Infrastructure - Gayndah - Open space, Recreation and Community land
PIP-024	Existing Trunk Infrastructure - Gayndah - Sewerage
PIP-025	Existing Trunk Infrastructure - Gayndah - Transport
PIP-026	Existing Trunk Infrastructure - Gayndah - Water
PIP-027	Existing Trunk Infrastructure - Gayndah - Stormwater
PIP-029	Existing Trunk Infrastructure - Biggenden - Open space, Recreation and Community land
PIP-030	Existing Trunk Infrastructure - Biggenden – Sewerage
PIP-031	Existing Trunk Infrastructure - Biggenden – Transport
PIP-032	Existing Trunk Infrastructure - Biggenden – Water
PIP-033	Existing Trunk Infrastructure - Biggenden - Stormwater

(3) The PFTI maps are contained in Schedule 3, SC3.3.

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables

The tables identify the following—

(1) development that is prohibited, exempt or requires self, compliance, code or impact assessment;

(2) the level of assessment for development in—

- (a) a zone and, where used, a precinct of a zone;
- (b) a local plan and, where used, a precinct of a local plan;
- (c) an overlay where used;

(3) the assessment criteria for development—

- (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column);
- (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment criteria' column);
- (c) if there is an overlay—
  - (i) whether an overlay code applies (shown in Table 5.10.1); or
  - (ii) the assessment criteria as shown on the overlay map[14] (noted in the 'assessment criteria' column) applies;
- (d) any other applicable code(s) (shown in the 'assessment criteria' column);

(4) any variation to the level of assessment (shown as an 'if' in the 'level of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act or within the standard planning scheme provisions.

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is—

(1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;

(2) for all development, identify the following—

- (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
- (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
- (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2;

(3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment;

(4) if the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in—

- (a) section 5.5 Levels of assessment—Material change of use;

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

(b) section 5.6 Levels of assessment—Reconfiguring a lot;

(c) section 5.7 Levels of assessment—Building work;

(d) section 5.8 Levels of assessment—Operational work;

(5) a precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections 5.5, 5.6, 5.7, and 5.8;

(6) if a local plan applies[15] refer to the table(s) in section 5.9 Levels of assessment—Local plans, to determine if the local plan changes the level of assessment for the zone;

(7) if a precinct of a local plan changes the level of assessment this will be shown in the 'level of assessment' column of the table(s) in section 5.9;

(8) if an overlay applies refer to section 5.10 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

(1) A material change of use is impact assessable—

(a) unless the table of assessment states otherwise;

(b) if a use is not listed or defined; or

(c) unless otherwise prescribed within the Act or the Regulation.

(2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.

(3) Building work and operational work is exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.

(4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.

(5) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.

(6) For the purposes of Schedule 4, Table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.

(7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows—

(a) self-assessable prevails over exempt;

(b) compliance assessment prevails over self-assessable and exempt;

(c) code assessable prevails over self-assessable and exempt;

(d) impact assessable prevails over code, self-assessable and exempt.

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

(8) Despite sub-subsection 5.3.2 (4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.

(9) Provisions of Part 10 may override any of the above.

(10) State prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.

(11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act or within section 5.4 the standard planning scheme provisions.

5.3.3 Determining the assessment criteria

(1) The following rules apply in determining assessment criteria for each level of assessment—

(a) self-assessable development—

[15] This planning scheme does not incorporate a local plan.

(i) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column;

(ii) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s);

(iii) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes assessable development;

(b) development requiring compliance assessment—

(i) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column;

(ii) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s);

(c) code assessable development—

(i) is to be assessed against all the applicable codes identified in the assessment criteria column;

(ii) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(1)(a)(iii) should—

(A) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(1)(a)(iii);

(B) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(1)(a)(i), other than those mentioned in sub-section 5.3.3(1)(a)(iii);

(iii) that complies with—

(A) the purpose and overall outcomes of the code complies with the code;

(B) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

(iv) is to have regard to the purposes of any instrument containing an applicable code;

Note—In relation to section 5.3.3(1)(c)(iv) above, and in regard to section 313(3)(d) of the Act, the strategic framework (where relevant) is considered to be the purpose of the instrument containing an applicable code.

(d) impact assessable development—

(i) is to be assessed against all identified code(s) in the assessment criteria column (where relevant);

(ii) is to be assessed against the planning scheme to the extent relevant.

5.4 Prescribed levels of assessment

For the development specified in the ‘use’, ‘’zone or ‘development’ columns, the levels of assessment are prescribed.

Table 5.4.1—Prescribed levels of assessment: material change of use

Use	Level of assessment	Assessment criteria
Community residence	**Self-assessment**	
	If in a residential zone or residential zone category or a rural residential zone	9.2.1 Community residence code
Dwelling house	**Exempt**	
	If in a residential zone and identified in Schedule 4 Table 2 of the Regulation	

Table 5.4.2—Prescribed levels of assessment: reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	**Compliance assessment**	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.3—Prescribed levels of assessment: building work

Table not used

Table 5.4.4—Prescribed levels of assessment: operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	**Compliance assessment**	
	Operational work associated with reconfiguring a lot requiring compliance assessment under schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.5—Prescribed levels of assessment: overlays

Table not used

5.5 Levels of assessment—Material change of use

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

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
Agricultural supplies store	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Bar	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes – AO6.1, AO6.2, AO6.3, AO7.1, AO7.2
Car wash	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Child care centre	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Club	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Community care centre	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Community residence	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Community residence code
	Code assessment	
	If not complying with all the self-assessable acceptable outcomes	Centre zone code [under subsection 5.3.3(1)(c)(ii) limited to the subject matter of the self-assessable outcomes not complied with]
Community use	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Dual occupancy	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Dual occupancy code self-assessable acceptable outcomes

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
Dwelling house	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Dwelling house code self-assessable acceptable outcomes
Dwelling unit	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Educational establishment	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Emergency services	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Environment facility	**Exempt**	
Food and drink outlet	**Self-assessment**	
	If— (a) for minor building reuse; (b) the adjoining premises does not include a sensitive land use; and (c) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Function facility	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Garden centre	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Hardware and trade supplies	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Health care services	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Home based business	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Home based business code acceptable outcomes
Hospital	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Hotel	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Indoor sport and recreation	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Low impact industry	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Market	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Multiple dwelling	**Code assessment**	
		Higher density residential code Infrastructure and operational work code
Nature-based tourism	**Code assessment**	
		Centre zone code

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
		Infrastructure and operational work code
Nightclub entertainment facility	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Office	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Outdoor sales	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Outstation	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Park	**Exempt**	
Parking station	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Permanent plantation	**Exempt**	
Place of worship	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Relocatable home park	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Renewable energy facility	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Research and	**Code assessment**	

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
technology industry		Centre zone code Infrastructure and operational work code
Residential care facility	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Resort complex	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Retirement facility	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Rooming Accommodation	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Sales office	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Service industry	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Service station	**Code assessment**	
	If not fronting a designated commercial frontage	Centre zone code Infrastructure and operational work code
Shop	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Shopping centre	**Self-assessment**	
	If— (a) for minor building reuse; and	Centre zone code self-assessable acceptable outcomes

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
	(b) complying with all the self-assessable acceptable outcomes	
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Short-term accommodation	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Showroom	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Telecommunications facility	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Theatre	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Tourist attraction	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Centre zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Tourist park	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Utility installation	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Veterinary services	**Self-assessment**	
	If— (a) for minor building reuse; and	Centre zone code self-assessable acceptable outcomes

Table 5.5.1—Levels of assessment: Centre zone

Use	Level of assessment	Assessment criteria
	(b) complying with all the self-assessable acceptable outcomes	
	Code assessment	
	If not self-assessment	Centre zone code Infrastructure and operational work code
Wholesale nursery	**Code assessment**	
		Centre zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column Any undefined use		The planning scheme

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.2—Levels of assessment: Community facilities zone

Use	Level of assessment	Assessment criteria
Air services	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Bar	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Community facilities zone code Infrastructure and operational work code
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes – AO5.1, AO5.2, AO5.3, AO6.1, AO6.2
Car wash	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Cemetery	**Exempt**	
Child care centre	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Community facilities zone code

Table 5.5.2—Levels of assessment: Community facilities zone

Use	Level of assessment	Assessment criteria
		Infrastructure and operational work code
Club	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Community facilities zone code Infrastructure and operational work code
Community care centre	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Community facilities zone code Infrastructure and operational work code
Community residence	**Self-assessment**	
	if complying with all the self-assessable acceptable outcomes	Community residence code
Community use	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Community facilities zone code Infrastructure and operational work code
Crematorium	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Cropping	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Dual occupancy	**Code assessment**	
		Community facilities zone code Dual occupancy code
Dwelling house	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Dwelling house code self-assessable acceptable outcomes
Dwelling unit	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Educational	**Self-assessment**	

Table 5.5.2—Levels of assessment: Community facilities zone

Use	Level of assessment	Assessment criteria
establishment	If complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
Emergency services	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
Environment facility	**Exempt**	
Food and drink outlet	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Function facility	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Funeral parlour	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Garden centre	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Hardware and trade supplies	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Health care services	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Home based business	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Home based business code self-assessable acceptable outcomes
Hospital	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Hotel	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Indoor sport and recreation	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Major electricity infrastructure	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Major sport, recreation and entertainment facility	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Market	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code

Table 5.5.2—Levels of assessment: Community facilities zone

Use	Level of assessment	Assessment criteria
Multiple dwelling	**Code assessment**	
		Community facilities zone code Higher density residential code Infrastructure and operational work code
Nature-based tourism	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Nightclub entertainment facility	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Office	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Outdoor sport and recreation	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Outstation	**Code assessment**	
		Community facilities zone code Higher density residential zone code Infrastructure and operational work code
Park	**Exempt**	
Parking station	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Permanent plantation	**Exempt**	
Place of worship	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Community facilities zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Community facilities zone code Infrastructure and operational work code
Relocatable home park	**Code assessment**	
		Community facilities zone code Higher density residential zone code Infrastructure and operational work code
Renewable energy facility	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Residential care facility	**Code assessment**	
		Community facilities zone code Higher density residential zone code Infrastructure and operational work code

Table 5.5.2—Levels of assessment: Community facilities zone

Use	Level of assessment	Assessment criteria
Resort complex	**Code assessment**	
		Community facilities zone code Higher density residential zone code Infrastructure and operational work code
Retirement facility	**Code assessment**	
		Community facilities zone code Higher density residential zone code Infrastructure and operational work code
Roadside stall	**Code assessment**	
		Community facilities zone code
Rooming accommodation	**Code assessment**	
		Community facilities zone code Higher density residential zone code Infrastructure and operational work code
Sales office	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Service industry	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Service station	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Shop	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Substation	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Telecommunications facility	**Exempt**	
Theatre	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Tourist attraction	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Tourist park	**Code assessment**	
		Community facilities zone code Higher density residential zone code Infrastructure and operational work code
Utility installation	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Veterinary services	**Code assessment**	

Table 5.5.2—Levels of assessment: Community facilities zone

Use	Level of assessment	Assessment criteria
		Community facilities zone code Infrastructure and operational work code
Wholesale nursery	**Code assessment**	
		Community facilities zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column Any undefined use		The planning scheme

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.3—Levels of assessment: General residential zone

Use	Level of assessment	Assessment criteria
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	General residential zone code self-assessable acceptable outcomes – AO8.1, AO8.2, AO8.3, AO9.1, AO9.2
Child care centre	**Code assessment**	
		General residential zone code Infrastructure and operational work code
Community care centre	**Code assessment**	
		General residential zone code Infrastructure and operational work code
Community residence	**Self-assessment**[16]	
		Community residence code
Dual occupancy	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Dual occupancy code self-assessable acceptable outcomes
Dwelling house	**Exempt**[17]	
Dwelling unit	**Code assessment**	
		General residential zone code Infrastructure and operational work code
Environment facility	**Exempt**	
Food and drink outlet	**Code assessment**	
	If less than 50m^2 total use area	General residential zone code Infrastructure and operational work code
Home based business	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Home based business code self-assessable acceptable outcomes
Multiple dwelling	**Code assessment**	

[16] Prescribed level of assessment. For the level of assessment for a Dwelling house see also Table 5.7.1—Levels of assessment: Building work.
[17] Prescribed level of assessment if identified in Schedule 4 Table 2 of the Regulation and planning scheme level of assessment if not identified in Schedule 4 Table 2 of the Regulation.

Table 5.5.3—Levels of assessment: General residential zone

Use	Level of assessment	Assessment criteria
	If the plot ratio does not exceed 30 per cent	Higher density residential code Infrastructure and operational work code
Office	**Code assessment**	
	If less than 150m^2 total use area	General residential zone code Infrastructure and operational work code
Park	**Exempt**	
Parking station	**Code assessment**	
		General residential zone code Infrastructure and operational work code
Permanent plantation	**Exempt**	
Residential care facility	**Code assessment**	
	If the plot ratio does not exceed 30 per cent	Higher density residential zone code Infrastructure and operational work code
Retirement facility	**Code assessment**	
	If the plot ratio does not exceed 30 per cent	Higher density residential zone code Infrastructure and operational work code
Rooming accommodation	**Code assessment**	
	If the plot ratio does not exceed 30 per cent	Higher density residential zone code Infrastructure and operational work code
Sales office	**Code assessment**	
		General residential zone code Infrastructure and operational work code
Service industry	**Code assessment**	
	If less than 150m^2 total use area	General residential zone code Infrastructure and operational work code
Shop	**Code assessment**	
	If less than 50m^2 total use area	General residential zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column Any undefined use		The planning scheme

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.4—Levels of assessment: Industry zone

Use	Level of assessment	Assessment criteria
Agricultural supplies store	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes
Air services	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Animal husbandry	**Code assessment**	

Table 5.5.4—Levels of assessment: Industry zone

Use	Level of assessment	Assessment criteria
		Industry zone code Infrastructure and operational work code
Animal keeping	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Aquaculture	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Bar	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Bulk landscape supplies	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes – AO8.1, AO8.2, AO8.3, AO9.1, AO9.2
Car wash	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Cemetery	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Club	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Community use	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Crematorium	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Cropping	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Dual occupancy	**Code assessment**	
		Industry zone code Dual occupancy code
Dwelling house	**Code assessment**	
		Industry zone code Dwelling house code
Dwelling unit	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Emergency services	**Code assessment**	

Table 5.5.4—Levels of assessment: Industry zone

Use	Level of assessment	Assessment criteria
		Industry zone code Infrastructure and operational work code
Environment facility	**Exempt**	
Food and drink outlet	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Function facility	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Funeral parlour	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Garden centre	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Hardware and trade supplies	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Home based business	**Code assessment**	
		Industry zone code Home based business code Infrastructure and operational work code
Hotel	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Indoor sport and recreation	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Intensive horticulture	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Low impact industry	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes and— (a) for minor building reuse; or (b) involving a new building with a GFA not more than 150m^2	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code
Major electricity infrastructure	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Market	**Code assessment**	
		Industry zone code Infrastructure and operational work code

Table 5.5.4—Levels of assessment: Industry zone

Use	Level of assessment	Assessment criteria
Medium impact industry	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code
Nightclub entertainment facility	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Non-resident workforce accommodation	**Code assessment**	
		Industry zone code Higher density residential code Infrastructure and operational work code
Office	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Outdoor sales	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Outstation	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Park	**Exempt**	
Parking station	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes
Permanent plantation	**Exempt**	
Place of worship	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Renewable energy facility	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Research and technology industry	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code

Table 5.5.4—Levels of assessment: Industry zone

Use	Level of assessment	Assessment criteria
Roadside stall	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes – AO4.1, AO4.2, AO4.3
Rooming accommodation	**Code assessment**	
		Industry zone code Higher density residential code
Rural industry	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code
Sales office	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Service industry	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes and— (a) for minor building reuse; or (b) involving a new building with a GFA not more than 150m^2	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code
Service station	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Shop	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Showroom	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Substation	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Telecommunications facility	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Theatre	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Tourist attraction	**Code assessment**	

Table 5.5.4—Levels of assessment: Industry zone

Use	Level of assessment	Assessment criteria
		Industry zone code Infrastructure and operational work code
Transport depot	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes and— (a) for minor building reuse; or (b) involving a new building with a GFA not more than 150m^2	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code
Utility installation	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Veterinary services	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Warehouse	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes and— (a) for minor building reuse; or (b) involving a new building with a GFA not more than 150m^2	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code
Wholesale nursery	**Code assessment**	
		Industry zone code Infrastructure and operational work code
Winery	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Industry zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Industry zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column Any undefined use		The planning scheme

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.5—Levels of assessment: Recreation and open space zone

Use	Level of assessment	Assessment criteria
Animal husbandry	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Animal keeping	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Bar	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Recreation and open space zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Recreation and open space zone code Infrastructure and operational work code
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Recreation and open space zone code acceptable outcomes – AO4.1, AO4.2, AO4.3, AO5.1, AO5.2
Cemetery	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Child care centre	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Club	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Recreation and open space zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Recreation and open space zone code Infrastructure and operational work code
Community care centre	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Community use	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Cropping	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Dual occupancy	**Code assessment**	
		Recreation and open space zone code Dual occupancy code
Dwelling house	**Code assessment**	

Table 5.5.5—Levels of assessment: Recreation and open space zone

Use	Level of assessment	Assessment criteria
		Recreation and open space zone code Dwelling house code
Dwelling unit	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Educational establishment	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Environment facility	**Exempt**	
Food and drink outlet	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Function facility	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Home based business	**Code assessment**	
		Recreation and open space zone code Home based business code
Hotel	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Indoor sport and recreation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes and— (a) for minor building reuse; or (b) involving a new building with a GFA not more than 150m^2	Recreation and open space zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Recreation and open space zone code Infrastructure and operational work code
Major sport, recreation and entertainment facility	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Market	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Motor sport facility	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Multiple dwelling	**Code assessment**	
		Recreation and open space zone code Higher density residential code Infrastructure and operational work code
Outdoor sport and	**Self-assessment**	

Table 5.5.5—Levels of assessment: Recreation and open space zone

Use	Level of assessment	Assessment criteria
recreation	If complying with all the self-assessable acceptable outcomes	Recreation and open space zone code self-assessable acceptable outcomes
Outstation	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Park	**Exempt**	
Parking station	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Permanent plantation	**Exempt**	
Place of worship	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Roadside stall	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Rooming accommodation	**Code assessment**	
		Recreation and open space zone code Higher density residential code Infrastructure and operational work code
Sales office	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Service industry	**Code assessment**	
	If less than 150m^2 total use area	Recreation and open space zone code Infrastructure and operational work code
Short-term accommodation	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Telecommunications facility	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Tourist attraction	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Tourist park	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Utility installation	**Code assessment**	
		Recreation and open space zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column		The planning scheme

Table 5.5.5—Levels of assessment: Recreation and open space zone

Use	Level of assessment	Assessment criteria
Any undefined use		

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.6—Levels of assessment: Rural residential zone

Use	Level of assessment	Assessment criteria
Bar	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural residential zone code acceptable outcomes – AO7.1, AO7.2, AO7.3, AO8.1, AO8.2
Club	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Community residence	**Self-assessment**[18]	
		Community residence code
Community use	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Cropping	**Self-assessment**	
	If— (a) on premises greater than 5 ha; and (b) complying with all the self-assessable acceptable outcomes	Rural residential zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Rural residential zone code
Dual occupancy	**Code assessment**	
		Dual occupancy code Infrastructure and operational work code
Dwelling house	**Exempt**[19]	
Dwelling unit	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Environment facility	**Exempt**	
Garden centre	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Hardware and trade supplies	**Code assessment**	
	If less than 150m^2 total use area	Rural residential zone code

[18] Prescribed level of assessment.
[19] Prescribed level of assessment if identified in Schedule 4 Table 2 of the Regulation and planning scheme level of assessment if not identified in Schedule 4 Table 2 of the Regulation.

Table 5.5.6—Levels of assessment: Rural residential zone

Use	Level of assessment	Assessment criteria
		Infrastructure and operational work code
Home based business	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Home based business code self-assessable acceptable outcomes
Hotel	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Indoor sport and recreation	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Landing	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Low impact industry	**Code assessment**	
	If less than 150m^2 total use area	Rural residential zone code Infrastructure and operational work code
Market	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Office	**Code assessment**	
	If less than 150m^2 total use area	Rural residential zone code Infrastructure and operational work code
Outdoor sales	**Code assessment**	
	If less than 150m^2 total use area	Rural residential zone code Infrastructure and operational work code
Outstation	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Park	**Exempt**	
Permanent plantation	**Exempt**	
Roadside stall	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural residential zone code self-assessable acceptable outcomes – AO9.1, AO9.2, AO9.3
Rooming accommodation	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Sales office	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Service industry	**Code assessment**	
	If less than 150m^2 total use area	Rural residential zone code Infrastructure and operational work code
Service station	**Code assessment**	

Table 5.5.6—Levels of assessment: Rural residential zone

Use	Level of assessment	Assessment criteria
		Rural residential zone code Infrastructure and operational work code
Shop	**Code assessment**	
	If less than 150m^2 total use area	Rural residential zone code Infrastructure and operational work code
Theatre	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Tourist attraction	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Tourist park	**Code assessment**	
		Rural residential zone code Higher density residential zone code Infrastructure and operational work code
Utility installation	**Code assessment**	
		Rural residential zone code Infrastructure and operational work code
Veterinary surgery	**Code assessment**	
	If less than 150m^2 total use area	Rural residential zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column Any undefined use		The planning scheme

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.7—Levels of assessment: Rural zone

Use	Level of assessment	Assessment criteria
Agricultural supplies store	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes
Air services	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Animal husbandry	**Exempt**	
Animal keeping	**Code assessment**	
		Intensive animal uses code Infrastructure and operational work code
Aquaculture	**Self-assessment**	
	If— (a) not involving building work greater than 150m^2; and (b) not in the Conservation precinct; and	Rural zone code self-assessable acceptable outcomes

Table 5.5.7—Levels of assessment: Rural zone

Use	Level of assessment	Assessment criteria
	(c) complying with all the self-assessable acceptable outcomes	
	Code assessment	
	If not self-assessment	Rural zone code Infrastructure and operational work code
Bar	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Bulk landscape supplies	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes – AO5.1, AO5.2, AO6.1
Cemetery	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Club	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Community residence	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Community use	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Crematorium	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Cropping	**Exempt**	
Dual occupancy	**Code assessment**	
		Rural zone code Dual occupancy code
Dwelling house	**Exempt**	
Dwelling unit	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Educational establishment	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Emergency services	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Environment facility	**Exempt**	

Table 5.5.7—Levels of assessment: Rural zone

Use	Level of assessment	Assessment criteria
Extractive industry	**Code assessment**	
	If removing extractive resources from a key resource and processing area or local resource and processing area shown on an Overlay Map Extractive Resources and Mining (OM-ER-01 to OM-ER-08)	Extractive industry code Infrastructure and operational work code
Function facility	**Code assessment**	
	If within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Garden centre	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Hardware and trade supplies	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Home based business	**Exempt**	
	If— (a) bed and breakfast or farm stay; and (b) accommodating no more than six paying guests at one time; and (c) not within the Conservation precinct	
	Self-assessment	
	If— (a) not exempt; and (b) complying with all the self-assessable acceptable outcomes	Home based business code self-assessable acceptable outcomes
	Code assessment	
	If not exempt and not self-assessment	Home based business code
Hotel	**Code assessment**	
	If not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Intensive animal industry	**Code assessment**	
	If within the Hinterland precinct	Intensive animal uses code
Intensive horticulture	**Exempt**	
	If not within the Conservation precinct	
Landing	**Exempt**	
Low impact industry	**Code assessment**	
	If— (a) less than 150m^2 total use area; and (b) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Major electricity	**Code assessment**	

Table 5.5.7—Levels of assessment: Rural zone

Use	Level of assessment	Assessment criteria
infrastructure	If not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Market	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Motor sport facility	**Code assessment**	
	If within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Nature-based tourism	**Code assessment**	
	If within the Hinterland precinct or the Conservation precinct	Rural zone code Infrastructure and operational work code
Non-resident workforce accommodation	**Code assessment**	
	If not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Outdoor sales	**Code assessment**	
	If not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Outdoor sport and recreation	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Outstation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes
Park	**Exempt**	
Parking station	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Permanent plantation	**Exempt**	
Place of worship	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Residential care facility	**Code assessment**	
	If within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Resort complex	**Code assessment**	
	If within the Hinterland precinct	Rural zone code Infrastructure and operational work code
Roadside stall	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes – AO7.1, AO7.2, AO7.3
Rooming accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes
Rural industry	**Self-assessment**	

Table 5.5.7—Levels of assessment: Rural zone

Use	Level of assessment	Assessment criteria
	If complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes
Rural workers' accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes
Sales office	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Service industry	**Code assessment**	
	If— (a) less than 150m^2 total use area; and (b) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Shop	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Short-term accommodation	**Exempt**	
	If— (a) not within the Conservation precinct; and (b) accommodating no more than six paying guests at one time	
	Code assessment	
	If not self-assessment	Rural zone code Infrastructure and operational work code
Substation	**Code assessment**	
	If not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Telecommunications facility	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Tourist attraction	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Tourist park	**Self-assessment**	
	If within the Hinterland precinct and complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes
Transport depot	**Code assessment**	
	If— (a) less than 150m^2 total use area; and (b) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Utility installation	**Code assessment**	
	If not within the Conservation precinct	Rural zone code Infrastructure and operational work code

Table 5.5.7—Levels of assessment: Rural zone

Use	Level of assessment	Assessment criteria
Veterinary services	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Warehouse	**Code assessment**	
	If— (a) less than 150m^2 total use area; and (b) not within the Conservation precinct	Rural zone code Infrastructure and operational work code
Wholesale nursery	**Code assessment**	
		Rural zone code Infrastructure and operational work code
Winery	**Self-assessment**	
	If— (a) less than 300m^2 total use area; and (b) complying with all the self-assessable acceptable outcomes	Rural zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Rural zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column Any undefined use		The planning scheme

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

Table 5.5.8—Levels of assessment: Township zone

Use	Level of assessment	Assessment criteria
Aquaculture	**Code assessment**	
	If less than 200m^2 total use area	Township zone code Infrastructure and operational work code
Bar	**Code assessment**	
		Township zone code Infrastructure and operational work code
Caretaker's accommodation	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Township zone code self-assessable acceptable outcomes – AO4.1, AO4.2, AO4.3, AO5.1, AO5.2
Child care centre	**Code assessment**	
		Township zone code Infrastructure and operational work code
Club	**Code assessment**	
		Township zone code Infrastructure and operational work code

Table 5.5.8—Levels of assessment: Township zone

Use	Level of assessment	Assessment criteria
Community care centre	**Code assessment**	
		Township zone code Infrastructure and operational work code
Community residence	**Code assessment**	
		Township zone code
Community use	**Code assessment**	
		Township zone code Infrastructure and operational work code
Dual occupancy	**Code assessment**	
		Dual occupancy code
Dwelling house	**Exempt**	
Dwelling unit	**Code assessment**	
		Township zone code Infrastructure and operational work code
Educational establishment	**Code assessment**	
		Township zone code Infrastructure and operational work code
Emergency services	**Code assessment**	
		Township zone code Infrastructure and operational work code
Environmental facility	**Exempt**	
Food and drink outlet	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Township zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Township zone code Infrastructure and operational work code
Garden centre	**Code assessment**	
		Township zone code Infrastructure and operational work code
Hardware and trade supplies	**Code assessment**	
		Township zone code Infrastructure and operational work code
Health care services	**Code assessment**	
		Township zone code Infrastructure and operational work code
Home based business	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Home based business code self-assessable acceptable outcomes
Indoor sport and recreation	**Code assessment**	
		Township zone code

Table 5.5.8—Levels of assessment: Township zone

Use	Level of assessment	Assessment criteria
		Infrastructure and operational work code
Low impact industry	**Code assessment**	
		Township zone code Infrastructure and operational work code
Market	**Code assessment**	
		Township zone code Infrastructure and operational work code
Office	**Code assessment**	
		Township zone code Infrastructure and operational work code
Outdoor sales	**Code assessment**	
		Township zone code Infrastructure and operational work code
Outdoor sport and recreation	**Code assessment**	
		Township zone code Infrastructure and operational work code
Park	**Exempt**	
Parking station	**Code assessment**	
		Township zone code Infrastructure and operational work code
Permanent plantation	**Exempt**	
Place of worship	**Self-assessment**	
	If— (a) for minor building reuse; and (b) complying with all the self-assessable acceptable outcomes	Township zone code self-assessable acceptable outcomes
	Code assessment	
	If not self-assessment	Township zone code Infrastructure and operational work code
Residential care facility	**Code assessment**	
		Higher density residential zone code Infrastructure and operational work code
Roadside stall	**Self-assessment**	
	If complying with all the self-assessable acceptable outcomes	Township zone code self-assessable acceptable outcomes – AO6.1, AO6.2, AO6.3
Rooming accommodation	**Code assessment**	
		Township zone code Higher density residential zone code Infrastructure and operational work code
Sales office	**Code assessment**	
		Township zone code Infrastructure and operational work code
Service industry	**Code assessment**	

Table 5.5.8—Levels of assessment: Township zone

Use	Level of assessment	Assessment criteria
		Township zone code Infrastructure and operational work code
Service station	**Code assessment**	
		Township zone code Infrastructure and operational work code
Shop	**Code assessment**	
		Township zone code Infrastructure and operational work code
Theatre	**Code assessment**	
		Township zone code Infrastructure and operational work code
Tourist attraction	**Code assessment**	
		Township zone code Infrastructure and operational work code
Utility installation	**Code assessment**	
		Township zone code Infrastructure and operational work code
Veterinary services	**Code assessment**	
		Township zone code Infrastructure and operational work code
Warehouse	**Code assessment**	
		Township zone code Infrastructure and operational work code
Impact assessment		
Any other defined use not listed in this table Any defined use listed in this table and not meeting the description listed in the level of assessment column Any undefined use		The planning scheme

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

5.6 Levels of assessment—Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.6.1—Levels of assessment: Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
General residential zone **Industry zone**	**Compliance assessment**	
	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work if compliance assessment is required under Schedule 18 of the Regulation[20]	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
	Code assessment	
	Reconfiguring a lot if— (a) a boundary realignment; or	If— (a) a boundary realignment— Reconfiguring a lot (boundary

[20] Prescribed level of assessment.

Table 5.6.1—Levels of assessment: Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
	(b) increasing the number of lots, including subdividing one lot into two lots, if compliance assessment is not required under Schedule 18 of the Regulation; or (c) creating an access easement	realignment) and associated operational work code; or (b) other than a boundary realignment—Reconfiguring a lot (except prescribed development) code Infrastructure and operational work code The purpose of the zone code for the zone in which the land is situated
Rural zone	**Code assessment**	
	Reconfiguring a lot if— (a) a boundary realignment; or (b) increasing the number of lots where the size of each lot complies with the acceptable solutions for minimum dimensions of lots in the Rural zone in the Reconfiguring a lot (except complying prescribed development and boundary realignment) code; or (c) creating an access easement	If— (a) a boundary realignment—Reconfiguring a lot (boundary realignment) and associated operational work code; or (b) other than a boundary realignment—Reconfiguring a lot (except prescribed development) code Infrastructure and operational work code The purpose of the zone code for the zone in which the land is situated
	Impact assessment	
	Reconfiguring a lot if increasing the number of lots and any of the lots do not comply with the acceptable solutions for minimum dimensions of lots in the Rural zone in Table 9.4.11 in the Reconfiguring a lot (except prescribed development) code	The planning scheme
Centre zone **Community facilities zone** **Recreation and open space zone** **Rural residential zone** **Township zone**	**Code assessment**	
	If— (a) a boundary realignment; or (b) increasing the number of lots; or (c) creating an access easement	If— (a) a boundary realignment—Reconfiguring a lot (boundary realignment) and associated operational work code; or (a) other than a boundary realignment—Reconfiguring a lot (except prescribed development) code Infrastructure and operational work code The purpose of the zone code for the zone in which the land is situated
Code assessment		
Any other reconfiguring not listed in this table Any reconfiguring listed in this table and not meeting the description listed in the level of assessment column		Reconfiguring a lot (except prescribed development) code The purpose of the zone code for the zone in which the land is situated

Editor's note—the above levels of assessment apply unless otherwise prescribed with the Act or the Regulation.

5.7 Levels of assessment—Building work

The following table identifies the levels of assessment for building work regulated under the planning scheme.

Table 5.7.1—Levels of assessment: Building work

Zone	Level of assessment	Assessment criteria
Centre zone	**Self-assessment**	
	If— (a) Dwelling house (class 1a(i) or class 10a buildings under the BCA); and (b) not associated with making a material change of use of premises; and (c) complying with all the self-assessable acceptable outcomes	Dwelling house code self-assessable acceptable outcomes
	If— (a) other than a Dwelling house or Dual Occupancy; and (b) involving external building work; and (c) not associated with making a material change of use of premises; and (d) not involving demolition or external alterations to premises on a designated commercial frontage; and (e) complying with all the self-assessable acceptable outcomes	Centre zone code acceptable outcomes – AO1.5, AO2.1, AO3.1, AO4.1, AO11.1, AO11.2, AO11.3, AO11.5, AO12.1, AO13.1
	Code assessment	
	Dual occupancy (class 1a(ii) or class 10a building under the BCA)	Dual occupancy code
	If not Dual occupancy (class 1a(ii) or class 10a building under the BCA) and not self-assessment	If— (a) a Dwelling house – Dwelling house code; (b) other than a Dwelling house or Dual occupancy – Centre zone code [if assessable because of non-compliance with self-assessable acceptable outcomes also refer to subsection 5.3.3(1)(c)(ii)]
	If involving a local heritage place[21]	Centre zone code outcomes for Development involving a local heritage place
General residential zone	**Self-assessment**	
	If— (a) Dual occupancy (class 1a(ii) or class 10a building under the BCA); and (b) not associated with making a material change of use of premises; and (c) complying with all the self-assessable acceptable outcomes	Dual occupancy code self-assessable acceptable outcomes
	If— (a) Dwelling house (class 1a(i) or class 10a building under the BCA); and (b) complying with all the self-assessable acceptable outcomes *Note—An MCU for a dwelling house is exempt (refer schedule 4 table 2 of the Regulation and Table 5.5.3—Levels of assessment: General Residential zone.)*	Dwelling house code self-assessable acceptable outcomes

[21] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 5.7.1—Levels of assessment: Building work

Zone	Level of assessment	Assessment criteria
	If— (a) other than a Dwelling house or Dual Occupancy; and (b) involving external building work; and (c) not associated with making a material change of use of premises; and (d) complying with all the self-assessable acceptable outcomes	General residential zone code self-assessable acceptable outcomes – AO3.2, AO4.1, AO4.2, AO5.1, AO6.1
	Code assessment	
	If not self-assessment	If— (a) a Dual occupancy – Dual occupancy code; (b) a Dwelling house – Dwelling house code; (c) other than a Dual occupancy or Dwelling house – General residential zone code [if assessable because of non-compliance with self-assessable acceptable outcomes also refer to subsection 5.3.3(1)(c)(ii)]
	If involving a local heritage place[17]	General residential zone code outcomes for Development involving a local heritage place[17]
Rural residential zone **Rural zone** **Township zone**	**Self-assessment**	
	If— (a) Dual occupancy (class 1a(ii) or class 10a building under the BCA); and (b) not associated with making a material change of use of premises; and (c) complying with all the self-assessable acceptable outcomes	Dual occupancy code self-assessable acceptable outcomes
	If— (a) Dwelling house (class 1a(i) or class 10a building under the BCA); and (b) complying with all the self-assessable acceptable outcomes *Note—an MCU for a dwelling house is exempt (refer schedule 4 table 2 of the Regulation, Table 5.5.6—Levels of assessment: Rural residential zone, Table 5.5.7—Levels of assessment: Rural zone and Table 5.5.8—Levels of assessment: Township zone).* *Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.*	Dwelling house code self-assessable acceptable outcomes
	If— (a) other than a Dwelling house or Dual occupancy; and (b) involving external building work; and (c) not associated with making a material change of use of premises; and (d) complying with all the self-assessable acceptable outcomes	If in the— (a) Rural residential zone – Rural residential zone code acceptable outcomes – AO3.1, AO3.2, AO4.1, AO4.2, AO5.1, AO6.1, AO7.2, AO16.1, AO16.2; or (b) Rural zone – Rural zone code acceptable outcomes – AO3.1, AO3.2, AO13.1, AO13.2; or

Table 5.7.1—Levels of assessment: Building work

Zone	Level of assessment	Assessment criteria
		(c) Township zone – Township zone code self-assessable acceptable outcomes – AO2.1, AO4.2, AO5.1, AO8.1
	Code assessment	
	If not self-assessment	If— (a) a Dual occupancy – Dual occupancy code; (b) a Dwelling house – Dwelling house code; (c) other than a Dual occupancy or Dwelling house and in the— (i) Rural residential zone – Rural residential zone code; or (ii) Rural zone – Rural zone code; or (iii) Township zone – Township zone code [if assessable because of non-compliance with self-assessable acceptable outcomes also refer to subsection 5.3.3(1)(c)(ii)]
	If involving a local heritage place[22]	The relevant zone code outcomes for Development involving a local heritage place[18]
Community facilities zone **Industry zone** **Recreation and open space zone**	**Self-assessment**	
	If— (a) Dual occupancy (class 1a(ii) or class 10a building under the BCA); and (b) not associated with making a material change of use of premises; and (c) complying with all the self-assessable acceptable outcomes	Dual occupancy code self-assessable acceptable outcomes
	If— (a) Dwelling house (class 1a(i) or class 10a buildings under the BCA); and); and (b) not associated with making a material change of use of premises; and (c) complying with all the self-assessable acceptable outcomes	Dwelling house code self-assessable acceptable outcomes
	If— (a) other than a Dwelling house or Dual Occupancy; and (b) involving external building work; and (c) not associated with making a material change of use of premises; and (d) complying with all the self-assessable acceptable outcomes	If in the— (a) Community facilities zone – Community facilities zone code acceptable outcomes – AO2.1, AO3.1, AO4.1, AO5.2, AO6.1; or (b) Industry zone – Industry zone code acceptable outcomes – AO4.1, AO5.1, AO6.1, AO7.2, AO8.1; or (c) Recreation and open space zone – Recreation and open space zone code self-assessable acceptable outcomes – AO2.1, AO3.1, AO3.2, AO4.2, AO5.1, AO15.1, AO15.2

[22] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 5.7.1—Levels of assessment: Building work

Zone	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessment	If— (a) Dual occupancy – Dual occupancy code; or (b) Dwelling house – Dwelling house code; or (c) other than a Dual occupancy or Dwelling house and in the— (i) Community facilities zone – Community facilities zone code; or (ii) Industry zone – Industry zone code; or (iii) Recreation and open space zone – Recreation and open space zone code [if assessable because of non-compliance with self-assessable acceptable outcomes also refer to subsection 5.3.3(1)(c)(ii)]
	If involving a local heritage place[23]	The relevant zone code outcomes for Development involving a local heritage place[19]
Exempt		
Any other building work not listed in this table		

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

5.8 Levels of assessment—Operational work

The following table identifies the levels of assessment for operational work regulated by the planning scheme.

Table 5.8.1—Levels of assessment: Operational work

Zone	Level of assessment	Assessment criteria
All Zones	**Exempt**	
	If placing an advertising device that is a minor sign	
	Self-assessment	
	If a driveway crossover for residential premises	Infrastructure and operational work code acceptable outcome AO22.1
	If placing an advertising device, and— (a) not a minor sign; (b) not in the Rural zone (Conservation precinct); (c) not a moving sign or three-dimensional sign; and (d) complying with all the self-assessable acceptable outcomes	Advertising devices code self-assessable acceptable outcomes
	If works for a dam in the Rural zone or Rural residential zone, and— (a) on lots less than 5ha; and	Filling and excavation code self-assessable acceptable outcomes – AO8.1, AO8.2, AO8.3 and AO8.4

[23] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 5.8.1—Levels of assessment: Operational work

Zone	Level of assessment	Assessment criteria
	(b) involving more than 500 cubic metres of ground material; and (c) complying with all the self-assessable acceptable outcomes.	
	If filling and excavation for other than a dam— (a) involving a change in ground level of less than 1 metre; and (b) involving less than 100 cubic metres of fill or extraction material; and (c) not involving excavation on a local heritage place.	Filling and excavation code self-assessable acceptable outcomes—AO1.1 to AO7.3 inclusive.
	Compliance assessment	
	If carrying out landscaping associated with a material change of use that is assessable development	Infrastructure and operational work code (Table 9.4.5—Development requiring compliance assessment: Landscaping) only
	Code assessment	
	If a driveway cross-over for other than residential premises	Infrastructure and operational work code performance outcome PO22.1
	If placing an advertising device, and— (a) within the Rural zone (Conservation precinct); or (b) a moving sign or three-dimensional sign; or (c) not complying with all the self-assessable acceptable outcomes	The relevant zone code Advertising devices code
	If works for a dam— (a) in the Rural zone or Rural residential zone and— (i) on lots less than 5ha; and (ii) involving more than 500 cubic metres of ground material; and (iii) not complying with all the self-assessable acceptable outcomes; or (b) not in the Rural zone or Rural residential zone	Filling and excavation code
	If filling and excavation for other than a dam— (a) involving a change in ground level of 1 metre or more; or (b) involving more than 100 cubic metres of fill or extraction material	Filling and excavation code
	If involving excavation on a local heritage place[24]	The relevant zone code outcomes for Development involving a local heritage place[20] Filling and excavation code Infrastructure and operational work code
	If associated with reconfiguring a lot and not identified elsewhere in this table	Infrastructure and operational work code
General	**Compliance assessment**	

[24] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au.

Table 5.8.1—Levels of assessment: Operational work

Zone	Level of assessment	Assessment criteria
residential zone **Industry zone**	Operational work associated with reconfiguring a lot requiring compliance assessment under schedule 18 of the *Sustainable Planning Regulation 2009*[25].	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
Exempt		
Any other operational work not listed in this table		

Editor's note—the above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9 Levels of assessment—Local plans

There are no local plans in the planning scheme.

5.10 Levels of assessment—Overlays

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

Table 5.10.1—Levels of assessment: Overlays

Development	Level of assessment	Assessment criteria
Bushfire hazard overlay		
Making a material change of use of premises in a Bushfire hazard area* in a Rural residential zone or Rural Zone	Self-assessment if— (a) another table of assessment identifies the MCU as self-assessment; and (b) complying with all self-assessable acceptable outcomes of the Bushfire hazard overlay code	Bushfire hazard overlay code self-assessable acceptable outcomes
	No change to level of assessment if not self-assessable	Bushfire hazard overlay code
Reconfiguring a lot in a medium or high bushfire risk area in a Rural residential zone or Rural Zone	No change to level of assessment	Bushfire hazard overlay code
Flood hazard overlay		
All development	Self-assessment if— (a) any other table of assessment identifies the development as self-assessment; and (b) complying with all the self-assessable acceptable outcomes of the Flood hazard overlay code	Flood hazard overlay code self-assessable acceptable outcomes
	No change to level of assessment if not self-assessable	Flood hazard overlay code
Historic lots overlay		
Making a material change of use for Dwelling house	Self-assessment if complying with acceptable outcomes AO1.1 to AO1.4 of the Dwelling house code	Acceptable outcomes AO1 to AO4 of the Dwelling house code

[25] Prescribed level of assessment

Table 5.10.1—Levels of assessment: Overlays

Development	Level of assessment	Assessment criteria
Infrastructure overlay		
All development within 25 metres of an identified road corridor, or within 100 metres of an aerodrome, or on or abutting a petroleum or natural gas pipeline, or on or abutting a high voltage transmission line or zone substation, or within 25 metres of a railway, or within 500 metres of the Gayndah non-directional beacon, or on or adjacent to the stock route network*	No change to level of assessment	Infrastructure overlays code
Natural features or resource overlays		
All development within a KRA separation area or LRA separation area, abutting an identified mine, or in the Rural Zone identified as Agricultural Land Classification (ALC) Class A and Class B*, or Matters of State Environmental Significance (MSES)*	No change to level of assessment	Natural features or resource overlays code

** Editor's note—Mapping for Bushfire hazard areas, Stock route network, Agricultural Land Classification (ALC) Class A and Class B, and Matters of State Environmental Significance (MSES) overlays available from the SPP interactive mapping system (Plan Making) at http://www.dsdip.qld.gov.au/about-planning/spp-mapping-online-system.html.*

In the structure of the SPP interactive mapping system (Plan making) 'Stock route network' is under the 'Economic Growth' theme, subsection 'Agriculture'.

Part 6 Zones

6.1 Preliminary

(1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.

(2) Zones are mapped and included in Schedule 2.

(3) The levels of assessment for development in a zone are in Part 5.

(4) Assessment criteria for zones are contained in a zone code.

(5) A precinct may be identified for part of a zone.

(6) Precinct provisions are contained in the zone code.

(7) Each zone code identifies the following—

- (a) the purpose of the code;
- (b) the overall outcomes that achieve the purpose of the code;
- (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
- (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
- (e) the performance and acceptable outcomes for the precinct.

(8) The following are the zone codes for the planning scheme—

- (a) Centre zone code;
- (b) Community facilities zone code;
- (c) General residential zone code
- (d) Industry zone code;
- (e) Recreation and open space zone code;
- (f) Rural residential zone code;
- (g) Rural zone code;
- (h) Township zone code.

Editor's note—The zone purpose statements include mandatory state-wide provisions made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the Act.

6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

(1) This code applies to development that is self-assessable or assessable against the Centre zone code.

6.2.1.2 Purpose for Centre zone code

(1) The purpose of the Centre zone code is to provide for a mix of uses and activities.

(2) These uses include, but are not limited to business, retail, professional, administrative, entertainment, cultural and residential activities.

(3) Centres are found at a variety of scales based on their location and surrounding uses.

(4) The local government purpose of the code is to accommodate a mix of uses and activities that complement and reinforce the role of the centres of the principal towns as foci for business, government and community activity.

(5) The purpose of the code will be achieved through the following overall outcomes—

- (a) for land in North Gayndah, the Centre zone—

(i) provides a secondary role to the core retail, commercial, government, entertainment, and community activities in the town centre focussed on Capper Street premises;

(ii) accommodates a mix of activities that do not readily suit a town centre location, including residential, retailing, business, government or community activities;

(iii) accommodates businesses that rely on the convenience of a highway location or passing trade; and

(iv) presents a standard of amenity appropriate to highway exposure; and,

(b) for land in Monto, east of Rutherford Street, the Centre zone—

(i) accommodates a mix of administrative and community activities associated with the town centre; and,

(ii) contains no significant retail activity; and,

(iii) has a high level of amenity that enables an appropriate interface with nearby residential activities; and,

(c) for other than land in North Gayndah or that part of the Centre zone in Monto east of Rutherford Street, the Centre zone—

(i) enables each town centre to play a dominant 'main street role' as its commercial, social, and cultural 'heart' providing opportunities for vigorous commercial activity and social interaction; and,

(ii) accommodates a diverse mix of Business activities, Community activities, Entertainment activities and other uses; and,

(iii) has a high level of amenity, providing the community and visitors with an appealing, convenient and safe pedestrian-friendly environment; and,

(iv) has access to a high standard of development infrastructure and essential services; and

(d) protection and enhancement of the cultural heritage significance of local heritage places, townscapes and streetscapes.

6.2.1.3 Criteria for assessment

Table 6.2.1—Self-assessable and assessable development: Centre zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
Effects of use	
PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.	**AO1.1** A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use. **AO1.2** Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use. **AO1.3** Air conditioning and refrigeration units— (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. **AO1.4** Refuse storage areas locate— (a) behind the front building line and are not visible from the street; or

Table 6.2.1—Self-assessable and assessable development: Centre zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	(b) within screened enclosures— (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. **AO1.5** The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.
Intensity and scale	
PO2 The height, scale and bulk of buildings and structures are appropriate to their context and do not adversely affecting the amenity and character of the Centre zone and surrounding areas.	**AO2.1** New building work does not result in the premises exceeding the maximum site cover, plot ratio and building heights stated in Column 2 of Table 6.2.9.
Setbacks and boundary clearances	
PO3 Frontage setbacks of buildings are consistent with those in the vicinity.	**AO3.1** New building work does not result in building facades set back from designated commercial frontages more than 1.0 metre.
PO4 Side and rear boundary clearances maintain— (a) privacy, breezes and solar access to adjoining premises in the General residential zone or Township zone; and (b) provide areas for landscaping.	**AO4.1** New building work does not result in the premises having less than the minimum boundary clearances stated in Column 2 of Table 6.2.9.
Site suitability	
PO5 Sites are suitably sized and configured for the intended use and any associated works, including— (a) building work; (b) vehicle parking, manoeuvring and access; (c) landscaping, screening, or buffering; (d) waste management facilities; and (e) water cycle management.	**AO5.1** For building work resulting in an increase in GFA of more than 100m^2— (a) the site area is not less than 600 square metres; and (b) the road frontage is not less than 16 metres.
Development involving caretaker's accommodation	
PO6 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use of the site; and (c) is of a size that meet the essential accommodation needs of the caretaker	**AO6.1** A maximum of one dwelling for caretaker's accommodation locates on a lot. **AO6.2** The GFA of the caretaker's accommodation is 150m^2 or less. **AO6.3** One car parking space is available on-site for the exclusive use of residents.

Table 6.2.1—Self-assessable and assessable development: Centre zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
and their reasonably associated household members.	
PO7 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	**AO7.1** Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building. **AO7.2** Residents have exclusive use of private open space either— (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.
For assessable development only	
Appropriate use	
PO8 Non-centre activities locate in the Centre zone only where— (a) there is a clear need for such activities; (b) establishing the use would not prejudice consolidation of such activities in other more appropriate zones; and (c) the use would not compromise the core function, amenity, character and streetscape of the Centre zone.	no acceptable outcome identified
PO9 Residential development— (a) occurs in a form and location that is consistent with the scale and efficient functioning of the centre; (b) does not interrupt ground level activity and circulation; (c) is located above ground floor retail or commercial uses.	**AO9.1** The ground floor level contains retailing, professional office or activities attracting significant pedestrian patronage.
PO10 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
Building form and design	
PO11 Buildings and structures— (a) present appealing facades to the street and other public spaces having regard to proportion, scale, building entry, fenestration, contrasts of light and shade, choice of building materials, and walking surfaces; (b) protect and maintain the amenity of the Centre zone;	**AO11.1** One or more of the following architectural treatments punctuate building elevations longer than 30 metres— (a) variation in materials, colours or tectures; (b) inclusion of windows or other openings; (c) steps, recesses or projections; (d) variation in roof form. **AO11.2** Facades facing a road frontage

Table 6.2.1—Self-assessable and assessable development: Centre zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
(c) enhance the character and streetscape of the Centre zone; (d) address the street frontage; and, (e) complement the local traditional streetscape character.	contain no more than 60 per cent of any single colour, texture or material. **AO11.3** The ground storey of buildings incorporates retail activity, office space, display windows, entrance foyers or building forecourts presenting to the road frontage. **AO11.4** Buildings and ancillary structures include innovative, flexible and varied treatments to the roof and any parapet. **AO11.5** Corner sites incorporate a building design that incorporates a dominant pedestrian entry from the corner.
PO12 The tops of buildings— (a) incorporate variations in roof form; and (b) screen plant and equipment.	The top of the building façade incorporates a traditional parapet design.
PO13 Buildings provide a continuous pedestrian shelter along the length of the frontage footpath.	**AO13.1** The building incorporates a pedestrian awning— (a) in a traditional style; (b) for the full length of the footpath; (c) not less than three metres above footpath level; (d) not less than 3.5 metres wide.
PO14 The design and siting of building work, car parking, and landscaping is compatible with the streetscape character of the centre and respects any nearby local heritage place.	no acceptable outcome identified
Development involving a local heritage place[26]	
PO15 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO16 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	Only internal building work occurs on a local heritage place.
PO17 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO17.1** Significant features of the place remain unaltered, intact and visible. OR **AO17.2** Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO18 Changes to a local heritage place occur appropriately and sensitively.	**AO18.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. *Editor's note—Planning scheme policy SC6.4 Information local government may request*

[26] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 6.2.1—Self-assessable and assessable development: Centre zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	expects an applicant to submit a conservation management plan and an archival quality photographic record before any change.
PO19 Development does not adversely affect the character, setting or appearance of the local heritage place.	The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including— (a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR Development is unobtrusive and screened from view from the street or other public places by— (a) locating behind the rear alignment of the place; or (b) a landscaping buffer.
PO20 Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.	**AO20.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO20.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

6.2.2 Community facilities zone code

6.2.2.1 Application

(1) This code applies to development that is self-assessable or assessable against the Community facilities zone code.

6.2.2.2 Purpose for Community facilities zone code

(1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.

(2) These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

(3) The local government purpose of the code is to—

(a) recognise public land used or intended for community purposes, utility installations and similar activities; and,

(b) provide for associated development that is consistent with the community purpose of any public use land or any land transferred to the local government in trust.

Editor's note—a person may transfer land to a local government for a public, charitable, recreation or other leisure time purpose to be held by the local government as trustee.

(4) The purpose of the code will be achieved through the following overall outcomes—

(a) safe, efficient and sustainable infrastructure that services the community;

(b) safe and efficient transport networks;

(c) provision of publicly accessible spaces and facilities;

(d) protection of people and premises from natural hazard and from crime;

(e) protection or enhancement of significant natural features and landscapes;

(f) community uses, facilities and infrastructure—
  (i) establish in locations that respect nearby uses and works; and
  (ii) an intensity, scale, form and character comparable and sympathetic to nearby development;
(g) protection and enhancement of the cultural heritage significance of local heritage places, townscapes and streetscapes.

6.2.2.3 Criteria for assessment

Table 6.2.2—Self-assessable and assessable development: Community facilities zone code

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Effects of use	
PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.	**AO1.1** A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use. **AO1.2** Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises that includes a sensitive land use. **AO1.3** Air conditioning and refrigeration units— (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. Refuse storage areas locate— (a) behind the front building line and are not visible from the street; or (b) within screened enclosures— (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.
Intensity and scale	
PO2 The height, scale and bulk of buildings and structures do not adversely affect the amenity and character of the surrounding area.	New building work does not result in the premises exceeding the maximum site cover, plot ratio and building heights stated in Column 3 of Table 6.2.9.
Setbacks and boundary clearances	
PO3 Frontage setbacks are consistent with those in the vicinity.	**AO3.1** New building work is no closer to a frontage than the minimum frontage setbacks

Table 6.2.2—Self-assessable and assessable development: Community facilities zone code

Performance outcomes	Acceptable outcomes
	stated in Column 3 of Table 6.2.9.
PO4 Side and rear setbacks maintain— (a) privacy, breezes and solar access to adjoining premises in the General residential zone or Township zone; and (b) provide areas for landscaping.	**AO4.1** New building work is no closer to a boundary than the minimum stated in Column 3 of Table 6.2.9.
Development involving caretaker's accommodation	
PO5 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; (d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	**AO5.1** A maximum of one dwelling for caretaker's accommodation locates on a lot. **AO5.2** The GFA of the caretaker's accommodation is 150m^2 or less. **AO5.3** One car parking space is available on-site for the exclusive use of residents.
PO6 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building. Residents have exclusive use of private open space either— (a) at ground level, at least 35m^2 in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m^2 in area, having a minimum dimension of two metres, and directly accessible from a living room.
For assessable development only	
Appropriate use	
PO7 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
PO8 Uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants do not locate close to uses likely to create a land use conflict, a State-controlled road or a significant local government road, or community infrastructure.	**AO8.1** If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.
Development involving a local heritage place[27]	

[27] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 6.2.2—Self-assessable and assessable development: Community facilities zone code

Performance outcomes	Acceptable outcomes
PO9 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO10 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	**AO10.1** Only internal building work occurs on a local heritage place.
PO11 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO11.1** Significant features of the place remain unaltered, intact and visible. OR **AO11.2** Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO12 The management and documentation of changes to a local heritage place occurs appropriately and sensitively.	**AO12.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. **AO12.2** An archival quality photographic record records the features of the place destroyed, removed or altered as part of the development.
PO13 Development does not adversely affect the character, setting or appearance of the local heritage place.	**AO13.1** The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including— (a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR **AO13.2** Development is unobtrusive and screened from view from the street or other public places by— (a) locating behind the rear alignment of the place; or (b) a landscaping buffer.
PO14 Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.	**AO14.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO14.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

6.2.3 General residential zone code

6.2.3.1 Application

(1) This code applies to development that is self-assessable or assessable against the General residential zone code.

6.2.3.2 Purpose for General residential zone code

(1) The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents.

(2) The local government purpose of the code is to—

(a) meet the housing needs of a wide range households with the development of dwellings at a range of densities;

(b) facilitate residential development respectful of neighbourhood character; and,

(c) under appropriate circumstances, enable a limited range of non-residential uses such as community, educational, recreational, and religious activities, and businesses serving local community needs.

(3) The purpose of the code will be achieved through the following overall outcomes—

(a) the provision of a range of housing forms and tenures;

(b) the protection of people and premises from natural hazard and crime;

(c) the protection and enhancement of significant natural features;

(d) safe, efficient and sustainable infrastructure;

(e) safe and efficient transport networks;

(f) non-residential uses are small-scale and provide services that are predominantly oriented to local custom;

(g) development occurs in an orderly and sequential manner, generally as a logical extension of existing urban areas;

(h) connection to or the efficient and timely provision of infrastructure, including any social infrastructure, appropriate to the use;

(i) a predominantly low intensity residential scale, form and character;

(j) a high standard of residential amenity; and

(k) protection and enhancement of the cultural heritage significance of local heritage places, townscapes and streetscapes.

6.2.3.3 Criteria for assessment

Table 6.2.3—Self-assessable and assessable development: General residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
Effects of use	
PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.	**AO1.1** A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use. **AO1.2** Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use. **AO1.3** Air conditioning and refrigeration units— (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. **AO1.4** Refuse storage areas locate— (a) behind the front building line and are not visible from the street; or (b) within screened enclosures—

Table 6.2.3—Self-assessable and assessable development: General residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	(i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. **AO1.5** The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.
Operating hours for non-residential uses	
PO2 Non-residential uses only operate during hours that are appropriate for a residential locality.	**AO2.1** Activities only occur between the hours of 8:00am and 6:00pm other than— (a) activities that are not audible or visible from outside the premises; and (b) do not involve visitors to the premises. **AO2.2** Loading and unloading— (a) occurs only between the hours of— (i) 8:00am and 5:00pm Monday to Friday; (ii) 8:00am and 12:00pm (noon) on Saturdays; and (b) does not occur on Sundays and public holidays. **AO2.3** No outdoor activities occur on Sundays or public holidays.
Intensity and scale	
PO3 The intensity of residential uses is appropriate to the locality.	**AO3.1** No more than one Dwelling house or Caretaker's accommodation locates on each lot. OR **AO3.2** For other than a Dwelling house or Caretakers accommodation, the total gross floor area is not more than 50 per cent of site area.
PO4 Works have a domestic scale, form and character sympathetic to the surrounding area.	**AO4.1** The total use area of non-residential uses is less than 60 square metres or 6 per cent of the area of the lot, whichever is the lesser. **AO4.2** New building work does not result in the premises exceeding the maximum building heights stated in Column 4 of Table 6.2.9.
Setbacks and boundary clearances	
PO5 Frontage setbacks of buildings are consistent with those in the vicinity.	**AO5.1** New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 4 of Table 6.2.9.
PO6 Side and rear setbacks maintain privacy, breezes and solar access to adjoining premises.	**AO6.1** New building work is no closer to a boundary than the minimum stated in Column 4 of Table 6.2.9.
Site suitability	

Table 6.2.3—Self-assessable and assessable development: General residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
PO7 Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping or buffering, waste management, and water cycle management.	**AO7.1** The site has an area of at least 800 m^2 and a frontage of at least 20 metres.
Development involving Caretaker's accommodation	
PO8 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	**AO8.1** A maximum of one dwelling for caretaker's accommodation locates on a lot. **AO8.2** The GFA of the caretaker's accommodation is 150m^2 or less. **AO8.3** One car parking space is available on-site for the exclusive use of residents.
PO9 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	**AO9.1** Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the premises. **AO9.2** Residents have exclusive use of private open space either— (a) at ground level, at least 35m^2 in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m^2 in area, having a minimum dimension of two metres, and directly accessible from a living room.
For assessable development only	
Appropriate use	
PO10 Non-residential uses locate in the General residential zone only if they primarily provide a local service.	no acceptable outcome identified
PO11 The use does not create or worsen a conflict between land uses and incorporates buffering, screening, noise barriers or other effective methods to mitigate potential adverse effects.	no acceptable outcome identified
PO12 Residential and other uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants do not locate close to—	**AO12.1** If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment

Table 6.2.3—Self-assessable and assessable development: General residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
(a) industrial, rural or other uses likely to create a conflict between land uses; or (b) State-controlled road, or significant local government road.	plant.
PO13 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
Privacy, visual amenity and character	
PO14 The appropriate location and orientation of windows, use of privacy screens or hoods, and use of landscape planting and features protects the privacy of residents in adjoining dwellings.	no acceptable outcome identified
PO15 Buildings provide an attractive presentation to the street that— (a) is compatible in scale with adjoining premises; (b) is orientated towards the street with verandahs, decks and windows and other openings; and (c) avoids or minimises hard stand or car parking between the building and the street.	no acceptable outcome identified
PO16 The use of complementary roof form, street elevations, construction materials, fences or retaining walls, and landscaping reflects and enhances the existing character of the locality.	no acceptable outcome identified
Development involving a local heritage place[28]	
PO17 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO18 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	**AO18.1** Only internal building work occurs on a local heritage place.
PO19 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO19.1** Significant features of the place remain unaltered, intact and visible. OR **AO19.2** Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO20 The management and documentation of changes to a local heritage place occurs appropriately and sensitively.	**AO20.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. **AO20.2** An archival quality photographic record records the features of the place destroyed,

[28] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 6.2.3—Self-assessable and assessable development: General residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	removed or altered as part of the development.
PO21 Development does not adversely affect the character, setting or appearance of the local heritage place.	**AO21.1** The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including— (a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR **AO21.2** Development is unobtrusive and screened from view from the street or other public places by— (a) locating behind the rear alignment of the place; or (b) a landscaping buffer.
PO22 Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.	**AO22.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO22.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

6.2.4 Industry zone code

6.2.4.1 Application

(1) This code applies to development that is self-assessable or assessable against the Industry zone code.

6.2.4.2 Purpose for Industry zone code

(1) The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.

(2) It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

(3) The local government purpose of the Industry zone code is to accommodate a range of industries that—

- (a) provide a diverse economic base that enables employment and economic growth;
- (b) generally contain all potential adverse environmental effects within their own site and do not prejudice or impact adversely on other activities in the industry zone or uses (particularly sensitive land uses) located within other zones; and
- (c) can operate without sensitive or other incompatible uses such as accommodation activities or community activities locating nearby except where it can be demonstrated that uses other than industry activities—
  - (i) are associated with and essential to the operation of industry activities; and
  - (ii) cannot reasonably be established in other more appropriate zones; and
  - (iii) are consistent with the scale and character of other development in the locality and achieve a high standard of industrial amenity.

(4) The purpose of the code will be achieved through the following overall outcomes—

(a) the location and design of uses and works for industrial purposes maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land, particularly sensitive land uses;

(b) development locates having regard to its servicing capabilities in terms of transport, water, sewage, electricity, gas, telecommunications infrastructure, other associated industries and work force;

(c) maximisation of the use of existing transport infrastructure and access to an appropriate level of transport infrastructure;

(d) industry activities generate traffic movements appropriate to the capacity of the local road network they access and do not unduly increase traffic movements through land included in the General residential zone or Rural residential zone;

(e) incorporation of sustainable practices, including maximising energy efficiency and water conservation;

(f) development is reflective of and responsive to the environmental constraints of the land;

(g) the scale, character and built form of development contributes to a high standard of visual amenity;

(h) non-industrial uses, such as offices, shops, and trade-related business activities that directly support the broader industrial purpose of the zone occurs in locations and at a scale that facilitate further industrial development;

(i) protection of the viability of both existing and future industrial activities from the intrusion of incompatible uses; and

(j) protection and enhancement of the cultural heritage significance of local heritage places, townscapes and streetscapes.

6.2.4.3 Criteria for assessment

Table 6.2.4—Self-assessable and assessable development: Industry zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
Effects of use	
PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.	**AO1.1** Where adjoining premises contains a sensitive land use— (a) a 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary; and (b) a dense landscaping screen a minimum width of 2 metres comprising shrubs or trees that reach a minimum height of 4 metres above ground level at maturity grows along the length of the common boundary that is adjacent to any outdoor activity areas; and (c) outdoor storage, vehicle parking, vehicle manoeuvring, work areas, air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any common boundary. Refuse storage areas locate— (a) behind the front building line and are not visible from the street; or (b) within screened enclosures— (i) comprising solid, opaque materials; and

Table 6.2.4—Self-assessable and assessable development: Industry zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	(ii) not less than 1.8 metres high; or (c) behind landscaping comprising dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. **AO1.3** The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.
PO2 Emissions of contaminants including air pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation do not cause environmental harm or nuisance.	**AO2.1** The use does not release contaminants beyond the boundary of the site.
PO3 The hours of operation of the use protects the amenity of any nearby sensitive land uses.	**AO3.1** Where within 150 metres of a sensitive land use— (a) outdoor activities including the loading or unloading of goods and materials occurs between the hours of— (i) 7:00am and 6:00pm, Monday to Friday; and (ii) 7:00am and 12:00pm (noon) on Saturdays; (b) indoor activities occurring on Sundays or public holidays— (i) are limited to office and administrative tasks; or (ii) are not audible or visible from outside the building; and (c) no outdoor activities or loading or unloading of goods or materials occurs on Sundays or public holidays.
Intensity and scale	
PO4 The height, scale and bulk of buildings and structures reflect the operational needs of industry while not adversely affecting the amenity of the industry zone and surrounding areas.	**AO4.1** New external building work does not result in the premises exceeding the maximum site cover, plot ratio and building heights stated in Column 5 of Table 6.2.9.
Setbacks and boundary clearances	
PO5 Buildings are setback a sufficient distance from the road frontage of the site to accommodate visitor car parking, landscaping, signage, and pedestrian and vehicular entries to create an attractive presentation to the street.	**AO5.1** New external building work is no closer to a frontage than the minimum frontage setbacks stated in Column 5 of Table 6.2.9.
PO6 Side and rear setbacks maintain— (a) privacy, breezes and solar access to adjoining premises located in the General residential zone or Township zone; and, (b) provide areas for landscaping.	**AO6.1** New external building work is no closer to a boundary than the minimum stated in Column 5 of Table 6.2.9.
Development involving Caretaker's accommodation	

Table 6.2.4—Self-assessable and assessable development: Industry zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
PO7 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	**AO7.1** A maximum of one dwelling for caretaker's accommodation locates on a lot. **AO7.2** The GFA of the caretaker's accommodation is 150m² or less. **AO7.3** One car parking space is available on-site for the exclusive use of residents.
PO8 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	**AO8.1** Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building. **AO8.2** Residents have exclusive use of private open space either— (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.
For assessable development only	
Appropriate use	
PO9 Uses are not likely to create or exacerbate a conflict with industrial activities.	**AO9.1** Sensitive land uses do not establish in the Industry zone except if associated with and essential to the operation of industry activities; and cannot reasonably be established in another zone.
PO10 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
Building design	
PO11 The design and character of buildings and ancillary structures reflect the industry function of the use while providing a high standard of building design, including making a positive contribution to the streetscape.	no acceptable outcome identified
Site layout and design	
PO12 The site layout and design contributes to the efficient and safe access to the site by employees and visitors and avoids on-street parking.	**AO12.1** The main entry to the building is easily identifiable, and directly accessible from the street.

Table 6.2.4—Self-assessable and assessable development: Industry zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
PO13 Development creates a socially, visually and physically pleasant work environment for employees.	no acceptable outcome identified
Site suitability	
PO14 Development has appropriate all weather road access between the premises and the local road network and avoids direct access to a State-controlled road or significant local government road.	no acceptable outcome identified
PO15 Development generates traffic movements appropriate to the capacity of the local road network it accesses and does not unduly increase traffic movements through land included the General residential zone or Rural residential zone.	no acceptable outcome identified
Landscaping dimensions	
PO16 Landscaping and screen fencing avoid adverse visual impacts on street frontage presentation and to adjoining premises.	**AO16.1** Landscaping not less than two metres wide extends along the full length of each road frontage (excluding vehicle crossovers and pedestrian access). **AO16.2** Landscaping comprises a minimum of 5 per cent of the site area.
Development involving a local heritage place[29]	
PO17 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO18 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	**AO18.1** Only internal building work occurs on a local heritage place.
PO19 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO19.1** Significant features of the place remain unaltered, intact and visible. OR **AO19.2** Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO20 The management and documentation of changes to a local heritage place occurs appropriately and sensitively.	**AO20.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. **AO20.2** An archival quality photographic record records the features of the place destroyed, removed or altered as part of the development.
PO21 Development does not adversely affect the character, setting or appearance of the local heritage place.	**AO21.1** The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including—

[29] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 6.2.4—Self-assessable and assessable development: Industry zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	(a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR **AO21.2** Development is unobtrusive and screened from view from the street or other public places by— (a) locating behind the rear alignment of the place; or (b) a landscaping buffer.
PO22 Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.	**AO22.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO22.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

6.2.5 Recreation and open space zone code

6.2.5.1 Application

(1) This code applies to development that is self-assessable or assessable against the Recreation and open space zone code.

6.2.5.2 Purpose for Recreation and open space zone code

(1) The purpose of the Recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.

(2) The zone provides for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation.

(3) Areas within the zone such as parks, playing fields and playgrounds are generally accessible to the public; however, access may be limited in certain areas and at certain times.

(4) Where required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.

(5) The local government purpose of the code is to—

- (a) conserve and protect the natural environment for its scientific, landscape, habitat, cultural heritage or similar values;
- (b) enable low-scale facilities that assist in education or interpretation of the natural environment;
- (c) enable appropriate resource-based activities;
- (d) distinguish and protect areas publicly accessible for outdoor recreation;
- (e) facilitate organised sporting activities and associated facilities in an sensitive manner and in areas not used for publicly accessible outdoor recreation; and
- (f) enable commercial recreational use of land where appropriate, generally only when incidental to primary sport and recreation use of the land or nearby land.

(6) The purpose of the code will be achieved through the following overall outcomes—

- (a) the protection of places that have conservation significance, including cultural and landscape values;

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

6.2.5.3 Criteria for assessment

Table 6.2.5—Self-assessable and assessable development: Recreation and open space zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
Amenity	
PO1 Lighting does not adversely affect the amenity of the locality having regard to its intensity, direction, overspill or glare.	**AO1.1** Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with requirements of AS4282—Control of the Obtrusive Effects of Outdoor Lighting.
Intensity and scale	
PO2 Building works have no adverse impacts on the character or amenity of the locality. Works contribute positively to the amenity of the Recreation and open space zone.	New building work does not result in the premises exceeding the maximum building heights stated in Column 6 of Table 6.2.9.
Setbacks and boundary clearances	
PO3 Side and rear setbacks maintain— (a) privacy, breezes and solar access to adjoining premises located in the General residential zone or Township zone; and (b) provide areas for landscaping.	**AO3.1** New building work is no closer to a boundary than the minimum stated in Column 6 of Table 6.2.9. **AO3.2** New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 6 of Table 6.2.9.
Development involving Caretaker's accommodation	
PO4 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and	**AO4.1** A maximum of one dwelling for caretaker's accommodation locates on a lot. **AO4.2** The GFA of the caretaker's accommodation is 150m^2 or less. **AO4.3** One car parking space is available on-site for the exclusive use of residents.

Table 6.2.5—Self-assessable and assessable development: Recreation and open space zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
(d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	
PO5 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	**AO5.1** Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building. **AO5.2** Residents have exclusive use of private open space either— (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.
Development involving a Roadside stall	
PO6 The display and sale of agricultural produce does not adversely affect— (a) the amenity, character and safety of open space areas; or (b) the safety and efficiency of roads.	**AO6.1** Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area. **AO6.2** Access to the stall— (a) is not from a state-controlled road; and (b) is via the primary property access point. **AO6.3** One parking space is available adjacent to the stall within the boundaries of the lot.
For assessable development only	
Appropriate use	
PO7 Public parks continue to facilitate informal recreational open space activities.	**AO7.1** Privatised or intensive development does not encroach upon existing public parks.
PO8 Only appropriate uses establish in the Recreation and open space zone, having regard to current and future community need for accessible formal and informal recreation areas.	no acceptable outcome identified
PO9 Land in the Recreation and open space zone is publicly accessible.	no acceptable outcome identified
PO10 The use does not create or worsen a conflict between land uses having regard to the distance between them and the ability to buffer or separate otherwise incompatible land uses.	no acceptable outcome identified
PO11 Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
Amenity and character	
PO12 Development avoids or minimises adverse impacts on the character, or	no acceptable outcome identified

Table 6.2.5—Self-assessable and assessable development: Recreation and open space zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
appearance of the locality or on features of architectural, historic or scientific significance.	
Site layout and design	
PO13 Buildings and structures complement the setting of the site.	no acceptable outcome identified
Natural environment	
PO14 Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	**AO14.1** A vegetated buffer not less than 50 metres wide extends from the high bank of any watercourse or lake.
Natural hazard	
PO15 The location of uses and works is not at any significant risk of landslip.	**AO15.1** Works do not occur on slopes greater than 15 per cent. **AO15.2** Buildings and works locate more than— (a) 20 metres from a ridgeline or escarpment; and (b) 100 metres from a watercourse.
Emissions	
PO16 Effluent or stormwater leaving premises does not adversely affect the quality of surface and underground water including for the health of ecosystems or for recreational use, potable supply, or businesses use.	no acceptable outcome identified
PO17 Site users are not exposed to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants where close to a State-controlled road or significant local government road.	**AO17.1** A landscaped buffer is provided where a proposed use adjoins a heavily-trafficked road.
Development involving a local heritage place[30]	
PO18 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO19 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	**AO19.1** Only internal building work occurs on a local heritage place.
PO20 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO20.1** Significant features of the place remain unaltered, intact and visible. OR **AO20.2** Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO21 The management and documentation of changes to a local heritage place occurs appropriately and sensitively.	**AO21.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.

[30] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 6.2.5—Self-assessable and assessable development: Recreation and open space zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	AO21.2 An archival quality photographic record records the features of the place destroyed, removed or altered as part of the development.
PO22 Development does not adversely affect the character, setting or appearance of the local heritage place.	**AO22.1** The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including— (a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR **AO22.2** Works are unobtrusive and screened from view from the street or other public places by— (a) its location behind the rear alignment of the place; or (b) a landscaping buffer.
PO23 Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.	**AO23.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO23.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

6.2.6 Rural residential zone code

6.2.6.1 Application

(1) This code applies to development that is self-assessable or assessable against the Rural residential zone code.

6.2.6.2 Purpose for the Rural residential zone code

(1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided where the intensity of residential development is generally dispersed.

(2) The local government purpose of the code is to enable low-density housing in a rural setting.

(3) The purpose of the code will be achieved through the following overall outcomes—

- (a) a predominantly low intensity residential scale, form and character;
- (b) the protection and enhancement of a rural residential amenity;
- (c) the avoidance of significant conflict with other uses, including with agriculture, animal husbandry, extractive industry, or timber production;
- (d) the provision of only limited services and infrastructure commensurate with proximity to the major centres in the region and to existing networks;
- (e) the provision of only limited community facilities or uses that provide services to residents;
- (f) the protection of people and premises from natural hazards;
- (g) the protection and enhancement of significant natural features and ecological processes;
- (h) safe and efficient transport networks;

(i) the safe and efficient operation of infrastructure without interference from incompatible uses or works; and

(j) protection and enhancement of the cultural heritage significance of local heritage places, townscapes and streetscapes.

6.2.6.3 Criteria for assessment

Table 6.2.6—Self-assessable and assessable development: Rural residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
Lighting	
PO1 The intensity, direction, overspill or glare of artificial lighting does not adversely affect— (a) the amenity of the locality; or (b) the safety of road users .	**AO1.1** The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site. **AO1.2** Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with AS4282—Control of the Obtrusive Effects of Outdoor Lighting.
Intensity and scale	
PO2 The intensity of residential uses is appropriate to the locality.	**AO2.1** No more than one Dwelling house or Caretaker's accommodation locates on each lot.
PO3 Works contribute positively to the amenity of the Rural residential zone.	**AO3.1** The total gross floor area is not more than five per cent of site area. **AO3.2** New building work does not result in the premises exceeding the maximum building heights stated in Column 7 of Table 6.2.9.
PO4 Non-residential uses have a domestic scale and intensity.	**AO4.1** The total use area of non-residential uses is less than 100m^2 or two per cent of the area of the lot, whichever is the lesser. **AO4.2** New building work associated with uses not being for a Dwelling house or Caretakers residence does not result in the premises exceeding the maximum site cover, plot ratio and building heights stated in Column 7 of Table 6.2.9.
Setbacks and boundary clearances	
PO5 Frontage setbacks of buildings are consistent with those in the vicinity.	**AO5.1** New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 7 of Table 6.2.9.
PO6 Buildings maintain separation from other premises to protect privacy and amenity appropriate to the reasonable expectations of residents.	New building work is no closer to a boundary than the minimum stated in Column 7 of Table 6.2.9.
Development involving Caretaker's accommodation	
PO7 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs	**AO7.1** A maximum of one caretaker's accommodation locates on a lot. **AO7.2** The GFA of the caretaker's accommodation is 150m^2 or less.

Table 6.2.6—Self-assessable and assessable development: Rural residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	**AO7.3** One car parking space is available on-site for the exclusive use of residents.
PO8 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	**AO8.1** Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building. **AO8.2** Residents have exclusive use of private open space either— (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.
Development involving a Roadside stall	
PO9 The display and sale of agricultural produce does not adversely affect— (a) the amenity, character and safety of rural residential areas; or (b) the safety and efficiency of roads.	**AO9.1** Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area. **AO9.2** Access to the stall— (a) is not from a state-controlled road; and (b) is via the primary property access point. **AO9.3** One parking space is available adjacent to the stall within the boundaries of the lot.
For assessable development only	
Appropriate use	
PO10 Land uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, chemical spray drift, vibrations and other potential environmental contaminants— (a) have appropriate separation distances or buffering from existing industrial, rural or other incompatible land uses; and (b) do not locate close to a State-controlled road or a significant local government road.	**AO10.1** If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.

Table 6.2.6—Self-assessable and assessable development: Rural residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
PO11 Infrastructure operates safely and efficiently without interference by incompatible uses or works.	no acceptable outcome identified
Site suitability	
PO12 Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping or buffering, waste management, and water cycle management.	no acceptable outcome identified
Amenity and character	
PO13 The use does not adversely affect the residential amenity and character of land in the Rural residential zone.	no acceptable outcome identified
PO14 Building work protects the privacy of adjoining dwellings having regard to the location and orientation of windows, the use of privacy screens or hoods, and existing and proposed landscaping.	no acceptable outcome identified
PO15 Works have a domestic scale, form and character.	no acceptable outcome identified
Natural hazard	
PO16 The location of uses and works is not at any significant risk of landslip.	**AO16.1** Works do not occur on slopes greater than 15 per cent. **AO16.2** Buildings and works locate more than— (a) 20 metres from a ridgeline or escarpment; and (b) 100 metres from a watercourse.
Operating hours	
PO17 Non-residential uses only operate during hours that are appropriate for a residential locality.	**AO17.1** Non-residential activities only occur between the hours of 6:00 am and 6:00 pm.
Particular uses or development	
PO18 For residential uses other than Dwelling house, accommodation incorporates variety such form, tenure, size, or layout.	no acceptable outcome identified
Development involving a local heritage place[31]	
PO19 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO20 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	**AO20.1** Only internal building work occurs on a local heritage place.
PO21 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO21.1** Significant features of the place remain unaltered, intact and visible. OR

[31] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 6.2.6—Self-assessable and assessable development: Rural residential zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	AO21.2 Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO22 The management and documentation of changes to a local heritage place occurs appropriately and sensitively.	**AO22.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. **AO22.2** An archival quality photographic record records the features of the place destroyed, removed or altered as part of the development.
PO23 Development does not adversely affect the character, setting or appearance of the local heritage place.	The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including— (a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR **AO23.2** Development is unobtrusive and screened from view from the street or other public places by— (a) its location behind the rear alignment of the place; or (b) a landscaping buffer.
PO24 Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.	**AO24.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO24.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

6.2.7 Rural zone code

6.2.7.1 Application

(1) This code applies to development that is self-assessable or assessable against the Rural zone code.

6.2.7.2 Purpose for the Rural zone code

(1) The purpose of the Rural zone is to—

(a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

(b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;

(c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.

(2) The local government purpose of the Rural zone code is to—

(a) enable Important agricultural areas to be used efficiently for rural production free from fragmentation, alienation or encroachment from incompatible development;

(b) accommodate uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, provided there are no significant land use conflicts;

(c) minimise the potential for conflict between rural uses and other uses;

(d) enable value-adding to primary products at the source;

(e) facilitate economic development that is compatible with rural activities;

(f) provide for the protection and maintenance of areas identified as supporting biological diversity and ecological integrity;

(g) facilitate development that has form, scale, intensity, location, design, and character that is appropriate to its context;

(h) for rural zoned land in the urban area—

(i) protect the longer-term ability of settlements to expand, most likely beyond the life of the planning scheme; or,

(ii) facilitate development that does not readily suit land in other zones but ought to situate in or adjacent to a town or village; and

(i) maintain a low density land use and settlement pattern characterised predominantly by farms along the valley floors with a backdrop of steeper vegetated slopes and elevated areas.

(3) The following overall outcomes will achieve the purposes of the Rural zone code—

(a) a diverse range of agricultural activities, primary industry and value-adding businesses predominate;

(b) Important agricultural areas remains in viable holdings;

(c) extractive industries and associated processing develop where the resource is available with appropriate management of environmental impacts and site rehabilitation;

(d) difficult-to-locate sports and industries locate where there is adequate separation and buffering to sensitive uses;

(e) vegetated slopes and elevated areas provide a scenic backdrop in the natural landscape;

(f) a basic level of infrastructure appropriate to rural areas is safe, efficient and sustainable;

(g) safe and efficient transport networks;

(h) protection of people and premises from natural hazard;

(i) development does not result in serious environmental harm;

(j) if in or proximate to an urban area, development is consistent with and does not compromise the likely longer-term use of other land in the locality; and

(k) protection and enhancement of the cultural heritage significance of local heritage places.

(4) The following overall outcomes will achieve the purpose of the Conservation precinct—

(a) the protection of areas identified as having significant values for biological diversity, water catchment and ecological functioning;

(b) the development of ecotourism and recreation facilities occurs pursuant to demonstrated community need and protects environmental and biodiversity values, water quality and the ecological and hydrological processes of wetlands and waterways.

(5) The following overall outcomes will achieve the purpose of the Intensive agriculture precinct—

(a) the protection of most Important agricultural areas for cropping purposes;

(b) intensive animal industries and extractive industry locate outside the precinct.

(6) The following overall outcomes will achieve the purpose of the Hinterland precinct—

(a) the retention of a sparsely-settled rural character dominated by expansive and low intensity rural production such as grazing;

(b) intensive animal industries establish where they avoid adverse impacts on neighbouring activities.

6.2.7.3 Criteria for assessment

Table 6.2.7—Self-assessable and assessable development: Rural zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
Buffers to sensitive land uses	
PO1 Non-residential buildings and waste disposal areas have separation from existing sensitive land uses to mitigate potential adverse impacts from the emission of dust, noise or odours.	**AO1.1** The following facilities are not less than 150 metres from any existing dwelling in the Rural zone or land included in the General residential zone— (a) animal enclosures; (b) buildings used for storage, processing and packing of produce; and (c) waste disposal areas.
Intensity and scale	
PO2 The Rural zone maintains a relatively sparsely settled landscape and a high level of scenic amenity with buildings an appropriate scale for their setting.	If for Tourist park— (a) there are no more than six caravan or camping sites for every 100 hectares of site area; (b) no caravan or camping sites are within 100 metres of a boundary, road, or watercourse. If for Rural workers' accommodation— (a) no more than six rural workers per 100 hectares of site area reside on the premises; (b) unless within an existing building, no accommodation is within 100 metres of a boundary, road, or watercourse.
Setbacks and boundary clearances	
PO3 Buildings maintain separation from other premises to protect privacy and amenity appropriate to expectations of rural residents.	**AO3.1** New building work is no closer to a boundary than the minimum stated in Column 8 of Table 6.2.9. **AO3.2** New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 8 of Table 6.2.9.
Lighting	
PO4 The intensity, direction, overspill or glare of artificial lighting does not adversely affect— (a) the amenity of the locality; or (b) the safety of road users.	**AO4.1** Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with AS4282—Control of the Obtrusive Effects of Outdoor Lighting.
Development involving Caretaker's accommodation	
PO5 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises;	**AO5.1** A maximum of one caretaker's accommodation locates on a lot. **AO5.2** One car parking space is available on-site for the exclusive use of residents.

Table 6.2.7—Self-assessable and assessable development: Rural zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
(b) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	
PO6 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	Residents have exclusive use of private open space at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation.
Development involving a Roadside stall	
PO7 The on-site display and sale of agricultural produce does not adversely affect— (a) the amenity, character or safety of rural areas; or (b) the safety and efficiency of roads.	**AO7.1** Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area. **AO7.2** Access to the stall— (a) is not from a state-controlled road; and (b) is via the primary property access point. **AO7.3** One parking space is available adjacent to the stall within the boundaries of the lot.
For assessable development only	
Appropriate use	
PO8 Land uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, chemical spray drift, vibrations and other potential environmental contaminants— (a) have appropriate separation distances or buffering from existing industrial, rural or other incompatible land uses and infrastructure; and (b) do not locate close to a State-controlled road or a significant local government road.	**AO8.1** If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.
PO9 Infrastructure operates safely and efficiently without interference by incompatible uses or works.	no acceptable outcome identified
Site suitability	
PO10 Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping, buffering and waste management.	no acceptable outcome identified
Natural environment	
PO11 Either— (a) works avoid adverse environmental impacts; or (b) where avoiding impacts is not reasonably possible, works	**AO11.1** The total footprint containing activities, buildings, structures, driveways and other works or activities is minimal. **AO11.2** Uses and works avoid further fragmentation of areas of environmental significance and strengthen linkages through rehabilitation where

Table 6.2.7—Self-assessable and assessable development: Rural zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
minimise and manage any residual impacts.	possible. **AO11.3** Uses and works occur only on areas of lesser importance in terms of biodiversity values and conserves areas of higher value to the greatest extent practicable. **AO11.4** Uses and works maintain areas of environmental significance in patches of greatest possible size and with the smallest possible edge to area ratio.
PO12 Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	**AO12.1** A vegetated buffer not less than 50 metres wide, within which no building or operational work occurs, extends from the high bank of any watercourse, lake or wetland protection area.
Natural hazard	
PO13 The location of uses and works is not at significant risk of landslip.	**AO13.1** Works do not occur on slopes greater than 15 per cent. **AO13.2** Buildings and works locate more than— (a) 20 metres from a ridgeline or escarpment; and (b) 100 metres from a watercourse.
Operating hours	
PO14 Non-residential uses operate during hours that are appropriate to the locality.	no acceptable outcome identified
If in the Conservation precinct	
PO15 Uses are complementary to the environmental values of the site.	no acceptable outcome identified
PO16 Ecotourism and recreation facilities locate where there is an overriding community need.	no acceptable outcome identified
PO17 Environmentally sensitive design and infrastructure support the development to avoid degradation of water quality and protect the ecological and hydrological processes of wetlands and waterways.	no acceptable outcome identified
PO18 Rehabilitation works and landscaping enhance the biological diversity, water catchment and ecological functioning of the site.	no acceptable outcome identified
If in the Intensive agriculture precinct	
PO19 Uses do not— (a) prevent the use of land for cropping; or (b) have a detrimental impact on the use of adjoining premises for cropping; or (c) restrict a full range of agricultural practices.	no acceptable outcome identified

Table 6.2.7—Self-assessable and assessable development: Rural zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
PO20 Uses enhance or value-add to agricultural pursuits.	no acceptable outcome identified
Development involving a local heritage place[32]	
PO21 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO22 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	**AO22.1** Only internal building work occurs on a local heritage place.
PO23 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO23.1** Significant features of the place remain unaltered, intact and visible. OR **AO23.2** Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO24 The management and documentation of changes to a local heritage place occurs appropriately and sensitively.	**AO24.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. **AO24.2** An archival quality photographic record records the features of the place destroyed, removed or altered as part of the development.
PO25 Development does not adversely affect the character, setting or appearance of the local heritage place.	**AO25.1** The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including— (a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR **AO25.2** Development is unobtrusive and screened from view from the street or other public places by— (a) its location behind the rear alignment of the place; or (b) a landscaping buffer.
PO26 Excavation or other earthworks do not have a detrimental impact on archaeological sites.	**AO26.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO26.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

[32] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

6.2.8 Township zone code

6.2.8.1 Application

(1) This code applies to development that is self-assessable or assessable against the Township zone code.

6.2.8.2 Purpose for the Township zone code

(1) The purpose of the township zone code is to provide for small to medium size urban settlements located within a rural or coastal area.

(2) Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

(3) Tourist facilities such as tourist attractions and short-term accommodation, of the area may be appropriate.

(4) The local government purpose of the Township zone code is to—

(a) accommodate a range of residential and small scale, low intensity, non-residential uses, necessary to service the township or village and its surrounding rural area; and

(b) retain the townships or villages in the North Burnett as a focus for their own localities.

(5) The purpose of the code will be achieved through the following overall outcomes—

(a) the protection and enhancement of the predominant low intensity residential character;

(b) the protection of township amenity;

(c) the maintenance of public health and safety;

(d) protection and enhancement of the cultural heritage significance of local heritage places.

6.2.8.3 Criteria for assessment

Table 6.2.8—Self-assessable and assessable development: Township zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
Effects of use	
PO1 Non-residential uses protect sensitive land uses from the adverse impacts of ongoing operations and otherwise operate in a manner that does not significantly interfere with the visual and acoustic amenity of users of adjoining premises.	**AO1.1** A 1.8 metres high solid, opaque acoustic fence stands along the full length of any common boundary with a sensitive land use. **AO1.2** Air conditioning and refrigeration units— (a) collocate with other plant and building services; or (b) form part of the roof design of buildings; or (c) incorporate acoustic barriers and visual screening. **AO1.3** Refuse storage areas— (a) locate behind the front building line and are not visible from the street; or (b) locate within screened enclosures— (i) comprising solid, opaque materials; and (ii) not less than 1.8 metres high; or (c) locate behind landscaping comprising

Table 6.2.8—Self-assessable and assessable development: Township zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
	dense screening shrubs, maintained to a minimum height of 1.8 metres above ground level. **AO1.4** Air conditioning and refrigeration units and refuse storage areas locate at least 5 metres from any adjoining premises containing a sensitive land use. **AO1.5** Operating hours are between 7:00am and 6:00pm. **AO1.6** Loading and unloading occurs only between the hours of— (a) 8:00am and 6:00pm Monday to Friday; (b) 8:00am and 12:00pm (noon) on Saturdays; and (c) does not occur on Sundays and public holidays. **AO1.7** The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.
Scale, setbacks and boundary clearances	
PO2 Uses and works do not adversely affect the visual amenity of the Township zone due to the scale of any works in relation to buildings or works in the vicinity.	New building work does not result in the premises exceeding the maximum building envelope acceptable outcomes stated in Column 9 of Table 6.2.9.
PO3 Sites are suitably sized and configured for the intended use and any associated works, including— (a) building work; (b) vehicle parking, manoeuvring and access; (c) landscaping, screening, or buffering; (d) waste management facilities; and (e) water cycle management.	**AO3.1** The site area is not less than 600 square metres. **AO3.2** The road frontage is not less than 16 metres.
Development involving Caretaker's accommodation	
PO4 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is subsidiary to the non-residential use; (c) caters only for the caretaker(s) of the premises and their reasonably associated household members; and (d) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	**AO4.1** A maximum of one caretaker's accommodation locates on a lot. **AO4.2** The GFA of the caretaker's accommodation is 150m^2 or less. **AO4.3** One car parking space is available on-site for the exclusive use of residents.

Table 6.2.8—Self-assessable and assessable development: Township zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
PO5 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	**AO5.1** Residents of the caretaker's accommodation have a direct pedestrian entry for their exclusive use that is separate to the pedestrian entry for the non-residential section of the building. **AO5.2** Residents have exclusive use of private open space either— (a) at ground level, at least 35m² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation; or (b) above ground level, consisting of a balcony at least 8m² in area, having a minimum dimension of two metres, and directly accessible from a living room.
Development involving a Roadside stall	
PO6 The on-site display and sale of agricultural produce does not adversely affect— (a) the amenity, character or safety of rural areas; or (b) the safety and efficiency of roads.	**AO6.1** Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area. **AO6.2** Access to the stall— (a) is not from a state-controlled road; and (b) is via the primary property access point. **AO6.3** One parking space is available adjacent to the stall within the boundaries of the lot.
For assessable development only	
Appropriate use	
PO7 Adverse impacts on the amenity of the Township zone are minimised having regard to— (a) the nature and intensity of the use; (b) the likely movement of vehicles associated with the use; and (c) the location and design of any vehicular access or car parking, manoeuvring, or servicing area.	no acceptable outcome identified
PO8 Sufficient outdoor space around buildings is available for private recreation and open space.	**AO8.1** For *Accommodation activities*—at least 20 per cent of the site is available as private open space and recreation area.
Development involving a local heritage place[33]	
PO9 Any material change of use is compatible with the conservation and management of the cultural heritage significance of a local heritage place.	no acceptable outcome identified
PO10 Local heritage places remain as sited, unless there is no prudent and feasible alternative to the demolition or removal of the place.	**AO10.1** Only internal building work occurs on a local heritage place.

[33] Refer to Council's Local Heritage Register accessible at www.northburnett.qld.gov.au

Table 6.2.8—Self-assessable and assessable development: Township zone code

Performance outcomes (PO)	Acceptable outcomes (AO)
PO11 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO11.1** Significant features of the place remain unaltered, intact and visible. OR **AO11.2** Changes to the features of the place are minor and necessary to maintain the significant use for the place.
PO12 The management and documentation of changes to a local heritage place occurs appropriately and sensitively.	**AO12.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. **AO12.2** An archival quality photographic record records the features of the place destroyed, removed or altered as part of the development.
PO13 Development does not adversely affect the character, setting or appearance of the local heritage place.	**AO13.1** The scale, location and design of the development is compatible with the existing character, setting and appearance of the local heritage place including— (a) utilisation of similar materials; and (b) incorporation of similar architectural detailing and ornamentation. OR **AO13.2** Development is unobtrusive and screened from view from the street or other public places by— (a) its location behind the rear alignment of the place; or (b) a landscaping buffer.
PO14 Excavation or other earthworks do not have a detrimental impact on archaeological sites of local heritage significance.	**AO14.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO14.2** If involving a high level of surface or subsurface disturbance an archaeological investigation precedes the commencement of work.

6.2.9 Building envelope criteria—all zones

(1) Columns 2 to 9 in Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones state the acceptable outcomes in respect of site cover, building height, structure height, building setbacks, and boundary clearances for all zones in the planning scheme.

(2) The statement ‘not specified’ means that this section has no requirement.

(3) The statements ‘3.0 or half the height of building’ and ‘6.0 or half the height of building’ means ‘3.0 metres or half the height of the building, whichever is the greater’ and ‘6.0 metres or half the height of the building, whichever is the greater’ respectively.

Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones

Column 1—Building envelope assessment matters	Acceptable outcomes referred to in sections 6.2.1 to 6.2.8							
	Column 2—Centre zone	Column 3—Community facilities zone	Column 4—General residential zone	Column 5—Industry zone	Column 6—Recreation and open space zone	Column 7—Rural residential zone	Column 8—Rural zone	Column 9—Township zone
Maximum site cover (per cent)	Not specified	Not specified	50	75	5	For a site up to 3000m²—40; For a site >3000m² up to 1.0ha—30; otherwise—20	For lots up to 1ha—30; otherwise not specified	40
Maximum plot ratio (per cent)	100	Not specified	For other than Dwelling house or Caretaker s accommodation—50	75	Not specified	5	Not specified	50
Maximum building height (metres)	12.0	12.0	10.0	15.0	12.0	10.0	Not specified	10.0
Maximum height of structures other than buildings (metres)	15.0	15.0	12.0	Not specified	15.0	12.0	Not specified	12.0
Minimum frontage setback from primary street frontage (metres)	Not specified if a designated commercial frontage 6.0 otherwise	6.0	6.0	6.0	6.0	10.0	10.0	6.0
Minimum frontage setback from secondary street frontage (metres)	Not specified	6.0	3.0	6.0	6.0	6.0	6.0	3.0
Minimum boundary clearance from rear boundary (metres) if common with land in the General residential zone	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum boundary clearance from rear boundary other than common with land in the General residential zone (metres)	Not specified	6.0	6.0	Not specified	Not specified	6.0	Not specified	6.0
Minimum boundary clearance from side boundary if common with land in the General residential zone (metres)	3.0 or half the height of building	6.0 or half the height of building	3.0 or half the height of building	3.0 or half the height of building	Not specified	6.0 or half the height of building	6.0 or half the height of building	3.0 or half the height of building
Minimum boundary	Not specified	6.0	3.0 or half	Not	Not	6.0 or half	6.0 or half	3.0 or half

Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones

Column 1—Building envelope assessment matters	Acceptable outcomes referred to in sections 6.2.1 to 6.2.8							
	Column 2—Centre zone	Column 3—Community facilities zone	Column 4—General residential zone	Column 5—Industry zone	Column 6—Recreation and open space zone	Column 7—Rural residential zone	Column 8—Rural zone	Column 9—Township zone
clearance from side boundary other than common with land in the General residential zone (metres)			the height of building	specified	specified	the height of building	the height of building	the height of building

Part 7 Local plans

There are no local plans in this planning scheme.

Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following—

(a) sensitive to the effects of development;

(b) constrain land or development;

(c) subject to valuable resources;

(d) present opportunities for development.

(2) Overlays are mapped and included in Schedule 2, excepting for the following—

(a) Agricultural Land Classification (ALC) Class A and Class B—included in the SPP Interactive Mapping System;

(b) Bushfire hazard areas—included in the SPP Interactive Mapping System;

(c) Matters of State Environmental Significance (MSES)—included in the SPP Interactive Mapping System;

(d) Stock Route Network—included in the SPP Interactive Mapping System.

(3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part 5.

(4) Some overlays may be included for information purposes only—this may result in no change to the level of assessment or no additional assessment criteria.

(5) Assessment criteria for an overlay may be contained in one of the following—

(a) a map for an overlay;

(b) a code for an overlay.

(6) The overlays for the planning scheme are—

(a) Agricultural land;

(b) Bushfire hazard;

(c) Extractive resources and mining;

(d) Flood hazard;

(e) Historic lots[34];

(f) Infrastructure;

(g) Matters of State Ecological Significance; and

(h) Stock route network.

8.2 Overlay codes

The following are the overlay codes for the planning scheme—

(1) Bushfire hazard overlay code;

(2) Flood hazard overlay code;

(3) Infrastructure overlay code; and

(4) Natural features or resources overlays code.

8.2.1 Bushfire hazard overlay code

8.2.1.1 Application

(1) This code applies to self-assessable or assessable development involving material change of use or reconfiguring a lot where the development is located in a medium-risk or high-risk bushfire hazard area.

[34] There is no associated overlay code.

8.2.1.2 Purpose

(1) The purpose of the Bushfire hazard overlay code is to avoid exposing people and property to hazards associated with bushfires.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) development design and building siting achieves increased safety and comfort for people and property in the event of a bushfire; and

(b) uses that pose high fire trigger risk do not locate in areas of increased bushfire risk.

8.2.1.3 Criteria for assessment

Table 8.2.1—Self-assessable and assessable development: Bushfire hazard overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
PO1 A safely-located, freely-accessible and adequate water supply for firefighting purposes is available.	**AO1.1** Development, involving proposed or existing buildings with a combined gross floor area greater than 50m²— (a) connects to a reticulated water supply with a minimum flow of 10 litres per second at 200kPa; or (b) includes a storage system that permanently holds a minimum of 5 000 litres (e.g. dam, swimming pool or water tank with fire brigade fittings and building's take off connection from that tank at a level that allows 5 000 litres to be dedicated for firefighting purposes) and is located within 100 metres of each class 1, 2, 3 or 4 building.
PO2 The siting of buildings and structures minimises exposure to bushfire risk.	On lots less than or equal to 2,500m² buildings and structures are set back the maximum possible distance, but no less than 15 metres, to areas of medium and high bushfire risk. OR On lots greater than 2,500m²— (a) buildings and structures— (i) are within areas of lowest hazard within the lot; and (ii) are setback from hazardous vegetation 1.5 times the predominant mature canopy tree height or 15 metres whichever is the greater; and (iii) are 10 metres from any retained vegetation strips or small areas of vegetation; and (b) the elements of the development least susceptible to fire are closest to the bushfire hazard.
PO3 The bulk storage or manufacture of hazardous materials is safe for people and the environment having regard to bushfire risk.	**AO3.1** The bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard AS1940 occurs outside of medium and

Table 8.2.1—Self-assessable and assessable development: Bushfire hazard overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
	high bushfire risk areas. OR **AO3.2** Where it is not practicable to comply with AO3.1, the development complies with an approved Bushfire Management Plan for the premises.
PO4 Community infrastructure and community uses are able to function effectively during and immediately after a bushfire event.	no acceptable outcome identified
If a material change of use resulting in multiple buildings or If reconfiguring a lot involving an increase in the number of lots—	
PO5 Bushfire risk mitigation protects the safety of people and property, including— (a) fire breaks that provide— (i) adequate setbacks between buildings and structures and hazardous vegetation; and (ii) access for fire-fighting and other emergency vehicles; and (a) adequate road access for fire-fighting and other emergency vehicles and safe evacuation.	**AO5.1** The development includes— (a) a perimeter road providing a firebreak to separate the lots from areas of bushfire hazard, and that road has— (i) a minimum width of 20 metres with no vegetation located within the 20 metres; and (ii) a constructed road width and weather standard complying with the Infrastructure and operational work code; and (b) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response. OR **AO5.2** Where it is not practicable to comply with AO4.1, the development includes— (a) fire maintenance trails located as close as possible to the boundaries of the lots and between the adjoining bushfire hazard, that— (i) have a minimum cleared width of 6 metres; and (ii) have a formed width and gradient, and erosion control devices in accordance with the Infrastructure and operational work code; and (iii) provide passing bays and turning areas for fire-fighting appliances; and (iv) are either located on public land, or within an access easement that is granted in favour of the local government and Queensland Fire and Rescue Service; (v) have vehicular access at each end; and

Table 8.2.1—Self-assessable and assessable development: Bushfire hazard overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
	(b) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response. **AO5.3** Residential lots are designed so that their size and shape allows for efficient emergency access to buildings for firefighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings) **AO5.4** Roads— (a) are designed and constructed in accordance with applicable local government and State government standards; and (b) have a maximum gradient of 12.5 per cent; and (c) are not culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative access linking the cul-de-sac to other through roads.

8.2.2 Flood hazard overlay code

8.2.2.1 Application

(1) This code applies to assessing development involving material change of use, reconfiguring a lot, operational work or building work where the premises is located partially or fully in the Natural Hazard Management Area (Flood).

8.2.2.2 Purpose

(1) The purpose of the Flood hazard overlay code is to minimise the exposure of people and property to flood hazards.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) the siting and design of development maintains or increases safety and comfort for people and property during flood events; and,

(b) uses and works minimise the potential for property damage due to flooding.

8.2.2.3 Criteria for assessment

Table 8.2.2—Self-assessable and assessable development: Flood hazard overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
If involving material change of use or building work	
PO1 People on the development site are safe from floodwaters during all floods up to and including a 1 per cent AEP flood event.	**AO1.1** New buildings without habitable rooms locate— (a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to

Table 8.2.2—Self-assessable and assessable development: Flood hazard overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
	OM-FH-008; or (b) above the defined flood level for the DFE identified on Overlay maps OM-FH-009 to OM-FH-015; or (c) above the flood level of a 1 per cent AEP flood event. OR **AO1.2** New buildings with habitable rooms (Class 1, 2, 3 and 4 buildings under the BCA)— (a) locate outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or (b) on premises below the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015 – have habitable rooms with finished floor levels at least 300 millimetres above the defined flood level; or (c) below the flood level of a 1 per cent AEP flood event – have habitable rooms with finished floor levels at least 300 millimetres above the flood level of a 1 per cent AEP flood event. **AO1.3** Where involving extensions to an existing Class 1 building situated below the Flooding and inundation area, or the defined flood level, or the flood level of a 1 per cent AEP flood event, and the additions constitute less than 50% of the existing floor area of the building— (a) the extension has a floor area not exceeding 50m^2; and (b) the finished floor level of habitable rooms is not less than the floor level of existing habitable rooms. **AO1.4** Development incorporates clear and direct pedestrian and vehicle evacuation routes from the site. *Editor's note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975.*
PO2 The impacts of floodwater on hazardous materials manufactured or stored in bulk causes no adverse effect on public safety or the environment.	**AO2.1** The manufacture or bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard AS1940 occurs— (a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or (b) above the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015; or (c) above the flood level of a 1 per cent AEP

Table 8.2.2—Self-assessable and assessable development: Flood hazard overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
	flood event.
PO3 Components of infrastructure that are likely to fail or cause contamination because of inundation maintain their function during flood events.	**AO3.1** The location of services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications) is— (a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or (b) outside the defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or (c) above the flood level of a 1 per cent AEP flood event. OR **AO3.2** The design and construction of services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications)— (a) prevent floodwater intrusion and infiltration; and (b) resist hydrostatic and hydrodynamic forces resulting from a 1 per cent AEP flood event.
PO4 Development siting enables vehicular access in the event of a flood.	**AO4.1** Development ensures that buildings used for passenger vehicle storage have a trafficable access to a public road during a 5 per cent AEP flood event.
PO5 Community infrastructure is able to function effectively during and immediately after flood events (where appropriate).	no acceptable outcome identified
If involving reconfiguring a lot	
PO6 New lots provide for an appropriate level of flood immunity.	**AO6.1** All lots contain an appropriate building envelope— (a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or (b) outside the defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or (c) above the flood level of a 1 per cent AEP flood event.
If involving operational work or building work involving filling or excavation	
PO7 Filling or excavation does not directly, indirectly or cumulatively, cause any significant increase in water flow depth, duration or velocity on the site and does not result in an unacceptable risk to people or property from flood hazard.	**AO7.1** Filling or excavation does not result a net increase in filling of more than $50m^3$— (a) within 100 metres of a wetland or waterway; or (b) within the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or (c) within the Defined flood event identified on Overlay maps OM-FH-009 to OM-FH-

Table 8.2.2—Self-assessable and assessable development: Flood hazard overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
	015; or (d) below the flood level of a 1 per cent AEP flood event. **AO7.2** On site flood storage capacity remains the same.
PO8 Works avoid changes to flood characteristics outside the site that may result— (a) in loss of flood storage; (b) alterations to flow paths; (c) acceleration or retardation of flows; or (d) reductions in flood warning times elsewhere in the flood plain.	no acceptable outcome identified
PO9 If the development is for community infrastructure for power lines of an electricity entity it is able to function effectively during and immediately after flood events.	no acceptable outcome identified

8.2.3 Infrastructure overlay code

8.2.3.1 Application

(1) This code applies to assessing development involving a material change of use, building work, operational work and reconfiguring a lot in proximity to identified infrastructure.

8.2.3.2 Purpose

(1) The purpose of the Infrastructure overlay code is to protect the function of existing significant infrastructure and future infrastructure areas and minimise community impacts.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) high standards of health and safety for people and property;

(b) maintained or enhanced function of the identified infrastructure; and

(c) an appropriate level of amenity for development nearby the identified infrastructure.

8.2.3.3 Criteria for assessment

Table 8.2.3—Assessable development: Infrastructure overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
Road corridors	
PO1 Adequate separation distances and buffers along identified road corridors mitigate the potential adverse impacts to premises caused by the road corridor, including traffic noise, headlights and streetlights.	**AO1.1** Development fronting a road corridor identified on Overlay maps OM-INFR-001 to OM-INFR-008 incorporates— (a) a minimum frontage setback of 15 metres from any boundary adjacent to the corridor; and (b) a landscaped buffer along the frontage of the site— (i) a minimum width of five metres; (ii) consisting of three tiered planting (groundcovers, shrubs, trees); (iii) trees with an expected minimum

Table 8.2.3—Assessable development: Infrastructure overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
	mature height of three metres; and (iv) are consistent with the landscaping policy.
Stock Routes	
PO2 The stock route network is protected from development (both on the stock route and adjacent) that would compromise the network's primary use or capacity for stock movement and other values including conservation and recreational.	**AO2.1** Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use. OR **AO2.2** Where development or land use impacts on a stock route cannot be avoided— (a) provide alternate watered stock route access; (b) ensure grade separation where railways, haul roads or other transport infrastructure, crosses the stock route; and (c) consider revocation of the stock route declaration if suitable alternative stock route exists.
Aerodromes	
PO3 Uses near aerodromes do not attract flying vertebrates or release emissions that may affect pilot visibility or interfere with flight communication.	no acceptable outcome identified
PO4 Works maintain the safe operation of aerodromes and there are no bright lights, patterns of light, reflective materials or protrusions into operational airspace that could confuse, distract, or interfere with a pilot's vision.	no acceptable outcome identified
PO5 Works do not adversely affect operational airspace.	**AO5.1** Works do not intrude into operational airspace.
Petroleum and natural gas pipelines	
PO6 Adequate separation distances from petroleum and natural gas pipelines minimises risk to the safety of people, property and the infrastructure.	**AO6.1** If involving development that increases the number of people who live, work or congregate on the premises, or involves the storage of flammable, explosive or other hazardous materials – no buildings or structures locate within 200 metres of the petroleum and natural gas pipeline infrastructure identified on Overlay maps OM-INFR-001 to OM-INFR-008.
Electricity infrastructure	
If involving a material change of use, building work or operational work	
PO7 Adequate separation distances from electricity easements and substations— (a) protect to an acceptable level the safety and amenity of occupants or users of premises; and	**AO7.1** No buildings or structures locate within— (a) 20 metres of any part of a tower or structure foundation; or (b) 5 metres of the area between the outside conductors of a transmission line when at rest, vertically projected to ground level.

Table 8.2.3—Assessable development: Infrastructure overlay

Performance outcomes (PO)	Acceptable outcomes (AO)
(b) do not constrain the existing or future operation or function of the easement or facility.	**AO7.2** The minimum separation distance between any buildings (other than Class 10) associated with a sensitive land use and the closest boundary of any substation or easement for major electricity infrastructure is 20 metres. **AO7.3** Machinery or equipment used within the electricity easement does not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2002. **AO7.4** Blasting within 500 metres of an easement complies with AS2187-1998 Explosives Storage Transport and Use. **AO7.5** Changes in ground level maintain the statutory ground to conductor clearance distances prescribed by the *Electrical Safety Act 2002* and the Electrical Safety Regulation 2002.
If reconfiguring a lot	
PO8 Reconfigured lots adjoining a substation or easement for major electricity infrastructure protect the safety of users and visual amenity with adequate vegetation buffers and separation distances.	**AO8.1** All lots retain all existing endemic vegetation of mature height within 20 metres of the boundary of the substation or easement for major electricity infrastructure, outside a complying building envelope. **AO8.2** A minimum 3 metre wide densely planted landscaped buffer is provided along the boundary adjoining the electricity infrastructure, including advanced trees and shrubs that will grow to a minimum height of 10 metres.
Railway	
PO9 Development results in noise levels appropriate to the wellbeing of site users, including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from rail noise.	Development of a sensitive land use within 100 metres of the identified rail infrastructure on Overlay maps OM-INFR-001 to OM-INFR-008 achieves an indoor design criteria average Lmax (10:00 pm – 6:00 am) not greater than 45dB(A).
PO10 Adequate separation distances prevent constraints on the existing or future operation or function of important rail corridors.	**AO10.1** Works not associated with the rail corridor provide a separation of 20 metres from the rail corridors identified on Overlay maps OM-INFR-001 to OM-INFR-008.

8.2.4 Natural features or resources overlays code

8.2.4.1 Application

(1) This code applies to assessing development involving material change of use, building work, operational work and reconfiguring a lot within a KRA separation area or LRA separation area, abutting an identified mine, or in the Rural zone and identified as Agricultural Land Classification Class A and Class B, or within an area identified as containing a matter of environmental significance.

8.2.4.2 Purpose

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

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) the productive capacity of or ability to exploit identified natural features and resources is maintained;

(b) the avoidance of land use conflict between uses or activities;

(c) the environmental impacts of extractive industry are within acceptable limits in relation to on-site operations and off-site activities, including haulage;

(d) on-going site rehabilitation and preparation enables a suitable use of the premises after the extraction activities cease;

(e) the environmental values of identified natural features and resources are maintained;

(f) the physical form and visual appearance of identified natural resources, except for extractive resources is retained; and

(g) matters of environmental significance are valued and protected and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity.

8.2.4.3 Criteria for assessment

Table 8.2.4—Assessable development: Natural features or resources overlays

Performance outcomes	Acceptable outcomes
Protection of matters of environmental significance	
PO1 Development avoids significant impacts on areas of environmental significance.	**AO1.1** Development will not result in a significant impact on the relevant environmental values. OR **AO1.2** The development site does not contain any matters of environmental significance. *Editor's note—A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of environmental significance would be required through Planning Scheme Policy SC6.4 Information local government may request.* OR **AO1.3** Development is located, designed and operated to mitigate significant impacts on the relevant environmental values. *Editor's note—Providing a report certified by an appropriately qualified person demonstrating how the proposed development mitigates impacts, including on water quality, hydrology, and biological processes would be required through Planning Scheme Policy SC6.4 Information local government may request.*
PO2 An adequate buffer to high value wetland is provided and maintained.	**AO2.1** A buffer surrounding a high value wetland has a minimum width of— (a) 200m where the wetland is located outside an urban area; or (b) 50m where the wetland is located within an urban area. OR **AO2.2** A buffer surrounding an area containing a high value wetland is applied and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to matters of environmental significance.

Table 8.2.4—Assessable development: Natural features or resources overlays

Performance outcomes	Acceptable outcomes
PO3 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	**AO3.1** Development avoids the introduction of non-native pest species. AND **AO3.2** The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.
Improving ecological connectivity and expanding habitat extent of ecological corridors	
PO4 Development within an ecological corridor maintains or enhances ecological connectivity or habitat extent.	**AO4.1** Where development is within a corridor, native vegetation is retained, regenerated, and rehabilitated. AND **AO4.2** Development within a conservation corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements.
Extractive resources and mining overlay	
PO5 Within a resource area— (a) extractive resources are available for long-term extraction; (b) extraction avoids or mitigates adverse impacts on areas of State or regional biodiversity,	Only extraction, activities directly associated with extraction, or development that does not constrain extraction occurs within a resource area.
PO6 Development in the Separation Area of an Key Resource Area or Local Resource Area identified on the Overlay maps OM-ER001 to OM-ER-008— (a) does not increase the number of people (not related to the operation of the extractive industry) living, working or congregating; and, (b) minimises the potential adverse effects of existing or future extractive industry.	no acceptable outcome identified
PO7 Development minimises the potential for adverse impacts from existing and future extractive industries (including extraction, processing and haulage routes) having regard to noise, dust, ground vibration and air blast overpressure.	**AO7.1** Buildings and structures are located the greatest distance practicable from the resource area and associated transportation route. **AO7.2** Those parts of buildings where people live, work and congregate (habitable rooms) are furthermost from the resource/processing area and associated transportation route. **AO7.3** The openings in walls closest to sources or nuisance are minimised. **AO7.4** Buildings incorporate mechanical ventilation to living areas sensitive to these effects. **AO7.5** Buildings use appropriate construction insulation and glazing materials.
PO8 Development does not increase the number of people living, working or	no acceptable outcome identified

Table 8.2.4—Assessable development: Natural features or resources overlays

Performance outcomes	Acceptable outcomes
congregating in the transport route's separation area.	
Agricultural Land Overlay	
PO9 Development avoids the loss or fragmentation of Agricultural Land Classification (ALC) Class A and Class B unless— (a) there is an overriding need for the development in terms of public benefit; and (b) no suitable alternative site exists; and (c) there is minimal loss or fragmentation of ALC land.	no acceptable outcome identified

Part 9 Other codes

9.1 Preliminary

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

(2) Statewide codes are included in all Queensland planning schemes.

(3) Use codes and other development codes are specific to each planning scheme area.

(4) The following are the statewide codes for the planning scheme—

- (a) Community residence code;
- (b) Forestry for wood production code;[35]
- (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.

(5) The following are the use codes for the planning scheme—

- (a) Dual occupancy code;
- (b) Dwelling house code;
- (c) Extractive industry code;
- (d) Higher density residential code;
- (e) Home based business code;
- (f) Intensive animal uses code.

(6) The following are the other development codes for the planning scheme—

- (a) Advertising devices code;
- (b) Filling and excavation code;
- (c) Infrastructure and operational work code;
- (d) Reconfiguring a lot (boundary realignment) and associated operational work code;
- (e) Reconfiguring a lot (except prescribed development) code.

9.2 Statewide codes

9.2.1 Community residence code

(1) The purpose of the community residence code is for self-assessment of a material change of use for community residence.

Table 9.2.1—Community residence for self-assessable development only

Acceptable outcomes (AO)	
AO1	The maximum number of residents is seven.
AO2	One support worker is permitted to reside on the premises at any time.
AO3	The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period.
AO4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

9.2.2 Forestry for wood production code

The planning scheme does not establish a variation in the level of assessment for cropping where forestry for wood production in the Rural zone and as such the code does not apply to the planning scheme area.

[35] The planning scheme does not establish a variation in the level of assessment for Cropping where forestry for wood production in a rural zone, and the code is not used.

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

(1) The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5, section 5.4 under Table 5.4.2—Prescribed level of assessment: reconfiguring a lot.

Note—Development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note—If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

Table 9.2.2—Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance outcomes (CO)	
Lot design	
CO1	Frontage requirements must comply with Column 3 of Table 9.4.11—Minimum areas and frontages for lots as applicable in the zones, and circumstances if any, stated in Column 1 of the table.
CO2	Each lot must comply with the following building envelope requirements— (a) the area of the envelope is no less than 80m^2; (b) width-to-depth ratio is at least 1:2; (c) is set back from all property boundaries— (i) for class c2-9 buildings —no less than the minimums prescribed in—Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or (ii) for class 1 and 10 buildings—no less than the minimums prescribed in the Dual occupancy code; (d) is above— (i) the flood level of a 1 per cent Annual Exceedance Probability (AEP) flood event, or (ii) the Flooding and inundation area identified in the Flood hazard overlay code; or (iii) the defined flood level identified in the Flood hazard overlay code; whichever is the highest level above Australian Height Datum (AHD); and (e) have a maximum slope of natural ground level less than 20 per cent.
CO3	Any rear lot must comply with the following— (a) the number of adjoining rear lots does not exceed one; (b) only one rear lot is provided behind each full street frontage regular lot; (c) no more than two rear lot access strips directly adjoin each other; (d) no more than two rear lots gain access from the head of a cul-de-sac.
CO4	The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary— (a) for class 2-9 buildings—no less than the minimums prescribed in Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or (b) for class 1 and 10 buildings—no less than the minimums prescribed in the Dual occupancy code.
CO5	The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements as follows— (a) for class 2-9 buildings—no less than the minimums prescribed in Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or (b) for class 1 and 10 buildings—no less than the minimums prescribed in the Dual

Table 9.2.2—Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance outcomes (CO)	
	occupancy code.
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.
CO7	No new lots are created on land subject to flooding up to and including— (a) the flood level of a 1 per cent Annual Exceedance Probability (AEP) flood event, or (b) the Flooding and inundation area identified in the Flood hazard overlay code; or (c) the defined flood level identified in the Flood hazard overlay code; whichever results in the highest level above Australian Height Datum (AHD).
CO8	If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater.
Infrastructure	
CO10	For premises within a reticulated water area, each new lot is connected to the reticulated water supply system. **or** For premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the following— (a) residential premises – 45,000 litres; (b) other premises – 25,000 litres.
CO11	For premises within a sewered area, each lot is connected to the sewerage service. **or** For premises outside a sewered area, each lot provides for an effluent treatment and disposal system in accordance with the *Plumbing and Drainage Act 2002.*
CO12	Each lot is connected to an electricity supply network as follows— (a) the connection is with the relevant service provider.
CO13	Each lot is connected to a telecommunications network as follows— (a) the connection is with the relevant service provider.
CO14	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with the following— (a) the Infrastructure and operational work code; and (b) SC6.2 Design and construction standards for non-trunk infrastructure works.
Access	
CO15	Each lot has lawful, safe and practical access to the existing street network via— (a) direct road frontage; or (b) an access strip (for rear lots); or (c) an access easement.
CO16	Where access to a lot is proposed via an access strip or easement, the access strip or easement has— (a) a minimum width of 6 metres in the General residential zone and 8 metres in the Industry zone; and (b) is designed and constructed in accordance with the Infrastructure and operational work code and SC6.2 Design and construction standards for non-trunk infrastructure works.
CO17	The maximum length of an access strip or easement is 50 metres.

Table 9.2.2—Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance outcomes (CO)	
CO18	The gradient of an access strip or easement does not exceed any maximum grade stated in SC6.2 Design and construction standards for non-trunk infrastructure works.
CO19	A driveway crossover is able to be located in accordance with— (a) the Infrastructure and operational work code; and (b) SC6.2 Design and construction standards for non-trunk infrastructure works.
Stormwater	
CO20	A sediment and erosion control plan complies with the 'Urban Stormwater quality planning guidelines 2010'.
CO21	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
CO22	Filling or excavation does not cause ponding on the premises or adjoining premises.

9.3 Use codes

9.3.1 Dual occupancy code

9.3.1.1 Application

(1) This code applies to assessable development involving a material change of use for Dual occupancy (Class 1 and Class 10 buildings or structures); and

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

9.3.1.2 Purpose

(1) The purpose of the Dual occupancy code is to identify appropriate lot dimensions to ensure—

(a) safe, convenient, pleasant and suitable accommodation;

(b) housing and associated outbuildings are attractive and consistent with the character of the locality;

(c) housing is sustainable and able to meet the needs of people through all stages of life.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) the amenity of residential areas is retained or enhanced through an appropriate scale of habitable and non-habitable buildings;

(b) the provision of infrastructure to premises meets the needs of residents;

(c) the level of residential development in zones is consistent with the level of infrastructure available to service the development.

9.3.1.3 Criteria for assessment

Table 9.3.1—Self-assessable and assessable development: Dual occupancy

Performance outcomes (PO)	**Acceptable outcomes (AO)**
Service provision	
PO1 The Dual occupancy incorporates infrastructure and services appropriate to its setting and commensurate with its needs.	**AO1.1** Where located on a lot within the Priority Infrastructure Area any new dual occupancy connects to the reticulated water supply and sewerage networks. **AO1.2** Where not located within the Priority Infrastructure Area, any new dual occupancy connects to a reticulated water supply network or

Table 9.3.1—Self-assessable and assessable development: Dual occupancy

<table>
<tr><th>Performance outcomes (PO)</th><th>Acceptable outcomes (AO)</th></tr>
<tr><td></td><td>a water supply system with a minimum capacity of 45,000 litres.
AO1.3 Stormwater discharges to a lawful point of discharge.
AO1.4 If on a designated historic lot—any new dual occupancy has lawful access to a constructed road[36].
Editor's note—The Plumbing and Drainage Act 2003, the Standard Plumbing and Drainage Regulation 2003, and Queensland Plumbing and Wastewater Code set out requirements for on-site effluent treatment and disposal. An 'on-site sewage facility' may require a larger site and proponents should therefore ensure that site is able to accommodate the dual occupancy and the associated on-site sewage facility.</td></tr>
<tr><td colspan="2">Size and scale of domestic outbuildings</td></tr>
<tr><td>PO2 The location of a building or structure facilitates an acceptable streetscape, appropriate for—
(a) the bulk of the building or structure; and
(b) the road boundary setbacks of neighbouring buildings or structures; and
(c) the outlook and views of the neighbouring residents; and
(d) nuisance and safety to the public; and
(e) if in the rural or rural residential zone, facilities an acceptable level of privacy and amenity for residents on adjoining premises within very low density rural settings.</td><td>Dual occupancy is no closer to a frontage than the minimum frontage setbacks stated in Table 6.2.9.
Dual occupancy complies with acceptable solution A1(a), (b) and (c) of the QDC MP1.3.
Domestic outbuildings comply with Table 9.3.2.
Table 9.3.2—Dimensions for domestic outbuildings (class 10 under the BCA)
<table>
<tr><th>Zone</th><th>Max GFA</th><th>Max height</th><th>Max horizontal dimension</th></tr>
<tr><td>General residential</td><td>110m^2</td><td>4 metres</td><td>12 metres</td></tr>
<tr><td>Centre</td><td>110m^2</td><td>4 metres</td><td>12 metres</td></tr>
<tr><td>Township</td><td>110m^2</td><td>4 metres</td><td>12 metres</td></tr>
<tr><td>Rural residential</td><td>150m^2</td><td>6 metres</td><td>15 metres</td></tr>
<tr><td>Rural</td><td>500m^2</td><td>8.5 metres</td><td>Not specified</td></tr>
</table></td></tr>
<tr><td>PO3 The siting and design of buildings associated with a Dual occupancy provides adequate visual privacy for neighbours.</td><td>AO3.1 The building complies with acceptable solution A5 of the QDC MP1.2.
Editor's note—A5 refers to privacy from a window or balcony less than 1.5 m from a boundary.</td></tr>
<tr><td>PO4 The location of a building or structure associated with a Dual occupancy facilities normal building maintenance.</td><td>AO4.1 Walls on side or rear boundaries comply with acceptable solution A6 of the QDC MP1.3
Editor's note – A6 refers to the setback of a wall from a boundary to allow maintenance.</td></tr>
<tr><td>PO5 The size and location of structures associated with a Dual occupancy on a corner site provides for adequate sight lines.</td><td>AO5.1 The size and location of structures complies with acceptable solution A7 of the QDC MP1.2.
Editor's note—A7 refers to the height of fences, screens, walls at the corner of two roads.</td></tr>
</table>

[36] See definition 'constructed road'.

Table 9.3.1—Self-assessable and assessable development: Dual occupancy

Performance outcomes (PO)	Acceptable outcomes (AO)
PO6 Sufficient space is available for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for— (a) the availability of public transport; and (b) the availability of on-street parking; and (c) the desirability of on-street parking in respect to the streetscape; and (d) the residents likelihood to have or need a vehicle.	**AO6.1** On-site car parking space for a Dual occupancy complies with acceptable solution A8 of the QDC MP1.2. *Editor's note—A8 refers to parking spaces required on the lot.*
PO7 In a Dual occupancy, each dwelling has its own individual outdoor living space available which— (a) has suitable size and slope to allow residents to extend their living activities outdoors; and (b) is available for the sole use of the residents of individual dwellings; and (c) is adequately separated from each other to provide visual privacy.	**AO7.1** Outdoor living space complies with acceptable solution A9 of the QDC MP1.3. *Editor's note – A9 refers to outdoor living space.*
PO8 Streetscapes retain a low residential density and character.	**AO8.1** A Dual occupancy involving two dwellings attached as one building locates on a lot with an area of 800m² or greater OR **AO8.2** A Dual occupancy involving two dwellings not attached as one building locates on a lot with an area of 1600m² or greater.
PO9 Dual occupancy residents in the Rural residential zone or Rural zone have a suitable standard of infrastructure and maintain accessibility to basic services and facilities.	**AO9.1** A dual occupancy in the Rural residential zone or Rural zone— (a) has access from a constructed, sealed and maintained road; and (b) if fronting a Council-controlled road has a single vehicle crossover that services both dwellings in accordance with the Infrastructure and operational work code; and (c) supplies each dwelling with reticulated electricity.

9.3.2 Dwelling house code

9.3.2.1 Application

(1) This code applies to self-assessable and assessable development involving—

(a) a material change of use for a Dwelling house (Class 1 and Class 10 buildings or structures); and

(b) building work for a Dwelling house (Class 1 and Class 10 buildings or structures) whether or not involving a material change of use.

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

9.3.2.2 Purpose

(1) The purpose of the Dwelling house code is to define alternative provisions to those in the Queensland Development Code MP 1.2 as permitted by the *Building Act 1975*, and identify appropriate lot dimensions to ensure—

(a) safe, convenient, pleasant and suitable accommodation;

(b) housing and associated outbuildings are attractive and consistent with the character of the locality;

(c) housing is suitable and able to meet the needs of people through all stages of life.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) the amenity of residential areas is retained or enhanced through an appropriate scale of habitable and non-habitable buildings;

(b) the provision of infrastructure to premises meets the needs of residents;

(c) the level of residential development in zones is consistent with the level of infrastructure available to service the development.

9.3.2.3 Criteria for assessment

Table 9.3.3—Self-assessable and assessable development: Dwelling house

Performance outcomes (PO)	Acceptable outcomes (AO)
For self-assessable and assessable development	
For making a material change of use within the Historic lots overlay only	
PO1 The Dwelling house incorporates or connects to infrastructure and services appropriate to its setting and commensurate with its needs.	**AO1.1** Where located on a lot within the Priority Infrastructure Area any new dwelling house connects to the reticulated water supply and sewerage networks. *Editor's note—The Plumbing and Drainage Act 2003, the Standard Plumbing and Drainage Regulation 2003, and Queensland Plumbing and Wastewater Code set out requirements for on-site effluent treatment and disposal. An 'on-site sewage facility' may require a larger site and proponents should therefore ensure that site is able to accommodate the dwelling house and the associated on-site sewage facility.* **AO1.2** Where not located within the Priority Infrastructure Area, any new dwelling house connects to a reticulated water supply network or water supply system with a minimum capacity of 45,000 litres. **AO1.3** Stormwater discharges to a lawful point of discharge. **AO1.4** Any new Dwelling house has lawful access to a constructed road[37].
For building work—size and scale of domestic outbuildings	
PO2 The location of a building or structure facilitates an acceptable streetscape, appropriate for— (a) the bulk of the building or structure; and (b) the road boundary setbacks of neighbouring buildings or structures; and (c) the outlook and views of the neighbouring residents; and	**AO2.1** Where in zones other than the Rural Zone or Rural Residential Zone – A1 of QDC MP1.2 applies. **AO2.2** Where in the Rural Zone or Rural Residential Zone, the minimum road setback is 10 metres. *Alternative provision to A1(a), (b) and (c) of QDC MP1.2*

[37] See definition 'constructed road'.

Table 9.3.3—Self-assessable and assessable development: Dwelling house

<table>
<tr><th>Performance outcomes (PO)</th><th>Acceptable outcomes (AO)</th></tr>
<tr><td>(d) nuisance and safety to the public; and
(e) if in the Rural Zone or Rural Residential Zone, facilities an acceptable level of privacy and amenity for residents on adjoining premises within very low density rural settings.

Alternative provision to P1 of QDC MP1.2</td><td></td></tr>
<tr><td>PO3 Buildings and structures—
(a) provide adequate daylight and ventilations to habitable rooms; and
(b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.
(c) do not adversely impact on the amenity and privacy of residents on adjoining lots.

As per P2 of QDC MP1.2</td><td>AO3.1 Where in the Rural Zone or Rural Residential Zone, the minimum side and rear boundary clearance for a part of the building or structure is—
(a) 3 metres in the Rural Residential Zone or on a lot 1ha or less in the Rural Zone
(b) 10 metres on a lot more than 1ha in the Rural Zone

Alternative provision to A2 of QDC MP1.2

AO3.2 Domestic outbuildings comply with Table 9.3.4

Table 9.3.4—Dimensions for domestic outbuildings (class 10 under the BCA)
<table>
<tr><th>Zone</th><th>Max GFA</th><th>Max height</th><th>Max horizontal dimension</th></tr>
<tr><td>General residential</td><td>110m²</td><td>4 metres</td><td>12 metres</td></tr>
<tr><td>Centre</td><td>110m²</td><td>4 metres</td><td>12 metres</td></tr>
<tr><td>Township</td><td>110m²</td><td>4 metres</td><td>12 metres</td></tr>
<tr><td>Rural residential</td><td>150m²</td><td>6 metres</td><td>15 metres</td></tr>
<tr><td>Rural</td><td>500m²</td><td>8.5 metres</td><td>Not specified</td></tr>
</table>
Alternative provision to A2 of QDC MP1.2

AO3.3 A secondary dwelling associated with a dwelling house locates on a lot with an area of 800m² or greater and has a GFA not exceeding 60m².

Alternative provision to A2 of QDC MP1.2

AO3.4 Otherwise—A2 of QDC MP1.2 applies</td></tr>
<tr><td>PO4 Adequate open space is provided for recreation, service facilities and landscaping.

As per P3 of QDC MP1.2</td><td>A3 of QDC MP1.2 applies</td></tr>
<tr><td>PO5 The height of a building is not to unduly—</td><td>A4 of QDC MP1.2 applies</td></tr>
</table>

Table 9.3.3—Self-assessable and assessable development: Dwelling house

Performance outcomes (PO)	Acceptable outcomes (AO)
(a) overshadow adjoining houses; and (b) obstruct the outlook from adjoining *lots.* *As per P4 of QDC MP1.2*	
PO6 *Buildings* are sited and designed to provide adequate visual privacy for neighbours. *As per P5 of QDC MP1.2*	A5 of QDC MP1.2 applies
PO7 The location of a building or structure facilitates normal building maintenance. *As per P6 of QDC MP1.2*	A6 of QDC MP1.2 applies
PO8 The size and location of *structures* on a corner site provides for adequate sight lines. *As per P7 of QDC MP1.2*	A7 of QDC MP1.2 applies
PO9 Sufficient space is available for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for— (a) the availability of public transport; and (b) the availability of on-street parking; and (c) the desirability of on-street parking in respect to the streetscape; and (d) the residents likelihood to have or need a vehicle. *As per P8 of QDC MP1.2*	A8 of QDC MP1.2 applies

9.3.3 Extractive industry code

9.3.3.1 Application

(1) This code applies to assessing development involving a material change of use for Extractive industry.

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

9.3.3.2 Purpose of the Extractive industry code

(1) The purpose of the Extractive industry code is to ensure that—

(a) extractive industry operations occur where the overall community benefits of winning an available resource are not overridden by adverse environmental or amenity impacts; and

(b) extractive industry operations are protected from the intrusion of sensitive land uses or other incompatible development in proximity to those operations.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) development for extractive industry avoids and mitigates significant adverse environmental, public safety or amenity impacts;

(b) separation areas between extractive industry operations and surrounding land uses likely to be adversely impacted—

(i) protect the amenity of surrounding uses;
(ii) ensure public safety; and
(iii) protect the operation of extractive industry from encroachment by incompatible land uses;

(c) traffic movements and haul routes associated with an extractive industry—
(i) are constructed to a standard suitable to accommodate heavy vehicle traffic;
(ii) avoid access through or adjacent to the General residential zone or Rural residential zone; and
(iii) do not compromise the capacity of the local road network;

(d) noise emissions, emissions to air or water, emissions of industrial waste, or any other emissions with the potential to cause environmental harm avoid adverse impacts on surrounding uses or the natural environment beyond the site boundaries; and

(e) areas disturbed through extraction of a resource are progressively rehabilitated and achieve a stable landform suitable for an agreed land use.

9.3.3.3 Criteria for assessment

Table 9.3.5—Assessable development: Extractive industry

Performance outcomes (PO)	Acceptable outcomes (AO)
Site suitability and planning	
PO1 Having regard to its location, design, and operation, the extractive industry provides for— (a) the efficient extraction of the available resource with the least environmental impacts; (b) protection of the natural environment and mitigation of adverse impacts; (c) adequate buffering to protect the operations of extractive industry and its impacts on the surrounding area in terms of visual impacts or significant emissions of noise, dust or other noxious, offensive or hazardous emissions; (d) public safety; (e) appropriate and adequate access and transport routes for the removal of the extracted resource and other associated vehicle movements; and (f) an acceptable standard of visual amenity, having regard to the characteristics of the site, the resource, the surrounding area and the desirable character of the locality.	no acceptable outcome identified *Note—The submission of an Environment Impact Statement and Environmental Management Plan is required to assist in demonstrating compliance with the performance criteria. See Planning Scheme Policy Information local government may request.*
PO2 An appealing and functional landscape form remains on the extraction site having regard to extraction volumes and staging.	no acceptable outcome identified *Note—The submission of an Environment Impact Statement and Environmental Management Plan is required to assist in demonstrating compliance with the performance criteria. See Planning Scheme Policy.*
Management of operations	
PO3 The use incorporates suitable vehicular access to and from the site and movement areas within it.	**AO3.1** Vehicular access is adequate for the type and volume of traffic associated with the premises. **AO3.2** The use does not involve access through the General residential zone or Rural residential zone or access via a road

Table 9.3.5—Assessable development: Extractive industry

Performance outcomes (PO)	Acceptable outcomes (AO)
	abutting land in a General residential zone or Rural residential land. **AO3.3** The use does not create or worsen a traffic hazard. **AO3.4** Vehicles do not have adverse effects on the amenity of the locality. *Note—A traffic impact assessment ought to accompany the application and may assist in demonstrating compliance with the performance criteria.*
PO4 The siting and extent of operations allows for an area to be provided at the perimeter of the site to effectively buffer surrounding areas from noise, dust, and visual impacts having regard to— (a) protecting the amenity of surrounding uses; (b) ensuring public safety; and (c) protecting the operation of extractive industry from encroachment by incompatible land uses.	**AO4.1** No hard rock extraction, processing activities or blasting occurs within 10 metres of any boundary of the site or within 500 metres of any existing or approved sensitive land use. **AO4.2** A densely vegetated buffer strip or earth mound having a minimum width of 10 metres grows on all boundaries of the site. **AO4.3** Extraction and processing activities are screened from view through natural features and landscaping from— (a) any State-controlled road or significant local government road, and (b) any urban area.
PO5 Extractive industry operations including blasting, crushing, screening and loading activities are carried out safely and so that disturbance to surrounding land uses is minor.	**AO5.1** The use operates within the following hours — (a) blasting operations—9am to 5pm Monday to Friday; (b) activities other than blasting—6am to 6pm Monday to Saturday; **AO5.2** The use does not operate on Sundays or public holidays. **AO5.3** Warning signs displayed on-site inform the public of hours of operations and safety hazards. **AO5.4** Fencing that prevents unauthorised or accidental public entry has a minimum height of 1.8 metres and is erected and maintained at a safe distance around any excavated areas or ponded water having a depth of one metre or more. **AO5.5** The use achieves the air emission standards set out in the *Environmental Protection (Air) Policy 2008* and under that policy are not “unreasonable”.
PO6 Water and wastewater from around and within the area of extraction and operation does not adversely affect the environmental values of groundwater and receiving surface waters.	**AO6.1** Banks and channels divert stormwater away from excavated areas. **AO6.2** Sediment basins detain diverted stormwater. **AO6.3** Bunding, treatment and disposal of industrial wastes causes no environmental

Table 9.3.5—Assessable development: Extractive industry

Performance outcomes (PO)	Acceptable outcomes (AO)
	harm. **AO6.4** Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.
PO7 Noise impacts do not significantly adversely affect the amenity of the surrounding area and sensitive land uses.	**AO7.1** Development and use achieves the noise emission standards set out in the *Environmental Protection (Noise) Policy 2008.*
Rehabilitation	
PO8 Rehabilitation is carried out in accordance with a management plan providing for— (a) progressively staged rehabilitation works; (b) appropriate clean-up works (taking particular account of areas of possible soil contamination); (c) agreed landform and soil profiles; (d) suitable revegetation; and (e) establishment phase requirements.	no acceptable outcome identified
PO9 Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.	no acceptable outcome identified

9.3.4 Higher density residential code

9.3.4.1 Application

(1) This code applies to assessing development involving a material change of use for Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation ("*higher density residential development*").

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

9.3.4.2 Purpose of the Higher density residential code

(1) The purpose of the Higher density residential code is to consolidate higher density residential development in appropriate locations that are attractive, meet the needs of residents and tourists, and integrate well with other development in the locality.

(2) The purpose of the code will be achieved through the following overall outcomes—

- (a) higher density residential development locates in areas that are near to commercial, recreational and entertainment uses;
- (b) higher density residential development integrates with the character and amenity of nearby properties and contributes to an attractive streetscape;
- (c) higher density residential development provides appropriate access for site users and maintains the integrity of the transport network; and
- (d) higher density residential development utilises climate appropriate design methods and provides an appropriate balance between built form and open space and for residents and tourists.

9.3.4.3 Criteria for assessment

Table 9.3.6—Assessable development: Higher density residential

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

Table 9.3.6—Assessable development: Higher density residential

Performance outcomes (PO)	Acceptable outcomes (PO)
PO6 The design of the building— (a) is complementary and compatible with surrounding uses, (b) addresses the street in a positive way, (c) facilitates access to sunlight and open space, (d) is designed to be comfortable with regard to the climate and achieve appropriate solar gain in winter and through breezes in summer; (e) is attractive and visually interesting through recesses and projections in walls and a variety in building materials and colours.	**AO6.1** An area of at least four metres by four metres for private open space for each unit, including covered outdoor areas or balconies. **AO6.2** Balconies or windows of living rooms overlook and provide casual surveillance of the street. **AO6.3** On sloping sites, the building and landscaping is stepped so that cut and fill is no greater than one metre. **AO6.4** Buildings incorporate a covered balcony or minimum overhang (eave) of 500 millimetres. **AO6.5** Garages are set back behind the front building line. **AO6.6** No manoeuvring area (other than a through driveway) whether covered or uncovered is located within the setback from any street. **AO6.7** Garage doors and carport openings— (a) face the street when associated with dwellings that have street frontage; and (b) form no more than 50per cent of the building façade facing the street. **AO6.8** Walls built up to a boundary— (a) do not exceed— (i) 9 metres in length; (ii) 3 metres in height and 2.7 metres average height; and (b) are for non-habitable rooms that have no windows or openings with a sill less than 1.8 metres above ground level.
Landscaping	
PO7 Landscaping softens the appearance of the built form and provides visual interest.	**AO7.1** The landscaped area includes— (a) a strip at least four metres wide along the street frontage excluding any driveways and pedestrian pathways; and (b) a strip at least one metre wide adjacent to all side and rear boundaries.
Special care facilities and Retirement villages	
PO8 Special care facilities and retirement villages provide both indoor and outdoor communal open space areas that provide opportunities for residents to gather regularly in a pleasant environment and area of ample dimensions for people with a disability, residents, visitors and carers.	**AO8.1** For special care facilities and retirement villages, the sum of all communal open space areas (both indoor and outdoor)— (a) occupy a minimum of 30 per cent of the area of the site; (b) include 70 per cent of these areas with a minimum dimension of 5 metres and gradients of no more than 1:20; and (c) are accessible to all residents and users of the site via landscaped covered walkways.

9.3.5 Home based business code

9.3.5.1 Application

(1) This code applies to self-assessable and assessable development involving a material change of use for a home based business.

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

9.3.5.2 Purpose

(1) The purpose of the Home based business code is to enable home based businesses to operate from a dwelling in a manner consistent with the character and amenity of the locality.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) home based businesses—

(i) are of a domestic scale and secondary to the primary residential use of the site;

(ii) are not distinguishable from other dwellings in terms of visual appearance, noise emissions and traffic generation; and

(iii) do not adversely affect the character, amenity or function of the surrounding area.

9.3.5.3 Criteria for assessment

Table 9.3.7—Self-assessable and assessable development: Home based business

Performance outcomes (PO)	Acceptable outcomes (PO)
Scale and nature	
PO1 The use has a scale and nature that is consistent with that of a single dwelling and maintains the safety and security of the locality.	**AO1.1** The person conducting the business uses the dwelling as the principal place of residence. **AO1.2** No more than one permanent resident of the dwelling works within the business. **AO1.3** Only one non-resident employee is on the premises at any one time. **AO1.4** Except for bed and breakfast, farm stay or home based childcare the total gross floor area used exclusively for the home business activity, including storage is a maximum of 50m^2. **AO1.5** There is no— (a) sale of any goods from the premises other than those manufactured or serviced in the home based business; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the premises; (d) storage of goods external to a building; (e) fuelling of vehicles; (f) servicing or repairing vehicles for gain or reward; or (g) storage of chemicals, gases or other hazardous materials. **AO1.6** Premises used for a bed and breakfast or farm stay— (a) accommodate no more than six paying guests

Table 9.3.7—Self-assessable and assessable development: Home based business

Performance outcomes (PO)	Acceptable outcomes (PO)
	at any one time; and (b) have no more than two accommodation units for accommodating guests. There is only one sign not exceeding 0.3m^2 in area displayed on the premises.
Amenity	
PO2 There are no significant impacts on the amenity of the surrounding area from the operation of the business and no interference with the provision of utility services to premises in the vicinity.	The use imposes no greater requirements on any public utility than would be reasonably expected from the residential use of the same premises. There is no emission of ash, dust, fumes, grit, noise, smell, oil, smoke, soot, steam, vapour, vibration, wastewater, or waste products. There is no radio or electrical interference caused by the business operations. The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5 metres outside the site.
Traffic and parking	
PO3 Extra traffic generation is minimal and causes no disruption or inconvenience to traffic movement within the locality.	A maximum of two customer or client vehicles park on the premises or in the street at any one time. Commercial vehicles, associated with the operation of the business, parking on the premises or in the street do not exceed two tonnes capacity. The maximum number of delivery vehicle visits is one per day.
Hours of operation	
PO4 Hours of operation do not adversely affect the amenity and operation of surrounding uses.	**AO4.1** Except for bed and breakfast, farm stay or home based childcare, the home based business operates between the hours of 8.00am and 7.00pm daily Monday to Saturday, excluding public holidays.

9.3.6 Intensive animal uses code

9.3.6.1 Application

(1) This code applies to assessing development involving a material change of use or building work for Intensive animal industry or for Animal keeping.

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

9.3.6.2 Purpose

(1) The purpose of the Intensive animal uses code is to ensure that Intensive animal industries and Animal keeping do not have significant adverse impacts on—

(a) surface and ground water quality, air quality, soil quality and vegetation;

(b) residents and occupants of nearby premises;

(c) scenic amenity;

(d) the productive value of agricultural land.

(2) The purpose of the Intensive animal uses code will be achieved through the following overall outcomes—

(a) uses dispose of wastewater with minimal adverse environmental effects;

(b) intensive animal industries locate in the most sparsely settled and least fragmented rural areas;

(c) buffering, separation distances and appropriate management of waste disposal minimise the potential impacts on the amenity of rural dwellers, sensitive land uses and settlements.

9.3.6.3 Criteria for assessment

Table 9.3.8—Assessable development: Intensive animal uses

<table>
<tr><th>Performance outcomes (PO)</th><th>Acceptable outcomes (AO)</th></tr>
<tr><td colspan="2">Protection of agricultural production</td></tr>
<tr><td>PO1 The use does not compromise the use of the site or adjoining premises for agricultural production.</td><td>AO1.1 Intensive animal industry locates outside the Rural zone – Intensive agriculture precinct.</td></tr>
<tr><td colspan="2">Protection of amenity</td></tr>
<tr><td>PO2 The use does not—
(a) cause odour, noise, or air emissions beyond the site boundaries in excess of recognised acceptable limits; or
(b) significantly affect the visual amenity of the locality.</td><td>AO2.1 Noise or air emissions do not exceed the limits prescribed in—
(a) the Environmental Protection (Air) Policy 2008; and
(b) the Environmental Protection (Noise) Policy 2008.
AO2.2 Either—
(a) the minimum distance of buildings, structures and waste disposal areas from property boundaries, and sensitive land uses complies with Table 9.3.9 Intensive animal industry separation distances from boundaries and other uses[38]; or
Table 9.3.9—Intensive animal uses separation distances from boundaries and other uses
<table>
<tr><th>Use and scale</th><th>Frontage (m)</th><th>Side or rear boundary (m)</th><th>Township or General Residential Zone (m)</th><th>Sensitive land use (m)</th></tr>
<tr><td colspan="5">Piggeries (measured in standard pig units)</td></tr>
<tr><td>1 - 1000</td><td>200</td><td>50</td><td>2500</td><td>800</td></tr>
<tr><td>1001 – 5000</td><td>200</td><td>50</td><td>3500</td><td>1000</td></tr>
<tr><td>5001 – 10000</td><td>200</td><td>50</td><td>5000</td><td>1500</td></tr>
<tr><td>>10000</td><td>200</td><td>50</td><td>8000</td><td>2000</td></tr>
<tr><td colspan="5">Feedlots (measured in standard cattle units)</td></tr>
<tr><td>50 - 500</td><td>200</td><td>100</td><td>2000</td><td>700</td></tr>
<tr><td>501 - 5000</td><td>200</td><td>300</td><td>6000</td><td>1500</td></tr>
</table>
</td></tr>
</table>

[38] Further information regarding calculation of adequate separation distances for Piggeries is available in the Department of Primary Industries "Separation Guidelines for Queensland Piggeries" 2001.

Table 9.3.8—Assessable development: Intensive animal uses

<table>
<tr><th>Performance outcomes (PO)</th><th>Acceptable outcomes (AO)</th></tr>
<tr><td></td><td>
<table>
<tr><td>5001 - 10000</td><td>200</td><td>300</td><td>7000</td><td>2000</td></tr>
<tr><td>>10000</td><td>200</td><td>300</td><td>15000</td><td>2500</td></tr>
<tr><td colspan="5">Poultry farms (measured in numbers of birds)</td></tr>
<tr><td>1 - 1000</td><td>80</td><td>40</td><td>2000</td><td>800</td></tr>
<tr><td>1001 - 10000</td><td>120</td><td>40</td><td>4000</td><td>1000</td></tr>
<tr><td>>10000</td><td>140</td><td>40</td><td>5000</td><td>2000</td></tr>
<tr><td colspan="5">Animal keeping</td></tr>
<tr><td>all</td><td>80</td><td>40</td><td>2000</td><td>1500</td></tr>
</table>
Editor's Note—The distances stated in the above table are an indicator of the separation that would probably avoid odour, noise or air emissions extending beyond the site boundaries in excess of the recognised acceptable limits. Lesser distances may also be acceptable in particular circumstances and under certain conditions. Proposed intensive animal uses not achieving the above minima may still achieve the relevant performance outcome.
(b) if a beef cattle feedlot – separation distances are consistent with the Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland; or
(c) if a sheep feedlot – separation distances are consistent with the Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010; or
(d) if a piggery – separation distances are consistent with the National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010.
</td></tr>
<tr><td colspan="2">Appropriate lot size</td></tr>
<tr><td>PO3 The use locates on a lot of sufficient size to provide necessary infrastructure and achieve adequate separation distance from watercourses, property boundaries and sensitive land uses.</td><td>AO3.1 The minimum lot size if—
(a) a cattle feedlot or piggery is 100 hectares; or
(b) a poultry farm is 20 hectares; or
(c) animal keeping is 20 hectares.</td></tr>
<tr><td colspan="2">Protection of environmental values</td></tr>
<tr><td>PO4 Buildings, structures and waste disposal areas are sufficiently separated from wetlands and watercourses to not cause significant adverse impacts on—
(a) the quality of any surface or ground water resource; or
(b) riparian vegetation.</td><td>AO4.1 The intensive animal industry or animal keeping, including all associated buildings, structures and waste disposal areas, is more than 200 metres from a referable wetland.
AO4.2 The minimum distance of buildings, structures and waste disposal areas from watercourses, other than a referable wetland, complies with Table 9.3.10—Intensive animal uses separation distances from watercourses.
Table 9.3.10—Intensive animal uses separation distances from watercourses
<table>
<tr><th>Use</th><th>Distance (m)</th></tr>
<tr><td colspan="2">Piggeries (measured in standard pig units)</td></tr>
<tr><td>1 - 1000</td><td>100</td></tr>
<tr><td>>1000</td><td>200</td></tr>
</table>
</td></tr>
</table>

Table 9.3.8—Assessable development: Intensive animal uses

Performance outcomes (PO)	Acceptable outcomes (AO)	
	Feedlots (measured in standard cattle units)	
	50 - 500	100
	> 500	200
	Poultry farms	
	all	100
	Animal keeping	
	all	100

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

(1) This code applies to self-assessable and assessable development involving carrying out operational work for placing an advertising device on premises.

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

9.4.1.2 Purpose

(1) The purpose of the advertising devices code is to ensure that advertising devices have minimal impacts on the visual amenity and character of an area and maintain the safety of pedestrians, cyclists and motorists.

(2) The purpose of the code will be achieved through the following overall outcomes—

- (a) advertising devices—
  - (i) do not impact on the visual amenity of the Region and the scenic qualities including views and vistas, especially from tourist routes;
  - (ii) do not result in visual clutter;
  - (iii) locate in positions, and have dimensions, that bear a reasonable relationship to the surrounding area;
  - (iv) do not dominate or otherwise adversely affect the surrounding landscape setting;
  - (v) do not create a traffic hazard for road network users.

9.4.1.3 Criteria for assessment

Table 9.4.1—Self-assessable and assessable development: Advertising devices

Performance outcomes (PO)	Acceptable outcomes (PO)
Visual amenity	
PO1 Advertising devices— (a) do not detract from the desirable characteristics of the natural and built environment in non-residential localities; and (b) do not cause visual clutter.	**AO1.1** In the Centre, Community facilities, Industry, Recreation and open space, Township zones the advertising device— (a) complies with the dimensions and characteristics stated in Table 9.4.2—Advertising devices: Acceptable dimensions and characteristics; and (b) is ancillary to, and associated with a lawful use of the premises on the same land.

Table 9.4.1—Self-assessable and assessable development: Advertising devices

Performance outcomes (PO)	Acceptable outcomes (PO)
PO2 Advertising devices in rural localities do not— (a) adversely impact the visual amenity of adjoining premises; (b) dominate their landscape setting; or (c) detract from the scenic quality of the area including views and vistas; or (d) cause visual clutter.	**AO2.1** In the Rural zone— (a) the advertising device complies with the dimensions and characteristics stated in Table 9.4.2—Advertising devices: Acceptable dimensions and characteristics; (b) there is only one advertising device on the lot; and (c) the advertising device is a minimum of— (i) 1 km from any other advertising device, unless it is ancillary to and associated with a lawful use of the premises on the same land; and (ii) 200 metres from any existing dwelling house.
PO3 Advertising devices— (a) do not adversely impact on the visual amenity of the surrounding area; (b) do not cause visual clutter; and (c) are of a scale commensurate with the residential density of the locality.	**AO3.1** In the General residential zone and Rural residential zone— (a) an advertising device is a home based business sign or a fence sign complying with the dimensions and characteristics stated in Table 9.4.2—Advertising devices: Acceptable dimensions and characteristics; and (b) is ancillary to, and associated with a lawful use of the premises on the same land.
Safety	
PO4 The advertising device— (a) does not unduly obstruct or distract, vehicular, pedestrian or cycle traffic; and (b) does not due to height or illumination, interfere with the use, operation or safety of any airport; and (c) is safely constructed.	**AO4.1** The advertising device— (a) complies with the dimensions and characteristics stated in Table 9.4.2—Advertising devices: Acceptable dimensions and characteristics; (b) is clear of any roadway or vehicular crossover; (c) is clear by a minimum of 1 metre from existing service infrastructure; and (d) construction is in accordance with the standards in Sections 3.1 and 3.2 of AS 1170.1 1989.
Illumination	
PO5 Advertising devices that incorporate flashing or pulsating forms of illumination do not create a nuisance or compromise traffic safety.	**AO5.1** Flashing signs do not resemble official traffic signs or signals. **AO5.2** The luminance levels of advertising devices do not exceed the following— (a) for premises in the Centre zone, Township zone and Industry zone—400 cd/m^2; (b) for all other zones—300 cd/m^2.

Table 9.4.2—Advertising devices: Acceptable dimensions and characteristics

Type of sign	Acceptable dimensions and characteristics
Above awning sign	(a) Maximum height – 1.0 metre; (b) maximum width – 0.3 metre; (c) maximum length – no projection beyond the width of the awning or greater than 2.4 metres, whichever is the shorter; (d) minimum setback from the face of the awning fascia – 0.3 metre; (e) no closer than 0.4 metre from any other Above awning sign or Horizontal projecting wall sign; (f) is attached to the side returns of the awning fascia; and (g) maximum number – 1 sign per two tenancies
Awning fascia sign	(a) No projection above or below the fascia of the awning; (b) no projection within 0.45 m of the vertical projection of the kerb; (c) minimum ground clearance – 2.4 m; and (d) maximum number – 1 sign per tenancy
Below awning sign	(a) Maximum height – 0.5 m; (b) maximum width – 0.3 m; (c) maximum length – no projection beyond the width of the awning or 2.5 m, whichever is the shorter; (d) no projection within 0.45 m of the vertical projection of the kerb; (e) no closer than 2.5 m to any other below awning sign; (f) minimum ground clearance – 2.4 m; and nothing suspended from it; and (g) maximum number – 1 sign per tenancy.
Business plate	(a) Maximum sign face area – 0.25m^2; and (b) maximum number – 1 sign per tenancy.
Fence sign	(a) If in the Centre zone, Community facilities zone (on lots greater than 1000m^2), Industry zone, Recreation and open space zone (on lots greater than 1000m^2)— (i) total combined maximum sign face area – the lesser of 15m^2, 25 per cent of the area of the fence, or 1m^2 per lineal metre of fence. (ii) maximum sign face area of individual signs – the lesser of 25 per cent of the area of the fence or 1m^2 per lineal metre of fence. (b) If in the Rural zone – (i) maximum sign face area – 2.0m^2; (ii) no illumination; (iii) no moving parts; (iv) maximum number – 1 sign per lot. (c) If in the Community facilities zone (on lots 1000m^2 or less), General residential zone, Recreation and open space (on lots 1000m^2 or less) or Township zone – maximum sign face area – 0.5m^2.
Hamper sign	(a) Maximum width – two-thirds the depth of the fascia, or 0.95 m, whichever is the lesser; (b) no projection more than 0.2 m from the vertical face of the fascia; (c) does not extend below the door head of the main entrance; (d) maximum sign face area – that area between the door head and the underside of the veranda or awning roof; (e) do not extend beyond the length of the building wall above the door head; and (f) maximum number – 1 sign per tenancy.
Home based business sign	(a) Maximum sign face area – 0.6m^2; (b) maximum number – one home-based business sign per lot; and (c) no other signs on the lot.

Table 9.4.2—Advertising devices: Acceptable dimensions and characteristics

Type of sign	Acceptable dimensions and characteristics
Moving sign	(a) Maximum height – 6 m; (b) maximum width – 0.3 m; (c) maximum length – 2.5 m; (d) minimum ground clearance – 2.7 m; (e) maximum sign face area – 6.0m^2 per face; (f) minimum setback from any road frontage – 6 m; (g) minimum distance from an adjoining property boundary – half the height of the sign; (h) any illumination is internal illumination; (i) maximum number – one moving sign per lot.
Pole or pylon sign	(a) Maximum height – 6 m; (b) maximum width – 0.3 m; (c) maximum length – 2.5 m; (d) minimum ground clearance – 2.7 m; (e) maximum sign face area – 6.0m^2 per face; (f) maximum number – one pole or pylon sign per two tenancies.
Roof sign	(a) Maximum height – 2.5 m (measured from the top of the roof); (b) maximum width – 0.3 m; (c) maximum length – 3 m; (d) the height of the entire structure (including the building and roof) does not exceed any applicable height limit stated elsewhere in this planning scheme; (e) no projection beyond the walls or highest point of the roof; (f) maximum sign face area for a sign painted on the roof inclination - the lesser of 12 m^2 or 25 per cent of the area of the roof; (g) maximum number – one sign per two tenancies; and (h) design is complementary to the design of the building or place to which it relates.
Projecting wall sign	(a) If a vertical projecting sign— (i) maximum sign face area of 1m^2; (ii) maximum width – 0.5m; (b) if a horizontal projecting sign— (i) maximum sign face area – 1m^2; (ii) maximum width – 2.5 m; (c) minimum ground clearance – 3.6 m; (d) no projection above the eaves or the parapet of the façade; (e) minimum distance to side boundaries – 1.5 m; (f) minimum 0.6 m above any awning roof measured from the bottom of the awning; (g) no movement or rotation; and (h) maximum number – one sign per two tenancies
Three-dimensional sign	(a) Maximum sign face area – 10m^2; (b) maximum height – 6 m; (c) minimum setback from any road frontage – 6 m; and (d) any illumination is internal illumination.
Wall sign	(a) Total maximum sign face area – the lesser of 12 m^2 or 25 per cent of the area of the wall; (b) no projection beyond the walls; and (c) maximum number – two signs on any wall.

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

Table 9.4.3—Advertising device types

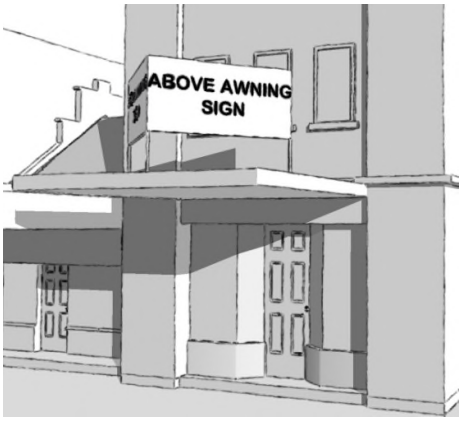
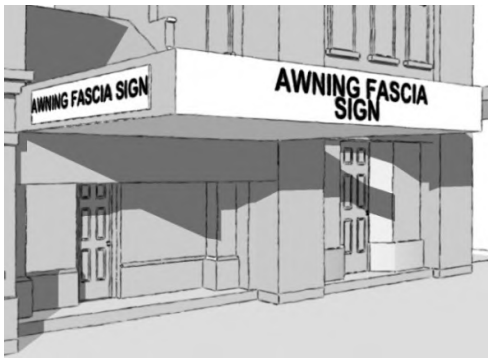
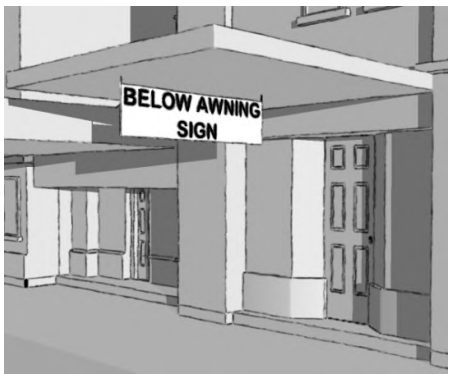
Type of sign	Illustration
Above awning sign—means a sign attached to and supported above an awning.	 **Figure 9.4.1—Above awning sign**
Awning fascia sign—means a sign attached to or painted on the fascia of an awning.	 **Figure 9.4.2—Awning fascia sign**
Below awning sign—means a sign attached to and supported below an awning.	 **Figure 9.4.3—Below awning sign**

Table 9.4.3—Advertising device types

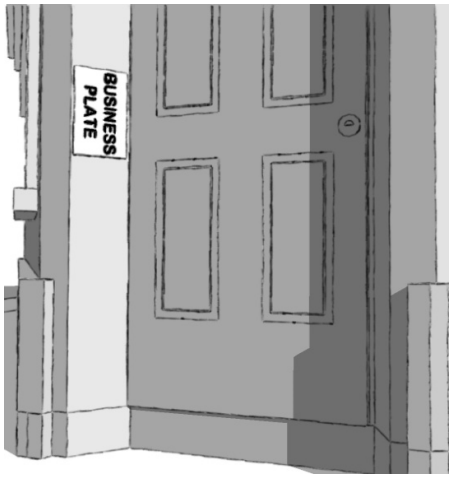
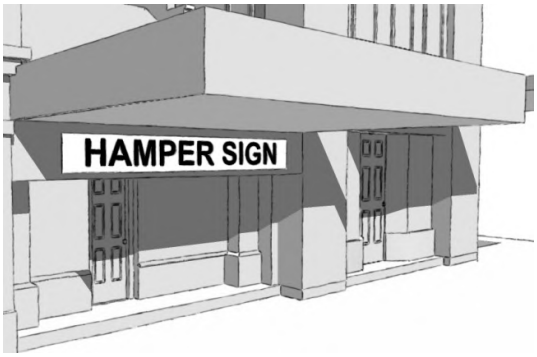
Type of sign	Illustration
Business plate—means a sign identifying a business operating in premises, such as medical practitioners and professionals.	 **Figure 9.4.4—Business plate**
Hamper sign—means any advertising sign located above the door head or its equivalent height and below the awning level or veranda of a building. It may be painted or otherwise affixed upon the building.	 **Figure 9.4.5—Hamper sign**
Home based business sign—means a sign identifying a business, which is operated as a Home based business	**Figure 9.4.6—Home based business sign**

Table 9.4.3—Advertising device types

Type of sign	Illustration
Fence sign—means a sign affixed to a boundary fence. The term does not include— (a) a minor sign; or (b) a sign attached to a fence surrounding a sports field where the fence does not from part of a boundary fence; or (c) a home-based business sign.	
Minor sign—means a sign that— (a) is not visible from premises other than premises on which the sign is placed; or (b) is placed in a public place (other than that part of a building or structure which lawfully encroaches onto a road from adjoining premises) in accordance with a permit issued under a Local Law; or (c) is required to be placed on premises by legislation (including subordinate legislation); or (d) is temporary in nature, being in situ for less than three months in any 12-month period; or (e) is any small sign that— (i) has a sign face area no greater than $0.3m^2$; and (ii) is not illuminated; and (iii) is the only sign on the premises; and (iv) has no mechanically moving parts; and (v) is located entirely within premises or on a fence facing the road.	
Moving sign—means a sign— (a) incorporating its own structure that is fixed to the ground (i.e. freestanding) or a building, that operates mechanically to display changing messages; or (b) created on a freestanding structure through the projection of light; or (c) on a freestanding structure or a building that electronically displays flashing lights. The term does not include a mobile device used to provide warning of dangerous or changed road traffic conditions.	

Table 9.4.3—Advertising device types

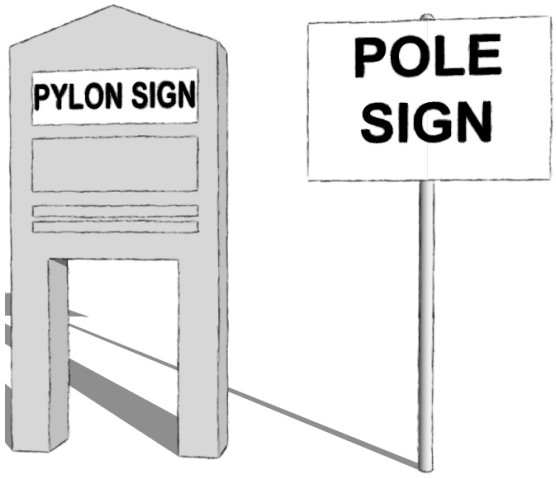
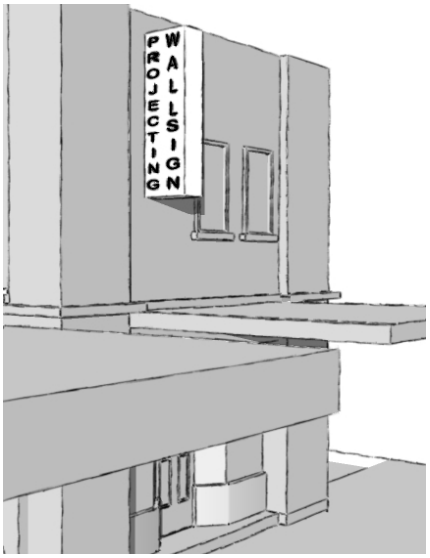
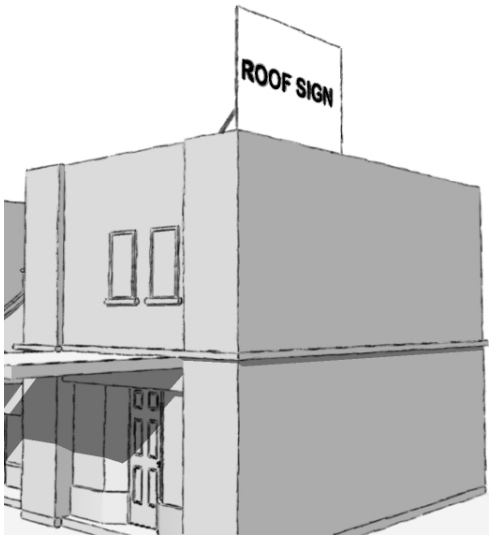
Type of sign	Illustration
Pole or pylon sign—means a sign erected on a single pole or pylon independent of any building or other structure that does not move or rotate.	 **Figure 9.4.7—Pylon sign and pole sign**
Projecting wall sign—means a sign attached to and projecting from the street façade of a building with the greater dimension being the projecting vertical distance.	 **Figure 9.4.8—Projecting wall sign**

Table 9.4.3—Advertising device types

Type of sign	Illustration
Roof sign—means a sign erected on a roof or parapet of a building.	 **Figure 9.4.9—Roof sign**
Three-dimensional sign—means a three-dimensional object or structure erected, used or installed for the purpose of advertising. It includes the use of balloons or other floating devices fixed to the ground or a building.	
Wall sign—means a sign attached to, projected onto or painted on the wall of a building.	**Figure 9.4.10—Wall sign**

9.4.2 Filling and excavation code

9.4.2.1 Application

(1) This code applies to self-assessable and assessable development for carrying out operational work for filling and excavating, including work for a dam.

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

9.4.2.2 Purpose

(1) The purpose of the Filling and excavation code is to manage development for filling and excavation to ensure it occurs in a safe and environmentally responsible manner without adverse impacts on any flood hazard or the visual or acoustic amenity of the site, surrounding premises or its users.

(2) The purpose of the code will be achieved through the following overall outcomes—

(a) ground level changes occur in a safe manner in accordance with sound geotechnical engineering standards and are environmentally sound;

(b) filling or excavation does not increase the extent or duration of any flood hazard for upstream, downstream or adjoining premises and does not result in an unacceptable risk to people or property from flood hazard; and

(c) filling or excavation does not adversely affect the character and amenity of the site or the locality or otherwise adversely impact on surrounding properties.

9.4.2.3 Criteria for assessment

Table 9.4.4—Self-assessable and assessable development: Filling and excavation

Performance outcomes (PO)	Acceptable outcomes (AO)
Visual amenity and land stability	
PO1 Retaining walls are visually compatible with development on adjoining premises.	**AO1.1** A retaining wall is set back at least half the height of the wall from any boundary of the site. **AO1.2** Retaining walls over 1.5 metres are stepped a minimum depth of 0.75 metres for every 1.5 metres in height, terraced and landscaped.
PO2 The type, composition, placement and source of any fill material is adequate to support the proposed development in accordance with sound geotechnical engineering standards.	The fill material contains no demolition material or construction waste. The fill material comprises any of the following— (a) soil or earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean, inert material free of organic, putrescible or refuse material. Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.
PO3 Filling or excavation does not result in the contamination of land or receiving water bodies, wetlands and waterways.	**AO3.1** There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the *Environmental Protection Act 1994*. OR **AO3.2** Filling or excavation on land included in the Contaminated Land Register or Environmental Management Register occurs in accordance with an approved site management plan or disposal permit issued under the *Environmental Protection Act 1994*.
PO4 Works minimise onsite erosion and the release of sediment or sediment-laden stormwater from the site.	**AO4.1** An Erosion and sediment control plan prepared and implemented in accordance with the “Urban stormwater quality planning guidelines 2010” controls on-site works.

Table 9.4.4—Self-assessable and assessable development: Filling and excavation

Performance outcomes (PO)	Acceptable outcomes (AO)
Drainage	
PO5 Filling or excavation does not directly, indirectly or cumulatively, cause any increase in drainage problems on the site or to upstream or downstream properties.	**AO5.1** Stormwater drainage contains and manages stormwater to achieve a lawful point of discharge without adversely affecting neighbouring properties, or other receiving areas, both during and after construction. **AO5.2** The design and construction of drainage works is in accordance with the *Queensland Urban Drainage Manual (QUDM)*. **AO5.3** There is no increase in the volume, frequency, duration and velocity of stormwater at the premises' boundaries. **AO5.4** A Stormwater Quality Management Plan prepared and implemented in accordance with the "Urban stormwater quality planning guidelines 2010" controls stormwater quality leaving the site. **AO5.5** Overland flow paths cater for the water from a 1 per cent AEP storm event.
Management of works	
PO6 Emissions of air pollutants from filling or excavation, particularly dust, do not cause significant environmental harm or nuisance impacts.	Dust emissions and other air emissions stay within the site boundaries in accordance with a management plan detailing measures such as— (a) water spraying of exposed areas (where in accordance with the erosion and sediment control plan); (b) placing of protective coverings or sealing of exposed earthworks; and (c) installation of wind barriers. **AO6.2** There are no other noxious air emissions or odours detectable at the boundaries of the site.
PO7 Emissions of noise from filling and excavation activities including transport to and from the site does not cause significant environmental harm or nuisance impacts.	**AO7.1** Haul routes used for transportation of fill or excavated material to or from the site avoid land included in a residential zone and are otherwise the most direct routes via the highest order roads. **AO7.2** Truck movements generated by filling or excavation activities do not— (a) exceed 20 truck movements per day; or (b) occur for periods longer than 4 weeks. **AO7.3** Filling or excavation operations occur only between 7am to 6pm Monday to Saturday.
Dams	
PO8 The construction and location of a dam does not cause significant adverse impacts on adjoining premises.	**AO8.1** The dam is wholly contained within the boundary on a lot of 1.0 hectare or greater. **AO8.2** The extremity of the full supply level of the dam is at least— (a) 6 metres from a gazetted road frontage; and (b) 3 metres from a side or rear property boundary. **AO8.3** The dam wall— (a) has batter slopes of 1 vertical to a maximum of 3

Table 9.4.4—Self-assessable and assessable development: Filling and excavation

Performance outcomes (PO)	Acceptable outcomes (AO)
	horizontally; and (b) its height is a maximum 4 metres above natural ground level. **AO8.4** There is no alteration to the direction of flow of stormwater discharge to downstream properties.

9.4.3 Infrastructure and operational work code

9.4.3.1 Application

(1) This code applies to assessing development involving material change of use, reconfiguring a lot, building work and operational work (excluding placing an advertising device) involving landscaping, vehicular parking and access, provision of infrastructure and erosion and sediment control.

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

9.4.3.2 Purpose

(1) The purpose of the Infrastructure and operational work code is to—

- (a) identify appropriate requirements and circumstances for providing non-trunk infrastructure; and,
- (b) state relevant standards for design and construction of non-trunk infrastructure;
- (c) incorporate soft and hard landscaping within development to create a pleasant environment for people who engage with the site;
- (d) incorporate sufficient car parking spaces, safe and convenient access, appropriate facilities for service vehicles including loading and unloading, all designed and constructed to accepted community standards.

(2) The purpose of the Infrastructure and operational work code will be achieved through the following overall outcomes—

- (a) non-trunk infrastructure—
  - (i) services development to a suitable level that meets the anticipated needs of users;
  - (ii) is safe, cost-effective and efficient; and
  - (iii) creates no significant adverse environmental effects;
- (b) the protection and integration of vegetation of ecological, aesthetic and cultural significance into landscape design;
- (c) landscaping is—
  - (i) attractive and suited to the climate;
  - (ii) enhances townscapes, streetscapes and landscapes in the North Burnett Region;
  - (iii) complements and enhances the uses and other works on-site;
  - (iv) protects the privacy of occupiers of nearby premises;
  - (v) discourages crime and vandalism and enhances personal and property security and safety;
  - (vi) has low maintenance, energy and water requirements; and
- (d) a safe and efficient road network that avoids excessive traffic, parking, manoeuvring or servicing on roads near the development; and,
- (e) safe, efficient and convenient pedestrian, cycle, mobility-impaired, and vehicular access to, and manoeuvring within sites; and
- (f) adequate on-site facilities for servicing by delivery, refuse and other service vehicles.

9.4.3.3 Interpretation

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

Editor's note—see Part 4 Priority infrastructure plan in relation to trunk infrastructure.

9.4.3.4 Criteria for assessment

Part A—Criteria for development requiring compliance assessment

Table 9.4.5—Development requiring compliance assessment: Landscaping

Compliance outcomes (CO)	
Landscaping generally	
CO1	Landscaping does not include any species identified as an unacceptable species in planning scheme policy SC6.5 Landscaping, section SC6.5.5 Unacceptable plant species for landscaping or are otherwise known to be toxic to people or animals.
CO2	Landscaping retains and incorporates significant natural features of the site.
CO3	Landscaping provides universal access in accordance with *Australian Standard AS 1428: Design for Access and Mobility*.
CO4	Landscaping enables passive surveillance of car parking areas, communal spaces, children's play areas and pathways.
CO5	All pedestrian surfaces are slip-resistant and trafficable in all weather conditions.
CO6	Root barriers minimise the risk of intrusion and damage to services and utilities.
CO7	Landscaping incorporates water conservation measures appropriate to the site, including— (a) grouping plants in mulched beds wherever appropriate; (b) avoiding or minimising impervious surfaces; (c) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and, (d) draining hard surface areas to landscaped areas and water sensitive urban design devices.
CO8	Landscaping works do not cause ponding of water on the premises or adjoining land.
Buffers	
CO9	Landscape buffers between incompatible land uses incorporate— (a) earth mounding; (b) a diverse range of plant species that provide variation in colour, texture and form; (c) layered planting—large tree species planted at 6.0m centres to provide an upper storey, small trees planted at 3.0m centres to provide a mid-storey, and shrubs and groundcovers planted at 1.5m centres
Parking, manoeuvring, and utility spaces	
CO10	Unless required by a development approval or another planning scheme code, car parking areas incorporate the following— (a) screen landscaping at least 1.5m wide adjacent to any sensitive land use or a General residential zone, Rural residential zone, or Township zone; (b) a planter bed at least 2.0m wide adjacent to a frontage; and, (c) shade trees within parking areas at the rate of one tree per six car parking spaces.
CO11	Wheel stops, bollards, kerbs or other barriers provide protection along the boundaries between landscape areas and parking, manoeuvring and utility spaces.
CO12	Landscaping, walls or fences conceal storage and utility areas.
CO13	Landscaping, including any structures, provides visibility for traffic at intersections, access points, and locations where there are likely to be significant pedestrian or cycle activity.
CO14	Planting within or adjacent to high voltage transmission line easements is consistent with— (a) *Screening your home from powerlines, A guide for planting trees and shrubs outside*

Table 9.4.5—Development requiring compliance assessment: Landscaping

Compliance outcomes (CO)
of easements to screen powerlines (Powerlink Queensland)[39]; (b) *Easement co-use information, Building for the future* (Powerlink Queensland)[40].

Part B—Criteria for self-assessable and assessable development

Table 9.4.6—Self-assessable and assessable development: Infrastructure and other operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
Section 1: Infrastructure (non-trunk) works	
For assessable development	
General	
PO1 Uses that are urban in nature or intensity locate where they can readily connect to existing infrastructure and services or connect with only modest extension of infrastructure networks.	no acceptable outcome identified
PO2 The type and scale of uses— (a) is consistent with the capacity of the infrastructure servicing the premises; and (b) allows the safe and efficient operation of infrastructure without interference by incompatible uses or works.	no acceptable outcome identified
PO3 The provision of infrastructure maximises the safety of drivers, bicyclists and pedestrians.	no acceptable outcome identified
Water supply and sewerage infrastructure	
PO4 The development has an adequate quantity and quality of water supply for potable use, operational use and firefighting purposes.	**AO4.1** Where available – premises have a connection to a reticulated town water supply. OR **AO4.2** Where unable to connect to a reticulated town water supply— (a) residential premises connect to a rainwater tank with a minimum capacity of 45,000 litres; or (b) non-residential premises – no acceptable outcome identified.
PO5 Reticulated water supply infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	**AO5.1** Reticulated water supply infrastructure design and construction is in accordance with SC6.2 Design and construction standards for non-trunk infrastructure works.
PO6 The development has an adequate means of treating and disposing of effluent and other wastewater that protects public health and safety and minimises risks to the environment.	**AO6.1** For all zones other than the Rural zone and the Recreation and open space zone, all premises connect to a reticulated sewerage system where provided.

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

[40] http://www.powerlink.com.au/brochures/EasementCo-use

Table 9.4.6—Self-assessable and assessable development: Infrastructure and other operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
	OR **AO6.2** If in the Rural zone or Recreation and Open space zone or connection to a reticulated sewerage system is not available – the use incorporates an on-site waste water treatment system that complies with the *Plumbing and Drainage Act 2002*.
PO7 Reticulated sewerage infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	**AO7.1** Reticulated sewerage infrastructure design and construction is in accordance with SC6.2 Design and construction standards for non-trunk infrastructure works.
Roads	
PO8 The development incorporates road infrastructure of appropriate design and capacity that is compatible with the amount of traffic generated by the development, existing uses in the locality and through traffic.	no acceptable outcome identified
PO9 Development generating significant pedestrian movements incorporates footpaths to a standard compatible with the locality.	**AO9.1** If in the Centre zone, a full width paved footpath extends along the full length of the site frontage. **AO9.2** If in the General residential zone, a 1.2 metre wide paved footpath extends along the full length of the site frontage. **AO9.3** If in zones other than the Centre zone or General residential zone – no acceptable outcome identified.
PO10 Development generating high pedestrian and cyclist movements includes provision of shared cycle and pedestrian paths.	no acceptable outcome identified
PO11 Road infrastructure— (a) meets adequate geometric design, design speed, horizontal and vertical alignment, grades and structural design standards for use by vehicles, bicycles and pedestrians; (b) is safe and efficient; (c) maintains the safety of users; and (d) provides for emergency vehicles, buses and service vehicles.	**AO11.1** Road and footpath design and construction is in accordance with SC6.2 Design and construction standards for non-trunk infrastructure works. **AO11.2** The width and alignment of shared pedestrian and cycle paths are in accordance with *Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist Paths*.
Stormwater	
PO12 Development incorporates a suitable, safe and lawful method of detaining, collecting or reusing stormwater that minimises adverse impacts on the environment.	no acceptable outcome identified
PO13 Stormwater drainage— (a) avoids or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow;	**AO13.1** Stormwater design and construction is in accordance with SC6.2 Design and construction standards for non-trunk infrastructure works. **AO13.2** Design and construction of works meets the stormwater management design objectives included

Table 9.4.6—Self-assessable and assessable development: Infrastructure and other operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
(b) protects the stability of buildings upstream and downstream; (c) protects the efficiency of downstream drainage; (d) protects and maintains environmental values by removing or reducing sediment, nutrients and other pollutants; and (e) directs stormwater to one or more lawful points of discharge.	in Table 9.4.7—Construction phase: stormwater management design objectives.
Electricity	
PO14 Development incorporates a reliable supply of electricity adequate for the proposed use.	**AO14.1** For all zones other than the Rural zone and the Recreation and open space zone, all premises have a connection to the reticulated electricity network. OR **AO14.2** If in the Rural zone or Recreation and open space zone— (a) premises have a connection to the reticulated electricity network; or (b) premises generate electricity on-site.
PO15 Reticulated electricity infrastructure meets the design, construction and operational standards of the current service provider.	no acceptable outcome identified
PO16 On-site electricity generation infrastructure provides a reliable and safe supply of electricity and meets current applicable design, construction and operational standards.	no acceptable outcome identified
Street lighting and telecommunications	
PO17 Development incorporates street lighting that is compatible with the locality and provides an acceptable level of safety for residents and motorists.	**AO17.1** The provision of street lighting is in accordance with *AS/NZS 1158:2005 Lighting for roads and public spaces*.
PO18 Street lighting infrastructure meets current design, construction and operational standards.	**AO18.1** The design and construction of street lighting is in accordance with *AS/NZS 1158:2005 Lighting for roads and public spaces*.
PO19 Development incorporates telecommunication services that are compatible with the locality and meet reasonable community expectations.	no acceptable outcome identified
PO20 Telecommunication infrastructure meets the design, construction and operational standards of the relevant provider.	no acceptable outcome identified
Section 2: Parking, access and movement	
For self-assessable and assessable development	
Vehicular access	

Table 9.4.6—Self-assessable and assessable development: Infrastructure and other operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
PO21 Premises have safe and efficient vehicular access for motorists and maintain the safety of pedestrians.	**AO21.1** Vehicular access between the local government road network and the ingress and egress points of the site meets the standards stated in SC6.2 Design and construction standards for non-trunk infrastructure.
Vehicle parking	
PO22 The use incorporates sufficient vehicle parking to meet demand for the number and type of vehicles for the type of development considering the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	**AO22.1** The number of vehicle parking spaces is not less than that identified as applicable to the defined use in Table 9.4.8—Car parking and service vehicle provision rates.
PO23 Vehicle parking areas are freely accessible to all employees on site and visitors to the development during the normal hours of operation of the development with no encumbrance, fee or charge.	**AO23.1** Vehicle parking areas have no gateways, doors, or similar devices that restrict vehicular access by employees or visitors.
PO24 Vehicle parking areas, driveways and associated accesses function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.	**AO24.1** All vehicle-parking areas on the lot are in accordance with *AS2890.1 Parking facilities—Off-street car parking* (excepting for sections 4.3 and 4.4 and Appendix C). **AO24.2** Where the development includes a combination of 'low turnover' and 'high turnover' car spaces (as defined in the Australian Standard), the parking spaces and aisles meet the high turnover or Class 3 requirements in *AS2890.1 Parking facilities—Off-street car parking*. **AO24.3** Vehicle parking areas are constructed with a hardstand surface to the standards set out in SC6.2 Design and construction standards for non-trunk infrastructure works. **AO24.4** Signs and line marking are in accordance Queensland Department of Main Roads *Manual of Uniform Traffic Control Devices*. **AO24.5** There is no increase in the number of access points to State-controlled roads or significant local government roads as identified on Overlay Map OM-INFR-01.
PO25 The premises incorporate access and parking for people with disabilities or mobility impairment.	**AO25.1** Parking spaces for people with disabilities is available at the rate set out in *AS2890.6 Parking facilities—Off-street parking for people with disabilities*. **AO25.2** Access and internal manoeuvring is available in accordance with *AS2890.6 Parking facilities—Off-street parking for people with disabilities*, and *AS1428 Design for access and mobility*.
Vehicle manoeuvring	
PO26 Premises avoid the use of the public road system for movement between car	**AO26.1** Manoeuvring and circulation areas within the site meet the standards in Austroads Design

Table 9.4.6—Self-assessable and assessable development: Infrastructure and other operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
parking and vehicle service areas in the development.	Vehicles and Turning Path Templates; *AS2890.1 Parking facilities—Off-street car parking*; and *AS2890.2 Parking facilities—Off-street commercial vehicle facilities*. **AO26.2** All vehicles can enter and exit the premises in forward gear.
Loading, unloading and service areas	
PO27 Loading and unloading areas allow for the— (a) collection and set down of passengers; (b) parking of trailers; (c) service vehicle parking; and, (d) loading and unloading of goods.	**AO27.1** Premises incorporate loading, unloading and set down areas in accordance with *AS2890.2 Parking facilities–Off-street commercial vehicle facilities*. **AO27.2** For sites greater than 4,000m^2 in area, provision is made for service vehicles in accordance with Table 9.4.8—Car parking and service vehicle provision rates.
For assessable development	
Cyclists and pedestrians	
PO28 Pathways within the site provide for safe and convenient access so that— (a) the main pedestrian access from the street to the building is easily identified; and (b) the vehicular access to the site is separate from the pedestrian access; and (c) design features— (i) delineate areas of potential conflict between vehicles and pedestrians; (ii) provide a low-speed traffic environment within the site; and (iii) incorporate appropriate lighting, directional signs, and pavement marking.	no acceptable outcome identified
PO29 The use incorporates adequate bicycle parking on the lot that meets appropriate design and construction standards.	**AO29.1** For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of on-site bicycle parking facilities is not less than that set out in Department of Main Roads *Road Planning and Design Manual* (Table 5.12). **AO29.2** On-site bicycle facilities meet the requirements in *AS2890.3 Parking Facilities—Bicycle parking facilities*.
Amenity	
PO30 Vehicle parking and manoeuvring areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to— (a) the appearance of such areas; (b) dust emissions; and	**AO30.1** All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in SC6.2 Design and construction standards for non-trunk infrastructure works.

Table 9.4.6—Self-assessable and assessable development: Infrastructure and other operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
(c) noise from vehicle movement.	
Section 3: Erosion and sediment control	
For self-assessable and assessable development	
PO31 Construction activities for development avoid degradation of the site and avoid or minimise adverse impacts on stormwater quality.	**AO31.1** If in an urban area—the works include the design, installation, construction, operation, monitoring and maintenance of erosion sediment control practices in accordance with the *Urban Stormwater Quality Planning Guidelines 2010*. OR **AO31.2** If in a rural area—no acceptable outcome identified.
Section 4: Fire Services in development accessed by common private title where any part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant	
For assessable development	
PO32 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO32.1** Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. **AO32.2** Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at nor more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO33 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied	**AO33.1** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO34 Hydrants are suitably identified so that fire services can locate them at all hours.	**AO34.1** Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' on the Department of Transport and Main Roads website[41].

[41] www.tmr.qld.gov.au/~/media/busind/techstdpubs/trum/125Amend18.pdf

Table 9.4.7—Construction phase: stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainable works— • Disturbed area open for <12 months – 1 in 2-year ARI event • Disturbed area open for 12-24 months – 1 in 5-year ARI event • Disturbed area open for >24 months – 1 in 10-year ARI event 2. Design capacity excludes minimum 150 mm freeboard 3. Temporary culvert crossing – minimum 1 in 1-year ARI hydraulic capacity
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using— • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5-8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter, remove gross pollutants 2. Ensure there is no visible oil or grease sheen on released waters 3. Dispose of waste containing contaminants at authorised facilities
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site

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

Table 9.4.8—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Adult store	One (1) space per 25m² GFA	1 SRV
Agricultural supplies store	One (1) space per 50m² GFA	None specified
Air services	Applicant to justify proposed provision of car parking	None specified
Animal husbandry	Nil	Nil
Animal keeping	None specified	None specified
Aquaculture	One (1) space per 100m² total use area	None specified
Brothel	None specified	Nil

Table 9.4.8—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Bulk landscape supplies	One (1) space per 200m² of total use area with a minimum of three (3) spaces	1 HRV or AV
Caretaker's accommodation	One (1) space	Nil
Car wash	One (1) car queuing space for each car wash bay plus no less than two (2) standard parking spaces on-site	1 SRV
Cemetery	Nil	Nil
Child care centre	One (1) space per five (5) children capacity of centre	None specified
Club	One (1) space per 25m^2 GFA, with a minimum of 5 spaces	1 SRV
Community care centre	None specified	None specified
Community residence	Two (2) spaces	Nil
Community use	None specified	None specified
Crematorium	One (1) space per 20m² GFA	None specified
Cropping	Nil	Nil
Detention facility	None specified	None specified
Dual occupancy	Four (4) spaces per dwelling which may be provided in a tandem configuration	Nil
Dwelling house	One (1)	Nil
Dwelling unit	One (1)	Nil
Educational establishment	One (1) space per ten (10) students	One (1) HRV per 300m^2 GFA in a dedicated bus collection and drop-off area for students
Emergency services	None specified	None specified
Environmental facility	Nil	Nil
Extractive industry	None specified	None specified
Food and drink outlet	Within the Centre Zone—nil, or otherwise one (1) space per 25m^2	Outside the Centre Zone—1 SRV
Function facility	One (1) space per 25m^2 of GFA	1 SRV
Funeral parlour	One (1) space per 20m² GFA	1 SRV
Garden centre	One (1) space per 100m^2 of use area open to the public	1 HRV
Hardware and trade supplies	One (1) space per 50m² GFA	1 HRV
Health care services	Within the Centre Zone—nil, or otherwise one (1) space per 25m^2	Outside the Centre Zone—1 SRV
High impact industry	One (1) space per 100m² GFA plus one (1) space per 200m^2 external use area	One (1) HRV or AV
Home based business	For bed and breakfast establishments—one (1) space per guest room. Other home based business—one (1) dedicated space for the home based business	Nil
Hospital	None specified	None specified
Hotel	Within the Centre Zone—nil, otherwise—one (1) space per 20m^2	None specified
Indoor sport and recreation	None specified	None specified

Table 9.4.8—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Intensive animal industry	None specified	None specified
Intensive horticulture	None specified	None specified
Landing	None specified	None specified
Low impact industry	One (1) per 100m² GFA	None specified
Major electricity infrastructure	Nil	Nil
Major sport, recreation and entertainment facility	None specified	None specified
Market	One (1) space per 30m² of total use area (excluding pathways)	None specified
Medium impact industry	One (1) space per 100m² GFA	None specified
Motor sport facility	None specified	None specified
Multiple dwelling	One (1) space per unit plus one visitor space per two (2) units	None specified
Nature-based tourism	None specified	None specified
Nightclub entertainment facility	Within the Centre Zone—nil, otherwise—one (1) space per 20m²	None specified
Non-resident workforce accommodation	None specified	None specified
Office	Within the Centre Zone—nil, or otherwise one (1) space per 30m² GFA	None specified
Outdoor sales	One (1) space per 100m² of total use area	None specified
Outdoor sport and recreation	Nil	None specified
Park	Nil	Nil
Parking station	Nil	Nil
Permanent plantation	Nil	Nil
Place of worship	One (1) space per 20m² auditorium floor area	None specified
Relocatable home park	One (1) per dwelling unit site, plus one (1) visitor space for every five (5) dwelling unit sites where containing five (5) or more dwelling sites	None specified
Renewable energy facility	None specified	None specified
Research and technology industry	None specified	None specified
Residential care facility	One (1) for every 10 occupants	None specified
Resort complex	None specified	None specified
Retirement facility	One (1) space per dwelling, plus one (1) visitor space for every five (5) dwellings	None specified
Roadside stall	1 space per 40m² of total use area	Nil
Rooming accommodation	Inside the Centre Zone—one (1) space per ten (10) beds), or otherwise—one (1) space per five (5) beds	None specified
Rural industry	Two (2) spaces plus one (1) space per 100m² of GFA	None specified
Rural workers' accommodation	One (1) space per two (2) beds	Nil
Sales office	Two (2) spaces per display dwelling	Nil

Table 9.4.8—Car parking and service vehicle provision rates

Use	Car parking spaces rate	Service vehicle provision rate
Service industry	One (1) space per 100m² GFA	1 SRV
Service station	Two (2) spaces plus one (1) space per 25m² GFA	1 AV
Shop	Within the Centre Zone—nil, or otherwise one (1) space per 25m^2 of GFA	None specified
Shopping centre	One (1) space per 50m^2 of GFA	None specified
Short-term accommodation	One (1) space per unit plus 50 per cent of the requirement for each ancillary use	1 SRV
Showroom	One (1) space per 40m² GFA	None specified
Special industry	None specified	None specified
Substation	None specified	None specified
Telecommunications facility	None specified	None specified
Theatre	None specified	None specified
Tourist attraction	None specified	None specified
Tourist park	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites	1 SRV
Transport depot	None specified	None specified
Utility installation	Nil	Nil
Veterinary services	One (1) space per 40m^2 of GFA	None specified
Warehouse	1 space per 70m² GFA	1 SRV
Wholesale nursery	One (1) space per 100m² of total use area	1 HRV
Winery	One (1) space per 25m² of retail GFA plus three (3) spaces per 100m² of manufacturing GFA	None specified

9.4.4 Reconfiguring a lot (boundary realignment) and associated operational work code

9.4.4.1 Application

This code applies to assessing development for reconfiguring a lot involving rearranging the boundaries of a lot, and the operational work associated with such reconfiguring.

9.4.4.2 Purpose

(1) The purpose of the Reconfiguring a lot (boundary realignment) and associated operational work code is to ensure that reconfigured lots are appropriate to their intended or likely use and minimise adverse impacts on the environment.

(2) The purpose of the Reconfiguring a lot (boundary realignment) and associated operational work code will be achieved through the following overall outcomes—

- (a) lots are suitable for the intended use, or probable uses having regard to the zone in which the site is included;
- (b) the reconfiguration avoids creating access to lots that is likely to create or exacerbate a traffic problem or adversely affect the function of a road;
- (c) lots do not compromise the future development of adjoining premises;
- (d) non-trunk infrastructure services the lots to a suitable level that meets the anticipated needs of users;
- (e) the reconfiguration protects environmental values, including areas and sites of conservation significance, cultural heritage, and scenic amenity.

9.4.4.3 Criteria for assessment

Table 9.4.9—Assessable development: Reconfiguring a lot (boundary realignment) and associated operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
Lot design	
PO1 The reconfiguring results in functional and practical lots having regard to their likely use and the purpose for the zone in which the land is situated.	**AO1.1** New boundaries do not increase any non-compliance with the building envelope requirements in— (a) Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or (b) the Dwelling house code or Dual occupancy code (for Class 1 or 10 buildings). **AO1.2** If in the Rural zone, no proposed lot is less than 1.0 hectares in area. **AO1.3** The reconfiguring would not result in more than one rear lot behind a standard lot. **AO1.4** The reconfiguration ensures that any existing buildings and structures are setback to any new property boundary in accordance with— (a) Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones; or (b) the Dwelling house code or Dual occupancy code (for Class 1 or 10 buildings). **AO1.5** The configuration of lots enables— (a) proposed buildings and structures to avoid easements, such as easements for trunk sewer lines; (b) the construction of buildings and structures where they avoid existing or planned infrastructure. **AO1.6** No new boundary is created where the existing slope of the land is 15 per cent or greater.
Infrastructure	
PO2 Lots have appropriate non-trunk infrastructure.	**AO2.1** Either— (a) for premises within a reticulated water area, each lot has a connection to the reticulated water supply system; or (b) for premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the following— (i) residential premises – 45,000 litres; and (ii) other premises – 25,000 litres. **AO2.2** Either—

Table 9.4.9—Assessable development: Reconfiguring a lot (boundary realignment) and associated operational work

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

Table 9.4.9—Assessable development: Reconfiguring a lot (boundary realignment) and associated operational work

Performance outcomes (PO)	Acceptable outcomes (AO)
	for non-trunk infrastructure works.
Stormwater	
PO4 Reconfiguring appropriately accommodates stormwater, having regard to the zone and the context of the land.	**AO4.1** For land intended to be used for urban purposes—an erosion and sediment control plan prepared by a suitably qualified person and implemented on-site guides design, installation, construction, operation, monitoring and maintenance of erosion and sediment control practices in accordance with the *Urban Stormwater Quality Planning Guidelines 2010*. **AO4.2** Filling or excavation on the premises does not exceed a maximum of one-metre vertical change in natural ground level at any point. **AO4.3** Following filling or excavation— (a) the site is self-draining and has a crossfall of 1 in 100; and (b) surface water flow is directed away from neighbouring properties or discharged to a lawful point of discharge.

9.4.5 Reconfiguring a lot (except prescribed development) code

9.4.5.1 Application

This code applies to assessing development for reconfiguring a lot that is not prescribed.

9.4.5.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to ensure that reconfigured lots are consistent with the purpose and outcomes of the zone in which the land is located and minimises impacts on the environment.

(2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes—

- (a) lots are suitable for the intended use, or probable uses having regard to the zone in which the site is included;
- (b) the reconfiguration avoids exposing people and premises from risks associated with flood, bushfire, and landslide;
- (c) the reconfiguration avoids creating access to lots that is likely to create or exacerbate a traffic problem or adversely affect the function of a road;
- (d) the proposed lots satisfy a community need;
- (e) lots are or will be connected to services in a cost-effective sequence in the local government area considering the feasibility of such connections;
- (f) lots do not compromise the future development of adjoining premises;
- (g) the reconfiguration protects environmental values, including areas and sites of conservation significance, cultural heritage, and scenic amenity;
- (h) the productivity of important agricultural areas is not compromised;
- (i) the reconfiguration contributes to achieving overall outcomes sought with respect to the relevant zone codes in which the reconfiguration occurs.

9.4.5.3 Criteria for assessment

Table 9.4.10—Assessable development: Reconfiguring a lot

Performance outcomes (PO)	Acceptable outcomes (AO)
General	
PO1 The reconfiguring is compatible with other development in the locality and is suitable for its intended use, or probable use, considering— (a) the area, proportion and orientation of the lots; (b) the frontage to a road; (c) the topography of the site; (d) if in the Rural Zone—the capability of the land to be sustainably used for crop or animal production, other than intensive animal industry, with a reasonable level of inputs and without causing degradation of land or other natural resources; (e) the location of existing features, uses and works on the land or on adjacent land; and (f) existing and proposed access.	**AO1.1** Lots have a regular shape. **AO1.2** Subject to AO1.3, lot areas and frontages are not less than the minimum identified in Columns 2 and 3 of Table 9.4.11—Minimum areas and frontages for lots as being applicable in the zones, and circumstances if any, stated in Column 1. **AO1.3** If in the Rural zone and involving the creation of an additional lot less than the minimum area identified in Column 2 of Table 9.4.11—Minimum areas and frontages for lots— (a) the smaller of the two lots is greater in area than 1.0 hectares and less than 2.0 hectares; (b) enables adequate separation between a potential or existing Dwelling house and areas of rural production. **AO1.4** Suitable building envelopes are available and— (a) have an area of not less than 80m^2; (b) have a width-to-depth ratio of at least 1:2; (c) have lawful, safe and practical access from a constructed road; (d) set back from all property boundaries no less than the minimums prescribed in Table 6.2.9—Building envelope criteria (for buildings other than Class 1 or 10): All zones.
PO2 The reconfiguring maintains the safety of people and property during flood events or from potential landslip.	**AO2.1** Suitable building envelopes are available that— (a) are above the level of a 1 per cent AEP flood event; and (b) have a maximum slope of natural ground level less than 20 per cent.
PO3 Adequate pedestrian and vehicular access is available to all lots.	**AO3.1** Vehicular access and driveways crossovers are provided, designed and constructed in accordance with— (a) the Infrastructure and operational work code; and (b) SC6.2 Design and construction standards for non-trunk infrastructure works.
PO4 Lots incorporate appropriate buffers or separation to minimise conflicts between incompatible uses.	no acceptable outcome identified *Editor's note—Refer to Planning Scheme Policy Important Agricultural areas for guidance on buffering techniques.*
PO5 Where resulting in an increase in the number of lots—	no acceptable outcome identified

Table 9.4.10—Assessable development: Reconfiguring a lot

Performance outcomes (PO)	Acceptable outcomes (AO)
(a) the reconfiguring protects areas of high conservation value, significant habitat and other natural features, including watercourses; and, (b) the reconfiguring integrates well with existing uses and works and is suited to the likely future development in the locality.	
For lots in a residential zone or on which dwellings may be built	
PO6 For all lots in the General residential zone or Rural residential zone, or on which one or more dwellings may be built— (a) the reconfiguring provides an area within each lot suitable for a building able to accommodate the intended or probable use of the site; (b) the orientation of lots facilitates the siting of dwellings to take account of micro-climatic benefits; (c) the design of lots enables the orientation of buildings to moderate climatic extremes using energy conservation principles.	no acceptable outcome identified
If involving the opening of a road	
PO7 The design of each new road— (a) conveys it primary function in the road network in the local government area; (b) encourages safe and proper driver behaviour considering the primary function of that road. **PO8** The road layout does not compromise the safe and efficient use of the existing or future road network. **PO9** The road layout, design and construction take account of the need for access by emergency vehicles and possible evacuation.	**AO9.1** Roads are provided, designed and constructed in accordance with— (a) the Infrastructure and operational work code; and (b) SC6.2 Design and construction standards for non-trunk infrastructure works.
PO10 Street trees contribute positively to the streetscape— (a) in providing shade to pedestrians; and (b) softening otherwise hard landscapes.	**AO10.1** The reconfiguring incorporates street trees is in accordance with the relevant parts of section 9.4.3 Infrastructure and operational work code.
Nature conservation	
PO11 The reconfiguration of lots does not result in significant degradation of the natural environment.	no acceptable outcome identified
PO12 The configuration of lots does not adversely affect the drainage of the subject land or adjacent lands.	no acceptable outcome identified
PO13 Each lot is able to accommodate any use that is exempt or self-assessable without—	no acceptable outcome identified

Table 9.4.10—Assessable development: Reconfiguring a lot

Performance outcomes (PO)	Acceptable outcomes (AO)
(a) increasing any adverse environmental impacts, particularly on any nearby sensitive land uses, as a result of any infrastructure system or increasing the cumulative effects of the systems in the locality; (b) increasing any health risks during a system failure; (c) deteriorating the water quality of existing and proposed water supplies; and (d) limiting the sustainable disposal of domestic effluent.	

Table 9.4.11—Minimum areas and frontages for lots

Column 1 Zone (and circumstances, if any)	Column 2 Minimum area	Column 3 Minimum frontage
Centre	400 square metres	10 metres
Community facilities	4,000 square metres	40 metres
General residential (if not a rear lot)	800 square metres	18 metres
General residential (if a rear lot)	1000 square metres (not including access strip)	6 metres
Industry	1,000 square metres	20 metres
Recreation and open space	None specified	None specified
Rural residential	2 hectares	70 metres
Rural (Conservation precinct)	None specified	None specified
Rural (Intensive agriculture precinct)	100 hectares	100 metres
Rural (Hinterland precinct)	400 hectares	200 metres
Township	2,000 square metres	20 metres

Part 10 Planning partnerships

There are no planning partnerships in this planning scheme.

Schedule 1 Definitions

SC1.1 Use definitions

(1) Use definitions have a specific meaning for the purpose of the planning scheme.

(2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—Development comprising a combination of defined uses is not an undefined use but both uses.

(3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.

(4) The use definitions listed here are the definitions used in this planning scheme.

(5) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.

(6) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1 form part of the definition.

Table SC1.1.1—Index of use definitions

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

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with— (a) the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); (b) the sale or display of underwear or lingerie; or (c) the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Air services	Premises used for any of the following— (a) the arrival and departure of aircraft; (b) the housing, servicing, refuelling, maintenance and repair of aircraft; (c) the assembly and dispersal of passengers or goods on or from an aircraft; (d) any ancillary activities directly serving the needs of passengers and visitors to the use; (e) associated training and education facilities; (f) aviation facilities.	Airport, aerodrome, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub, entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. *Note—definition from the Prostitution Act 1999.*		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, rooming accommodation, residential care facility, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) for separate households. *Editor's note—A Dwelling house may contain a Secondary dwelling.*	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.	farmhouse	Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university,	Childcare centre, home based child care, family day care

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		technical institute, outdoor education centres	
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales, warehouse

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes— (a) potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, (b) potential for significant offsite impacts in the event of fire, explosion or toxic release, (c) generates high traffic flows in the context of the locality or the road network, (d) generates a significant demand on the local infrastructure network, (e) the use may involve night time and outdoor activities, (f) onsite controls are required for emissions and dangerous goods risks.	Abattoirs, concrete batching plant, sawmill, boiler making and engineering and metal foundry.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based childcare, farm stay *Editor's note—See also Short term accommodation for larger scale bed and breakfast and farm stay.*	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Bar, tavern	Nightclub entertainment facility

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production, saleyard	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes— (a) negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; (b) minimal traffic generation and heavy-vehicle usage; (c) demands imposed upon the local infrastructure network consistent with surrounding uses; (d) the use generally operates during the day (e.g. 7am to 6pm); (e) offsite impacts from storage of dangerous goods are negligible; (f) the use is primarily undertaken indoors.	Repairing motor vehicles, fitting and turning workshop	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994.	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include ancillary telecommunication facilities.		
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
*Editor's note—'**Marine industry**' not used in this planning scheme*			
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes— (a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, (b) potential for noticeable offsite impacts in the event of fire, explosion or toxic release, (c) generates high traffic flows in the context of the locality or the road network, (d) generates an elevated demand on the local infrastructure network, (e) onsite controls are required for emissions and dangerous goods risks, (f) the use is primarily undertaken indoors, (g) evening or night activities are undertaken indoors and not outdoors.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or woodworking).	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically— (a) maintain a nature-based focus or product; (b) promote environmental awareness, education and conservation; (c) carry out sustainable practices.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following— (a) business or professional advice; (b) service of goods that are not physically on the premises; (c) office based administrative functions of an organisation.	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.		
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
*Editor's note—'**Port services**' not used in this planning scheme*			
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity		Tourist park

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	buildings and the provision of recreation facilities for the exclusive use of residents.		
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facilities	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including— (a) restaurants and bars; (b) meeting and function facilities; (c) sporting and fitness facilities; (d) staff accommodation; (e) transport facilities directly associated with the tourist facility such as a ferry terminal and air services.	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of one or more households where each resident:	Boarding house, hostel, monastery,	Hospice, community residence, dwelling house, short-term

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(a) has a right to occupy one or more rooms (b) does not have a right to occupy the whole of the premises in which the rooms are situated (c) may be provided with separate facilities for private use (d) may share communal facilities or communal space with one or more of the other residents The use may include: (a) rooms not in the same building on site (b) provision of a food or other service (c) on site management or staff and associated accommodation.	off-site student accommodation	accommodation, multiple dwelling
Rural industry	Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store, sawmill
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm worker's accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, special industry

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Service station	Premises used for the sale of fuel including petrol, liquid petroleum, gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult shop, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartments, bed and breakfast, farm stay *Editor's note—Bed and breakfast and farm stay where exceeding a domestic scale (see also Home based business).*	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires— (a) a large area for handling, display or storage (b) direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.	Bulky goods sales, motor vehicle sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes— (a) potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers	Low impact industry, medium impact industry, high impact industry, service industry

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(b) potential for extreme offsite impacts in the event of fire, explosion or toxic release; (c) onsite controls are required for emissions and dangerous goods risks; (d) the use generally involves night time and outdoor activities; (e) the use may involve the storage and handling of large volumes of dangerous goods; (f) requires significant separation from non-industrial uses.		
Substation	Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for— (a) converting or transforming electrical energy from one voltage to another; (b) regulating voltage in an electrical circuit; (c) controlling electrical circuits; (d) switching electrical current between circuits; (e) a switchyard; or (f) communication facilities for 'operating works' as defined under the *Electricity Act 1994*; or for workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the Telecommunications Act 1997
Theatre	Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises. The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility,

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include provision of food and drink for consumption on site.		nightclub entertainment facility
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services— (a) supply or treatment of water, hydraulic power or gas; (b) sewerage, drainage or stormwater services; (c) transport services including road, rail or water; (d) waste management facilities; or (e) network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.		Bulk landscape supplies, garden centre

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include sale of gardening materials where these are ancillary to the primary use.		
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.2 Defined activity groups

There are no defined activity groups for the planning scheme.

SC1.3 Industry thresholds

There are no industry thresholds for the planning scheme.

SC1.4 Administrative definitions

(1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.

(2) A term listed in the first column has the meaning set out beside that term in the second column under the heading.

(3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.4.1—Index of administrative definitions

Adjoining premises	Frontage	Public open space
Advertising device	Gross floor area	Rear lot
Access strip	Ground level	Saleyard
Agricultural Land Classification (ALC) Class A and Class B land	Habitable room	Secondary dwelling
Ancillary	Hazardous chemicals	Secondary frontage
Annual exceedance probability	Higher density residential development	Sensitive land uses
Affordable housing	Household	Service catchment
Average width	Industrial activities	Setback
Base date	Livestock	Sewered area
Basement	Local heritage place	Site
Boundary clearance	matters of state environmental significance (MSES)	Site cover
Buffer	Minor building reuse	SPP Interactive Mapping
Building height	Minor building work	stock route
Building work	Minor electricity infrastructure	Storey
Bushfire hazard area	Minor operational work	Streetscape
Caretaker	Net developable area	Structure
Constructed road	Netserv plan	Temporary use
Defined flood event	Non-resident workers	Total use area
Defined flood level	Outermost projection	Transit oriented development
Demand unit	Overland flow path	Ultimate development

Table SC1.4.1—Index of administrative definitions

Designated commercial frontage	Planning assumptions	Urban purposes
Development footprint	Plot ratio	Use
Domestic outbuilding	Primary frontage	Watercourse
Dwelling	Private open space	Wetland
Extractive resources	Projection area(s)	Wetland protection area
Filling or excavation		

Table SC1.4.2—Administrative definitions

Column 1 **Term**	**Column 2** **Definition**
Adjoining premises	Premises that share all or part of a measurable common boundary.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the development.
Access strip	That part of a site used for providing access to a road.
Agricultural Land Classification (ALC) Class A and Class B land	see the State Planning Policy *Editor's note—Mapping for Agricultural Land Classification (ALC) Class A and Class B land is available from the SPP interactive mapping system at http://www.dsdip.qld.gov.au/about-planning/spp-mapping-online-system.html.*
Ancillary	Incidental and subordinate to
Annual exceedance probability	The likelihood of occurrence of a flood of a given size or larger in any one year; usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of 5 per cent, it means that there is a 5 per cent risk (i.e. probability of 0.05 or a likelihood of 1 in 20) of a peak flood discharge of 500 cubic metres per second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrasstructure demands and costs.
Basement	A storey substantially below ground level where no part of the floor level projects more than one metre above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including— (a) if the projection is a roof and there is a fascia—the outside face of the fascia; or (b) if the projection is a roof and there is no fascia—the roof structure.
Buffer	An area of the land including watercourses required for maintaining separation distances— (a) between different land uses; or (b) from a major noise source; or (c) from a conservation area or a public recreation area
Building height	The vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point but not including non-load bearing antenna, aerial, chimney, flagpole or the like.
Building work	As defined in the Sustainable Planning Act 2009.
Bushfire hazard area	see the State Planning Policy *Editor's note—Mapping for the Bushfire hazard area is available from the SPP interactive mapping system at http://www.dsdip.qld.gov.au/about-planning/spp-mapping-online-system.html.*
Caretaker	A person responsible for the security or maintenance of premises.

Table SC1.4.2—Administrative definitions

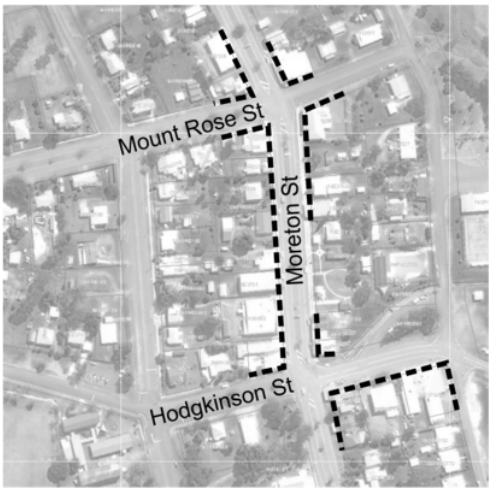
Column 1 Term	Column 2 Definition
Constructed road	A State-controlled road or a road identified on Council's interactive mapping as 'local road' *Editor's note—Mapping of local roads is available from North Burnett Regional Council's interactive mapping system at http://www.nbrc.qld.gov.au/?id=191*
Defined flood event	For the purpose of this planning scheme, a flood event equivalent to the January 2013 flood in the Burnett catchment. *Editor's note—Overlay Maps OM-FH-009 to OM-FH-015 represent the Defined Flood Event as blue shaded areas.*
Defined flood level	The adopted flood level for the purpose of section 13(1)(b) of the *Building Regulation* 2006 and *Queensland Development Code MP3.5 Construction of Buildings in Flood Hazard Areas*, and the flood level that represents the defined flood event at any point.
Demand unit	Demand units provide a standard unit measurement to express demand on a trunk infrastructure network.
Designated commercial frontage	A frontage to land in the Centre zone identified by a black dashed line in the following figures— **Figure SC1.4.1—Biggenden designated commercial frontages**  **Figure SC1.4. 2—Eidsvold designated commercial frontages**

Table SC1.4.2—Administrative definitions

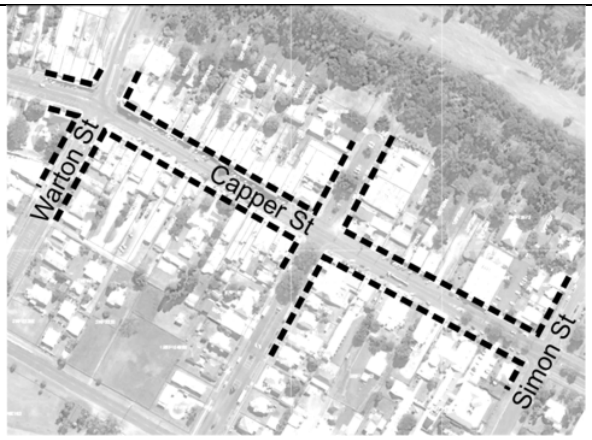
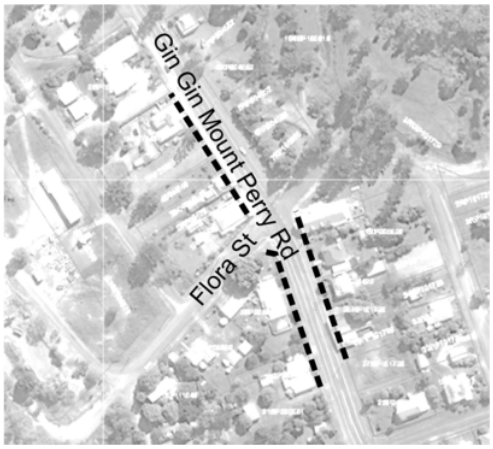
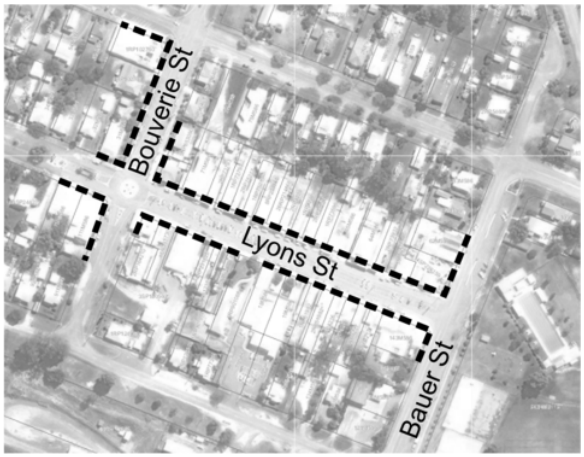
Column 1 Term	Column 2 Definition
	 **Figure SC1.4.3—Gayndah designated commercial frontages**  **Figure SC1.4.4—Mount Perry designated commercial frontages**  **Figure SC1.4.5—Mundubbera designated commercial frontages**

Table SC1.4.2—Administrative definitions

Column 1 Term	Column 2 Definition
	 Figure SC1.4.6—Monto designated commercial frontages
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following— (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
Extractive resources	Naturally-occurring deposits of clay, gravel, sand, rock, soil, and turf, other than minerals under the *Mineral Resources Act 1989*, extracted for use in construction.
Filling or excavation	The removal or importation of material to or from a lot that will change the ground level of the land.
Frontage	Any boundary between a lot and a road
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following— (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
Ground level	The— (a) level of the natural ground; or (b) the ground level of the lot on the day the first plan of survey identifying the lot was registered; or (c) where the level of the natural ground has been changed, the level as lawfully changed.

Table SC1.4.2—Administrative definitions

Column 1 Term	Column 2 Definition
Habitable room	As defined in the Building Code of Australia.
Hazardous chemicals	As defined in the Work Health & Safety Regulation 2011.
Higher density residential development	see section 9.3.6.1
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living. The term does not include individuals living in rooming accommodation.
Industrial activities	Premises used for trade or business that involves the following— (a) the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas; (b) scientific or technological research, investigation or testing; the disposal of waste.
Livestock	As defined in the *Sustainable Planning Regulation 2009*.
Local heritage place	A local heritage place under the *Queensland Heritage Act 1992*.[42]
Matters of state environmental significance (MSES)	see the State Planning Policy *Editor's note—Mapping for matters of state environmental significance is available from the SPP interactive mapping system at http://www.dsdip.qld.gov.au/about-planning/spp-mapping-online-system.html.*
Minor building reuse	Starting or re-establishing the use of an existing building whether or not such use necessitates or involves building work being only minor building work or a change of classification under the Building Code of Australia. The term includes the ancillary use of the curtilage of the building.
Minor building work	An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five per cent of the building or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the Electricity Act 1994, (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. This includes— (a) augmentation/upgrades to existing powerlines where the voltage of the infrastructure does not increase; (b) augmentations to existing substations (including communication facilities for controlling works as defined under the *Electricity Act 1994*) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Minor operational work	Operational work associated with a dwelling house
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope.
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the South East Queensland Water (Distribution and Retail Restructuring) Act 2009.
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.

[42] Refer to Council's local heritage register available from Council's website.

Table SC1.4.2—Administrative definitions

Column 1 **Term**	**Column 2** **Definition**
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings or ornamental attachments.
Overland flow path	Where— (a) a piped drainage system exists—the path where flood waters exceeding the capacity of the underground drainage system would flow; or (b) no piped drainage system or other form of defined waterway exists—the path taken by surface run-off from higher parts of the catchment. This does not include a watercourse or wetland.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site, expressed as a percentage.
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 (b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Saleyard	As defined in the Sustainable Planning Regulation 2009.
Secondary dwelling	A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.
Secondary frontage	The frontage of a lot that abuts a second street.
Sensitive land uses	The following uses— child care centre, community care centre, community residence, community use, dual occupancy, dwelling house, dwelling unit, educational establishment, health care services, hospital, hostel, multiple dwelling, relocatable home park, residential care facility, retirement facility, short-term accommodation, tourist park.
Service catchment	An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.
Setback	For a building or structure, the shortest distance measured horizontally from the outermost projection of a building or structure to the vertical projection of the boundary of the lot.
Sewered area	A service area for a sewerage service under the Water Supply (Safety and Reliability) Act 2008 as defined in the Plumbing and Drainage Act 2002.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage. The term does not include— (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;

Table SC1.4.2—Administrative definitions

Column 1 Term	Column 2 Definition
	(b) basement car parking areas located wholly below ground level.
SPP Interactive Mapping	see the State Planning Policy *Editor's note—The State Planning Policy Interactive Mapping System, accessible at http://www.dsdip.qld.gov.au/about-planning/spp-mapping-online-system.html, is a repository for all available Geographic Information System (GIS) mapping layers kept, prepared or sourced by the state that relate to matters of state interest under the Sustainable Planning Act 2009 and referenced in the State Planning Policy.* *Note—This planning scheme only refers to Agricultural Land Classification (ALC) Class A and Class B, Bushfire hazard areas, Matters of State Environmental Significance (MSES) and Stock route network.*
Stock route	see the *Land Act 1994*, schedule 6 *Editor's note—Mapping for the stock route network is available from the SPP interactive mapping system at http://www.dsdip.qld.gov.au/about-planning/spp-mapping-online-system.html.*
Storey	A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above but not. (a) a space that contains only— (i) a lift shaft, stairway or meter room; (ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; (iii) accommodation intended for not more than three vehicles; or (iv) a combination or the above; (b) a mezzanine.
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	As defined in the Building Code of Australia.
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. *Note—Provisions for temporary use timeframes for defined uses may be provided within section 1.7 Local government administrative matters.*
Total use area	The sum of all parts of the lot used for that particular use including any ancillary use, but does not include areas used for— (a) car parking; (b) landscaping; and (c) vehicle manoeuvring. For the purpose of calculating carparking requirements the term includes the total floor area of all buildings.
Transit oriented development	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban purposes	For the purpose of priority infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Use	As defined in the *Sustainable Planning Act 2009*.
Watercourse	As defined in the *Sustainable Planning Regulation 2009*.
Wetland	As defined in the *Sustainable Planning Regulation 2009*.
Wetland protection area	As defined in the *Environmental Protection Regulation 2008*, schedule 12

Schedule 2 Mapping

SC2.1 Map index

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

Editor's note—Mapping for the PIP is contained within Schedule 3 of the planning scheme

Table SC2.1.1—Map index

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

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

SC2.2 Strategic framework map

Refer to strategic framework map

SC2.3 Zone maps

Refer to zoning maps

SC2.4 Local plan maps

There are no local plan maps

SC2.5 Overlay maps

Refer to overlay maps

SC2.6 Other plans maps

There are no other plans maps

Schedule 3 Priority infrastructure plan mapping and supporting material

SC3.1 Priority infrastructure plan

(1) The tables below list the priority infrastructure plan documentation.

SC3.1.2 Priority infrastructure area maps index

Table SC3.1.1—Index for priority infrastructure area maps

Map number	Map title
PIP-001	Priority infrastructure area – Monto
PIP-006	Priority infrastructure area – Eidsvold
PIP-011	Priority infrastructure area – Mount Perry
PIP-016	Priority infrastructure area – Mundubbera
PIP-022	Priority infrastructure area – Gayndah
PIP-028	Priority infrastructure area – Biggenden

SC3.1.3 Plans for trunk infrastructure index

Table SC3.1.2—Index for plans for trunk infrastructure

Map number	Map title
PIP-002	Existing Trunk Infrastructure - Monto - Open space, Recreation and Community land
PIP-003	Existing Trunk Infrastructure - Monto - Sewerage
PIP-004	Existing Trunk Infrastructure - Monto - Transport
PIP-005	Existing Trunk Infrastructure - Monto - Water
PIP-007	Existing Trunk Infrastructure - Eidsvold - Open space, Recreation and Community land
PIP-008	Existing Trunk Infrastructure - Eidsvold - Sewerage
PIP-009	Existing Trunk Infrastructure - Eidsvold - Transport
PIP-010	Existing Trunk Infrastructure - Eidsvold - Water
PIP-012	Existing Trunk Infrastructure - Mount Perry - Open space, Recreation and Community land
PIP-013	Existing Trunk Infrastructure - Mount Perry - Transport
PIP-014	Existing Trunk Infrastructure - Mount Perry - Water Map 1 of 2
PIP-015	Existing Trunk Infrastructure - Mount Perry - Water Map 2 of 2
PIP-017	Existing Trunk Infrastructure - Mundubbera - Open space, Recreation and Community land
PIP-018	Existing Trunk Infrastructure - Mundubbera - Sewerage
PIP-019	Existing Trunk Infrastructure - Mundubbera - Transport
PIP-020	Existing Trunk Infrastructure - Mundubbera - Water
PIP-021	Existing Trunk Infrastructure - Mundubbera - Stormwater
PIP-023	Existing Trunk Infrastructure - Gayndah - Open space, Recreation and Community land
PIP-024	Existing Trunk Infrastructure - Gayndah - Sewerage
PIP-025	Existing Trunk Infrastructure - Gayndah - Transport
PIP-026	Existing Trunk Infrastructure - Gayndah - Water
PIP-027	Existing Trunk Infrastructure - Gayndah - Stormwater
PIP-029	Existing Trunk Infrastructure - Biggenden - Open space, Recreation and Community land
PIP-030	Existing Trunk Infrastructure - Biggenden – Sewerage

Map number	Map title
PIP-031	Existing Trunk Infrastructure - Biggenden – Transport
PIP-032	Existing Trunk Infrastructure - Biggenden – Water
PIP-033	Existing Trunk Infrastructure - Biggenden - Stormwater

SC3.2 Priority infrastructure area maps

Refer to priority infrastructure maps

SC3.3 Plans for trunk infrastructure

Refer to plans for trunk Infrastructure

Schedule 4 Notations required under the *Sustainable Planning Act 2009*

SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act

Table SC4.1.1—Notation of decisions under section 391 of the Act

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

Editor's note—This schedule should include—

- *approvals that conflict with the planning scheme;*
- *development approvals under section 242 of the Act that vary the effect of the planning scheme;*
- *decisions agreeing to a superseded planning scheme request.*

SC4.2 Notation of resolution(s) section Chapter 8, Part 2, Division 1 of the Act

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

Date of resolution	Date of effect	Details	Contact information
17 December 2013	30 March 2014	'Adopted Infrastructure Charges Resolution (No 7) 2013'	1300 696 272 http://www.northburnett.qld.gov.au/res/file/Building/aicr_2013.pdf

Editor's note—This schedule should provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded.

SC4.3 Notation of registration for urban encroachment provisions section 680ZE of the Act

Table SC4.3.1—Notation of decisions under section 680ZE of the Act

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

Schedule 5 Land designated for community infrastructure

SC5.1 Burnett River Dam

(1) The Ministerial designation applies to those parts of the land required to construct and operate the proposed Burnett River Dam with the capacity of up to 300,000 megalitres on the lower Burnett River at approximately 131km Adopted Middle Thread Distance (AMTD), consisting of the beds and banks of the Burnett River and its tributaries as identified in Table SC5.1.1 below.

(2) Date of designation—10 October 2002 by the Minister for State Development.

(3) Type of community infrastructure—Community infrastructure for the construction and operation of the proposed Burnett River Dam.

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

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

SC5.2 Powerlink transmission lines

(1) The Ministerial designation applies to those parts of the land required for the construction and operation of Powerlink transmission lines from—

(a) Calvale to Tarong 275kV;

(b) South Pine to Gladstone (1); and

(c) South Pine to Gladstone (2).

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

(3) Type of community infrastructure—(k) operating works under the *Electricity Act 1994.*

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

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

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

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

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

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

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

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
1	RP168323	1.33	94	CK123	4.82
5	RP837489	1.56	130	C371283	6.95
1	RP47823	2.90	129	C371283	3.93
3	RP838354	4.07	80	CK381	3.21
60	C371325	2.22	1	MPH20063	0.64
59	C371098	7.84	105	C371287	4.42
202	CK670	9.49	1	MPH20062	3.64
2	CK2156	1.24	4	C37805	5.48
110	CK32	3.57	54	CK259	0.24
2	RP214035	3.97	155	CK3678	2.78
100	C371287	2.21	3	RP176501	4.50
175	CK2289	14.65	908	CP880942	3.35
129	C371283	3.93	10	SP221788	7.69
50	SP214525	6.83	2	RP47823	0.12
55	C371351	7.31	176	CK2290	9.97
913	CP866809	0.36	906	CP818082	3.03
53	SP214525	4.29	61	C371085	4.16
109	C371030	4.78	61	SP109380	0.24
3	C37805	2.42	132	C371279	4.25
94	CK123	4.82	156	SP158157	7.41
907	CP818082	0.92	96	CK527	3.68
106	CK2167	2.72	179	CK894	6.99
3	RP176501	4.50	166	CK647	5.72
166	CK647	5.72	2	RP182406	6.75
177	CK2291	0.39	164	CK2643	7.74
139	C371279	5.38	124	CK1358	5.14
138	C371279	4.92	1	MPH65	0.55
112	C371332	0.47	3	C37805	2.42
906	CP818082	3.03	99	C371236	5.74
55	C371351	7.31	1	RP191905	1.85
908	CP880942	3.35	60	C371325	0.06
2	RP28442	4.05	110	CK32	3.57
166	CP896183	6.07	2	RP214035	3.97
202	CK670	9.49	913	CP866809	0.36
60	C371325	0.06	53	SP214525	4.29
1	RP191905	1.85	55	C371351	7.31
1	RP47823	2.90	59	C371098	7.84
2	RP214035	3.97	202	CK670	9.49
105	C371287	4.42	2	CK2156	1.24
99	C371236	5.74	60	C371325	2.22
913	CP866809	0.36	3	RP838354	4.07
108	C371117	1.29	1	RP168323	1.33
61	C371085	4.16	5	RP837489	1.56
124	CK1358	5.14	1	RP47823	2.90
94	CK123	4.82	106	CK2167	2.72
80	CK381	3.21	112	C371332	0.47
1	MPH20063	0.64	2	RP837489	0.25
105	C371287	4.42	907	CP818082	0.92
1	MPH20062	3.64	166	CP896183	6.07
908	CP880942	3.35	60	C371325	2.22
10	SP221788	7.69	55	C371351	7.31
2	RP47823	0.12	59	C371098	7.84
176	CK2290	9.97	202	CK670	9.49
54	CK259	0.24	2	CK2156	1.24
155	CK3678	2.78	913	CP866809	0.36
3	RP176501	4.50	53	SP214525	4.29
906	CP818082	3.03	110	CK32	3.57
61	C371085	4.16	2	RP214035	3.97
61	SP109380	0.24	169	NPW846	4.00
132	C371279	4.25	177	CK2291	0.39
100	C371287	2.21	142	C371241	8.73
190	CK669	1.16	60	C371325	0.06
2	RP191905	0.04	101	CK156	6.54
5	RP191906	0.61	170	CK638	0.32

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

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
1	RP837489	0.76	106	CK2167	2.72
139	C371279	5.38	112	C371332	0.47
2	RP28442	4.05	2	RP837489	0.25
164	CK2643	7.74	907	CP818082	0.92
156	SP158157	7.41	166	CP896183	6.07
96	CK527	3.68	1	RP168323	1.33
179	CK894	6.99	5	RP837489	1.56
166	CK647	5.72	101	CK156	6.54
50	SP214525	6.83	170	CK638	0.32
108	C371117	1.29	2	RP191905	0.04
138	C371279	4.92	5	RP191906	0.61
5	RP191906	0.61	1	RP837489	0.76
1	RP837489	0.76	190	CK669	1.16
139	C371279	5.38	100	C371287	2.21
2	RP28442	4.05	139	C371279	5.38
164	CK2643	7.74	2	RP28442	4.05
124	CK1358	5.14	169	NPW846	4.00
1	MPH65	0.55	177	CK2291	0.39
3	C37805	2.42	142	C371241	8.73
908	CP880942	3.35	50	SP214525	6.83
10	SP221788	7.69	110	CK32	3.57
54	CK259	0.24	2	RP214035	3.97
155	CK3678	2.78	169	NPW846	4.00
3	RP176501	4.50	177	CK2291	0.39
100	C371287	2.21	142	C371241	8.73
132	C371279	4.25	50	SP214525	6.83
61	SP109380	0.24	913	CP866809	0.36
2	RP47823	0.12	53	SP214525	4.29
176	CK2290	9.97	138	C371279	4.92
190	CK669	1.16	108	C371117	1.29
2	RP191905	0.04	167	CK796	0.13
1	MPH20062	3.64	196	CK3595	10.06
105	C371287	4.42	109	C371030	4.78
4	C37805	5.48	97	CK728	3.87
1	MPH20063	0.64	175	CK2289	14.65
906	CP818082	3.03	94	CK123	4.82
61	C371085	4.16	130	C371283	6.95
80	CK381	3.21	129	C371283	3.93
175	CK2289	14.65	55	C371351	7.31
94	CK123	4.82	80	CK381	3.21
130	C371283	6.95	1	MPH20063	0.64
129	C371283	3.93	54	CK259	0.24
109	C371030	4.78	155	CK3678	2.78
97	CK728	3.87	3	RP176501	4.50
138	C371279	4.92	908	CP880942	3.35
167	CK796	0.13	10	SP221788	7.69
108	C371117	1.29	2	RP47823	0.12
196	CK3595	10.06	176	CK2290	9.97
5	RP837489	1.56	61	SP109380	0.24
1	RP47823	2.90	132	C371279	4.25
3	RP838354	4.07	100	C371287	2.21
60	C371325	2.22	190	CK669	1.16
59	C371098	7.84	60	C371325	2.22
202	CK670	9.49	3	RP838354	4.07
2	CK2156	1.24	59	C371098	7.84
913	CP866809	0.36	202	CK670	9.49
53	SP214525	4.29	1	MPH65	0.55
55	C371351	7.31	3	C37805	2.42
110	CK32	3.57	99	C371236	5.74
2	RP214035	3.97	1	RP191905	1.85
169	NPW846	4.00	60	C371325	0.06
177	CK2291	0.39	101	CK156	6.54
142	C371241	8.73	170	CK638	0.32
50	SP214525	6.83	106	CK2167	2.72

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

Real property description		Approximate area of land affected (ha)	Real property description		Approximate area of land affected (ha)
Lot	Plan		Lot	Plan	
138	C371279	4.92	112	C371332	0.47
108	C371117	1.29	2	RP837489	0.25
167	CK796	0.13	907	CP818082	0.92
196	CK3595	10.06	166	CP896183	6.07
109	C371030	4.78	2	RP191905	0.04
97	CK728	3.87	5	RP191906	0.61
80	CK381	3.21	1	RP837489	0.76
175	CK2289	14.65	190	CK669	1.16
94	CK123	4.82	61	SP109380	0.24
129	C371283	3.93	100	C371287	2.21
130	C371283	6.95	132	C371279	4.25
1	RP168323	1.33	124	CK1358	5.14
5	RP837489	1.56	1	RP191905	1.85
2	RP182406	6.75	2	RP182406	6.75
124	CK1358	5.14	2	CK2156	1.24
130	C371283	6.95	105	C371287	4.42
1	MPH20063	0.64	1	MPH20062	3.64
167	CK796	0.13	4	C37805	5.48
176	CK2290	9.97	906	CP818082	3.03
170	CK638	0.32	61	C371085	4.16
53	SP214525	4.29	156	SP158157	7.41
97	CK728	3.87	96	CK527	3.68
4	C37805	5.48	179	CK894	6.99
2	RP182406	6.75	166	CK647	5.72
2	RP837489	0.25	2	RP182406	6.75
1	RP168323	1.33	1	RP168323	1.33
5	RP837489	1.56	5	RP837489	1.56
196	CK3595	10.06	1	RP47823	2.90
110	CK32	3.57	99	C371236	5.74
164	CK2643	7.74	1	RP191905	1.85
1	MPH20062	3.64	60	C371325	0.06
61	SP109380	0.24	101	CK156	6.54
190	CK669	1.16	170	CK638	0.32
3	RP838354	4.07	106	CK2167	2.72
59	C371098	7.84	112	C371332	0.47
142	C371241	8.73	2	RP837489	0.25
80	CK381	3.21	907	CP818082	0.92
10	SP221788	7.69	166	CP896183	6.07
156	SP158157	7.41	2	RP191905	0.04
101	CK156	6.54	5	RP191906	0.61
155	CK3678	2.78	1	RP837489	0.76
196	CK3595	10.06	139	C371279	5.38
96	CK527	3.68	2	RP28442	4.05
167	CK796	0.13	164	CK2643	7.74
108	C371117	1.29	156	SP158157	7.41
138	C371279	4.92	96	CK527	3.68
5	RP191906	0.61	179	CK894	6.99
2	RP191905	0.04	166	CK647	5.72
169	NPW846	4.00	2	RP182406	6.75
177	CK2291	0.39	124	CK1358	5.14
142	C371241	8.73	1	MPH65	0.55
50	SP214525	6.83	3	C37805	2.42
54	CK259	0.24	99	C371236	5.74
132	C371279	4.25	101	CK156	6.54
179	CK894	6.99	170	CK638	0.32
60	C371325	2.22	1	RP191905	1.85
1	RP837489	0.76	60	C371325	0.06
169	NPW846	4.00	106	CK2167	2.72
2	CK2156	1.24	112	C371332	0.47
1	MPH65	0.55	2	RP837489	0.25
2	RP47823	0.12	907	CP818082	0.92
109	C371030	4.78	166	CP896183	6.07
97	CK728	3.87	1	RP168323	1.33
175	CK2289	14.65	1	RP47823	2.90

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

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

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

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

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

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

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

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

Table SC6.1.1—Planning scheme policy index

Planning scheme policy title
Design and construction standards for non-trunk infrastructure works policy
Agricultural land policy
Information local government may request policy
Landscaping policy
Third party advice or comment policy
Building form for the Centre zone policy

SC6.2 Design and construction standards for non-trunk infrastructure works policy

SC6.2.1 Standards

The standards for stormwater drainage, roads (excepting State-controlled roads), sewerage, and water supply in the local government area are shown in Table SC6.2.1.

Table SC6.2.1—Design and construction standards for non-trunk infrastructure works

Infrastructure works item	Standard	Exceptions
Drainage	AUS-SPECS #1	
Roads	AUS-SPECS #1	State-controlled roads
Sewerage	Sewerage Code of Australia V2.3 (WSA02-2002)	Any State exceptions
	Sewerage Pumping Code of Australia (WSA04-2005:2.1)	Any State exceptions
	if the matter is not dealt with in WSA02-2002 or WSA04-2005—the IPWEA drawings	
Water supply	Water Supply Code of Australia (WSA03-2011 V3.1)	Any State exceptions
	if the matter is not dealt with in WSA03-2011 V3.1—the IPWEA drawings	
	AS 2419.1-2005 Fire hydrant installations – System design, installation and commissioning	

SC6.2.2 Standard drawings

(1) Council's standard drawings are—

(a) No. R-01—Concrete kerb and channel: Profiles and dimensions;

(b) No. R-02—Kerb & channel invert cross over—disabled person, pram ramp and dwelling house type vehicular;

(c) No. R-03—Kerb & channel invert cross over—concrete commercial type;

(d) No. R-04—Standard alignments for services in footpaths.

SC6.3 Agricultural land policy

SC6.3.1 Purpose

(1) The purpose of this policy is to protect Agricultural land Classification (ALC) Class A and Class B from development that leads to its alienation or diminished productivity in accordance with 8.2.4 Natural features or resources overlays code.

SC6.3.2 Criteria for determining appropriate use of agricultural land classification

(1) ALC should be reserved for agricultural uses and not developed for other uses unless there is—

- (a) an overriding need for a particular use in terms of the public benefit; and
- (b) no other site is suitable for the particular use; and,
- (c) any loss or fragmentation of Important agricultural areas is minimised.

(2) An explanation of these criteria is set out below.

(3) Overriding need for a particular use in terms of the public benefit—

- (a) Overriding need is achieved if—
  - (i) the land is demonstrated through an appropriately detailed independent land suitability assessment report not to be ALC; or
  - (ii) only a minor portion of the site is classified as ALC; or
  - (iii) there are significant additional direct and indirect employment benefits; or
  - (iv) there are significant local, enterprise or regional economic benefits in terms of the growth of an existing industry or the introduction of a new industry; or
  - (v) there are significant State economic benefits in terms of the growth of a new industry or export potential.
- (b) Overriding need is not achieved in the following circumstances, where—
  - (i) alienation will, or is likely to, threaten the ongoing viability of an existing rural industry in the district/region; or
  - (ii) alienation will, or is likely to, adversely affect or constrain any potential new or ongoing operations of an adjoining or nearby rural industry located on ALC; or
  - (iii) alienation will, or is likely to, adversely affect the existing use and ongoing operation of the rural enterprise on the property.
- (c) Other issues that should be considered in determining overriding need include—
  - (i) existing industry use of the property in terms of the purported or actual long-term viability of that existing enterprise and industry in the district/region; and
  - (ii) purported or actual potential for rehabilitation of the land for other agricultural purposes in the event that the non-rural use ceases.

(4) Other sites suitable for a particular use—

- (a) Characteristics of other suitable sites—
  - (i) the land is demonstrated through an appropriately detailed land suitability assessment report not to be Important agricultural areas; and
  - (ii) the land is included in the urban footprint designated in a statutory-based regional plan or in a zone that is designed to accommodate non-rural uses.

(5) Urban development located in close proximity to Important agricultural areas should not adversely affect, either directly or indirectly, normal farming practice, achieved through consistency with the following principles—

(6) Locate new residential areas so that the impact of agricultural chemical spray drift on amenity and health is avoided—

(a) the separation distance between a sensitive receptor and agricultural land is a minimum of 300 metres; or

(b) a vegetated buffer designed by an appropriately qualified person is located between the sensitive receptor and the agricultural land, that—

(i) is provided with a suitable watering system;

(ii) includes access strips on either side which are kept clear of vegetation and other flammable materials; and

(iii) is of a height, density and width (40 metres minimum) acceptable to council prior to the development of residential areas within 300 metres of the agricultural land; or be of a height, density and width (40 metres minimum) acceptable to council prior to the development of residential areas within 150 metres of the agricultural land; or

(c) other measures which meet the performance outcome and are acceptable to council.

(7) Locate new residential areas so that the impact of odour generated by agricultural activities on residential areas is minimised—

(a) the separation distance between a sensitive receptor and agricultural land is a minimum of 500 metres; or

(b) a buffer area design based on a report consistent with the Environment Protection Policy (Air) from an appropriately qualified person and acceptable to council detailing relevant factors and verifying that odour design goals in the EPP (Air) will be met at sensitive receptors within the development; or

(c) other measures which meet the performance criteria and area are acceptable to council.

(8) Locate new residential areas so noise from agricultural activities is attenuated to safeguard amenity in noise sensitive places—

(a) residential development to be located or incorporate designs to minimise the impact of noise in excess of the duration threshold from night-time agricultural activities at dwellings within the development—

(i) the separation distance between the sensitive receptor and agricultural land is a minimum of 60 metres for intermittent noise and 500 metres for long-term noise; or

(ii) a buffer width and design based on a report from a qualified acoustic consultant acceptable to council detailing relevant factors and verifying that noise design goals consistent with the Environment Protection Policy (Noise) will be met at sensitive receptors within the development; or

(iii) other measures which meet the performance criteria and area acceptable to council;

(b) residential development is located or incorporates designs to minimise the impact of noise in excess of the duration threshold from day-time agricultural activities at dwellings within the development—

(i) the separation distance between the sensitive receptor and agricultural land is a minimum of 1000 metres; or

(ii) other measures which meet the performance criteria and are acceptable to council;

(c) in areas of aerial agricultural activity, development should be located to minimise noise impacts from aircraft—

(i) the separation distance between the sensitive receptor and agricultural land to be a minimum of 100 metres to comply with Air Navigation Order 20.21 which prohibits aircraft flying close than 100 metres to a private dwelling; or

(ii) other measures which meet the performance criteria and which are acceptable to council.

(9) Locate new residential areas so that the impact of dust, smoke and ash generated by

agricultural activities on residential areas is minimised—

(a) the separation distance between the sensitive receptor and agricultural land is a minimum of 150 metres; or

(b) a vegetated buffer (designed by a suitably qualified person acceptable to council) is located between the sensitive receptor and adjacent agricultural land; the vegetated buffer should be provided with a suitable watering system, and include access strips on either side which are kept clear of vegetation and other flammable materials; or

(c) other measures which meet the performance criteria which are acceptable to council.

(10) Design new residential areas so that the impact of run-off and sediment from residential development areas on agricultural land is minimised—

(a) residential development proposals are to include the following—

(i) an erosion control plan for the construction and operation phases of the development which meets the standards set out in the Guidelines for Soils Erosion and Sediment Control for Construction Sites (1996);

(ii) stormwater run-off from all hard surfaces (including roads, roofs, driveways) to be carried to stable waterways;

(iii) other measures which meet the performance criteria which are acceptable to council.

SC6.4 Information local government may request policy

Guideline about making an application—

Under SPA, section 260, each application must—

(1) be in the approved form (which contains a mandatory requirements part);

(2) be accompanied by any supporting information the approved form states is mandatory supporting information for the application; and

(3) be accompanied by the appropriate application fee; and

(4) be accompanied by the consent of the owner of the land, if required under SPA section 263.

SC6.4.1 Preliminary

(1) The Local Government may ask the applicant, by written request (an information request), to give further information identified in SC6.4.2 below needed to assess an application.

(2) Without limiting subsection (1), an assessment manager or concurrence agency may, within the limits of its jurisdiction, include in an information request advice to the applicant about how the applicant may change the application.

SC6.4.2 Information for assessment of development application

SC6.4.2.1. Zone assessment

Council may request the following information—

(1) if an application requiring assessment against a zone code—

(a) an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone;

(b) if applicable, an assessment of measures proposed to adequately manage the potential impediments to achieving the outcomes identified in the zone code.

(2) for development involving subdivision in an unsewered area—a report prepared by a suitably qualified person, in accordance with the *Plumbing and Drainage Act 2002*, detailing the suitability of the site for on-site effluent disposal;

(3) for development involving Animal keeping (cattery or kennel)—

(a) a report prepared by a suitably qualified person detailing the expected noise levels associated with the *use* of the site and measures to mitigate noise levels when measured at the site boundaries; and,

(b) a report prepared by a suitably qualified person detailing how wastes from the site will be treated and disposed of;

(4) for development involving Intensive animal industry—

(a) details of—

(i) the number of animals to be kept on the site at any time; and,

(ii) vehicle movements including service and delivery vehicles and proposed routes; and,

(iii) proposed access routes; and,

(iv) the extent of the highest known flood event and the 1% and 2% *AEP* flood events in respect of the site and all *use areas*; and,

(v) existing and proposed water supply including location and capacity of existing and proposed dams; and,

(vi) details of all watercourses on or near the *premises*; and,

(b) a report prepared by a suitably qualified person detailing the expected noise levels associated with the *use* of the site and measures to mitigate noise levels; and,

(c) an report prepared by a suitably qualified person to identify the implications in respect of Important agricultural areas; and,

(d) a report prepared by a suitably qualified person detailing how wastes from the site will be treated and disposed of;

(5) for development that may generate significant levels of traffic a report prepared by a suitably qualified person detailing—

(a) the likely traffic generation associated with the *development*; and,

(b) proposed measures to deal with the traffic impacts; and,

(c) the likely parking requirements of the *development*; and,

(d) the number of car parking spaces proposed for the *development*.

(6) for development involving changes to a local heritage place—

(a) a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance;

(b) an archival quality photographic record of the features of the place proposed to be destroyed, removed or altered as part of the development;

(7) for development that may result in significant environmental impact an impact assessment and management report for development including—

(a) Animal keeping; or,

(b) Aquaculture; or,

(c) Bulk landscape supplies; or,

(d) Extractive industry; or,

(e) General industry; or,

(f) High impact industry; or,

(g) Intensive animal industry; or,

(h) Public utility; or,

(i) Rural industry; or,

(j) Service station; or,

(k) Special industry; or,

(l) Other.

SC6.4.2.2. Overlay assessment

Council may request the following information—

(1) if an application for use or works located within 1 km of an identified extractive or mineral resource—information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the resources;

(2) if an application involving land identified as Agricultural Land Classification (ALC) Class A and Class B—information identified in Planning Scheme SC6.3 Policy Agricultural land;

(3) if an application involving creeks or rivers—

- (a) for making a material change of use of premises an impact assessment and management report detailing—
  - (i) likely impacts of the development on the integrity and function of the watercourse; and,
  - (ii) measures available or proposed to mitigate any identified likely adverse impacts of the development on the integrity and function of the natural watercourse are, including the identification of distances appropriate for buffer areas; and,
  - (iii) retention of existing on-site vegetation; and,
- (b) if involving reconfiguring a lot an impact assessment and management report detailing measures taken in the design of the development to—
  - (i) arrange lots so that buildings and associated infrastructure are located outside areas of natural watercourses; and,
  - (ii) arrange higher density development in clusters in areas of the site least likely to impact upon natural watercourses and wetland areas (lot sizes may be calculated to enable an increased lot yield in return for the conservation of natural watercourses and wetland areas and buffers); and,
  - (iii) intersect and treat runoff from developed sites; and,
  - (iv) avoid artificial walls or rock structures along watercourses except where such materials are used for rehabilitation purposes; or

(4) if an application involving land identified as containing a Matter of State Environmental Significance (MSES)—

- (a) a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of environmental significance;
- (b) a report certified by an appropriately qualified person demonstrating how the proposed development mitigates impacts, including on water quality, hydrology, and biological processes

(5) if an application requiring assessment against an overlays code (other than covered elsewhere in this policy)—

- (a) an assessment of how the development—
  - (i) or effects of the development may affect the values of the relevant feature or resource; or
  - (ii) may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
- (b) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development.

SC6.4.2.3. Infrastructure or operational works assessment

(1) Full scale Engineering Drawings are required for plan checking although the Engineer may approve submission of reduced scale plans for details such as road cross-sections.

(2) Engineering Drawings and Specifications, and Inspection and Testing Plans are to be submitted accompanied by the statement of compliance sheets.

(3) Engineering calculations for the design of any stormwater drainage catchments should accompany any application involving stormwater drainage.

(4) The local government may request the following drawings—

(a) engineering and "as-constructed" plans submitted for approval for development work and internal and external civil work;

(b) Engineering drawings and specifications, and Inspection and Testing Plans;

(c) full scale Engineering Drawings—for plan checking;

(d) reduced scale plans—for use by Council during the construction phase provided they conform to the approved design.

(5) For all development applications involving operational work—

(a) sufficient information to allow assessment of the design of the proposed development and its effects on future development in the locality, including drainage catchment area, sewerage or water reticulation area;

(b) with the submission of designs for approval—a Statement of Compliance—Design, certifying that the designs have been prepared in accordance with this policy unless specifically otherwise noted;

(c) if the proposed development would not comply with the standards in this policy—supporting evidence for the variation;

(d) various works, designs, plans, drawings, calculations or other data where required—specific certification by appropriately qualified professionals.

(6) If an application involving subdivision of land, an erosion and sediment control plan prepared by a suitably qualified person showing design, installation, construction, operation, monitoring and maintenance of erosion and sediment control practices in accordance with the *Urban Stormwater Quality Planning Guidelines 2010*;

(7) If an application involving infrastructure works, including works for reconfiguring a lot—

(a) an assessment of the capacity of existing infrastructure and the effect of the proposed use connecting;

(b) an assessment of any proposed variation of the standards stated in Planning Scheme Policy Design and Construction Standards for Infrastructure Works including—

(i) a description of the existing situation;

(ii) the reason for the variation; and

(iii) an outline of other variations that have been considered but not proposed.

(c) drainage calculations and catchment plans demonstrating that the works would not compromise the achievement of the objectives and design philosophy of QUDM;

(d) any additional calculations in support of overland flow path capacities, weir flows over kerbs, flood fill studies;

(e) where the downstream drainage system is not capable of carrying an increased discharge—an indication of what measures, including upgrading the existing downstream system, are proposed to ensure that downstream systems can adequately accommodate such increased discharge;

(f) certification from a suitably qualified consultant that the proposal would achieve the specific outcomes for stormwater drainage in the planning scheme Infrastructure and operational work code.

(g) for subgrade stabilisation—any submission for the use of alternative methods of stabilisation are to be supported by technical information from the manufacturer or a recognised geotechnical testing authority.

(8) The use of appropriate computer programs in the design or modelling of drainage is encouraged provided results are presented on a calculation sheet.

SC6.5 Landscaping policy

SC6.5.1 General

(1) This planning scheme policy identifies the local government's requirements regarding—

(a) the circumstances in which information about landscaping may be required;

(b) the standards applying to landscape plans; and,

(c) acceptable and unacceptable species of plants for inclusion in landscaping.

SC6.5.2 Circumstances in which plans may be required

(1) Council may require landscaping plans—

(a) if the application involves reconfiguring a lot resulting in additional lots; or

(b) if a planning scheme code identifies landscaping, buffering or screening within a *performance outcome* or an *acceptable outcome*; or

(c) if the application involves a material change of use for other than a Dwelling house.

SC6.5.3 Standards of landscape plans and specific information required

(1) The local government's standards are—

(a) applications for preliminary approval under section 241 of SPA—a *Landscape Concept Plan*;

(b) applications for preliminary approval under section 242 of SPA—a *Limited Concept Plan;*

(c) applications for building work assessable against a planning scheme—a *Limited Concept Plan;*

(d) applications for development permit for subdivision of land—a *Limited Landscape Plan*;

(e) applications for development permit for material change of use—a *Limited Landscape Plan*; and

(f) application for operational works—a *Full Landscape Plan.*

(2) The local government may—

(a) require the information to assess the application, or

(b) in approving the application, subject the approval to a condition requiring that landscaping be carried out in accordance with satisfactory landscaping plans.

Table SC6.5.3.1—Standard of landscape plans

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

SC6.5.4 Additional information for full landscape plans

(1) General information—

(a) Date;

(b) North point;
(c) Scale (1:100 preferred);
(d) Project description and location; and
(e) Designer's name, address and contact number.

(2) General site and design information—

(a) clear definition of extent of landscape areas;
(b) clear definition between existing and proposed building and landscape areas (where applicable);
(c) clear definition of property boundaries, adjacent allotments, roads and street names;
(d) location of drainage, sewerage and other underground services and overhead power lines;
(e) location and name of all existing trees, clearly nominating those trees which are to be removed;
(f) soil type (e.g. sand, clay, loam) and condition (e.g. well drained, low lying);
(g) locality plan, showing site boundaries in relation to adjacent properties and streets.

(3) Landscape area calculation—

(a) calculation of the square metre area of landscaping required by Council;
(b) calculation of the square metre area of landscaping actually provided broken down into turfed and planted areas.

(4) Detail design information—

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

SC6.5.5 Unacceptable plant species for landscaping

(1) The following species are unacceptable for landscaping.

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
Acacia farnesiana	Mimosa Bush
Acalypha sinensis	Chinese Acalypha
Acetosa sagittata	Rambling Dock

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
Agave americana	Century Plant
Agave sisalana	Sisal
Agave vivipara var. vivipara	Sisal
Ageratina adenophora	Crofton Weed
Ageratina riparia	Mistflower
Ageratum houstonianum	Blue Billygoat Weed
Alternanthera philoxeroides	Aligator Weed
Anredera cordifolia	Madeira Vine, Lamb's Tail, Potato Vine
Araujia horotum	White Moth Vine
Ardisia crispa/crenata	Coral Berry, Ardisia
Ardisia humilis	Spice Berry
Arecastrum (syn. Syagrus) romanzoffianum	Cocos Palm
Aristolochia elegans	Dutchman's Pipe or Calico Flower
Arunda donax	Giant Reed
Asclepias curassavica	Red Cotton Bush
Asparagus africans	Asparagus fern
Asparagus (Myrsiphullum) asparagoides	Bridal Creeper
Asparagus densiflora	Asparagus fern
Asparagus plumosus	Ferny Asparagus
Baccharis halimifolia	Groundsel Bush
Bidens pilosa	Cobbler's Pegs
Brachiaria decumbens	Signal Grass
Brachiaria multica	Para Grass
Bryophyllum delagoense (Syn. B.diagremontianum x tubiflorum)	Mother-of-Millions Hybrid
Bryophyllum pinnatum	Live Plant
Bryophyllum tubiflorum	Mother-of-Millions
Caesilpinia decapetala	Thorny Poinciana
Callisia fragrans	Purple Succulent
Canna species (indica and generalis)	Canna Lilly
Cardiospermum grandiflorum	Balloon Vine
Cascabela thevitia syn. Thevitia peruviana)	Yellow Oleander
Cassia coluteoides	Easter Cassia
Catharanthus roseus	Pink Periwinkle
Celtis sinensis	Chinese Elm, Chinese Celtis
Cenchrus caliculatis	
Cenchrus echinatus	Mossman River Grass
Cestrum parqui	Cestrum
Chloris gayana	Rhodes Grass
Chrysanthemoides monilifera subsp. rotunda	Bitou Bush
Cinnamomum camphora	Camphor Laurel
Commelina benghalensis	Hairy Wandering Jew
Conyza bonariensis	Flax-leaf Fleabane
Conyza canadensis	Canadian Fleabane
Conyza sumantrensis	Tall Fleabane

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
Corymbia torelliana	Cadaga or Cadaghi
Cynodon dactylon	Bahama Grass / Green Couch
Cyperus brevifolius	Mullumbimy Couch
Cyperus involucratus	African Sedge
Cyperus rotundus	Nut Grass
Desmodium intortum	Green-leaved Desmodium
Desmodium uncinatum	Silver-leaved Desmodium
Digitaria eriantha	Pangola Grass
Duranta erecta	Duranta, Blue Sky Flower
Eichornia crassipes	Water Hyacinth
Eleusine indica	Crowsfoot Grass
Eragrostis curvula	African Lovegrass
Erythrina crista-galli	Cockspur Coral Tree
Eugenia uniflora	Brazillian Cherry
Euphorbia cyathophora	Painted Spurge
Euphorbia heterophylla	Milk Weed
Furcrea foetida	Cuban Hemp
Furcrea selloa	Hemp
Gleditisia triacanthos (+ all ornamental varieties)	Honey Locust Tree
Gloriosa superba	Glory Lilly
Gomphocarpus physocarpus	Balloon Cotton Bush
Gymnocoronis spilanthoides	Senegal Tea
Hymenachne amplexicaulis	
Hypoestes phyllostachya	Polka-dot Plant
Impatiens walleriana	Balsam
Ipomoea cairica	Mile a Minute
Ipomoea indica	Morning Glory
Juncus articulatus	Jointed Rush
Koelreuteria elegans	Golden Rain Tree
Lantana camara var. camara	Lantana
Lantana montevidensis	Creeping Lantana
Leucaena leucocephala	Leucaena
Ligustrum lucidum	Privet Broad Leaf
Ligustrum sinense	Privet Small Leaf, Chinese Privet
Lilium formosanum	Taiwam Lily
Lonicera japonica	Japanese Honeysuckle
Ludwigia ochoualis	
Lycium ferocissimum	African Boxthorn
Macfadyena unuis-cati	Cats Claw Creeper
Macroptilium atropurpureum	Siratro
Macrotyloma axillare	Perrenia Horse Gram
Melinis minutiflora	Molasses Grass
Melinis repens	Red Natal Grass
Mimosa pudica	Common Sensitive Plant

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
Murraya paniculata cv. Exotica	Murraya, mock orange
Myriophyllum aqauticum	Parrot's Feather
Nasella neessiana	Chilean Needle Grass
Neonotonia wightii	Glycine
Nephrolepsis cordifolia	Fish bone fern
Nymphaea caerulea subsp. zanzibarensis	Blue Lotus
Ochna serrulata	Ochna, Mickey Mouse Bush
Oenthera drummondii subsp. drummondii	Beach evening Primrose
Olea africana	African Olive
Olea europea	Olive
Optuntia spp.	Drooping Pear Tree, prickly pears
Oxalis corniculata	Creeping Oxalis, Yellow Wood Sorrell
Panicum maxiumum	Green Panic / Guinea Grass
Parkinsonia aculeata	Jeruselum Thorn
Paspalum conjugatum	Paspalum
Paspalum dilatatum	Paspalum
Paspalum mandiocanum	
Paspalum notatum	Bahia Grass
Passiflora edulis	Passion Fruit
Passiflora foetida	Stinking Passion Vine
Passiflora suberosa	Corky Passion Vine
Passiflora subpeltata	White Passion Fruit
Parthenium hysterophorus	Parthenium Weed
Paulownia spp	Paulownia
Pennisetum alopecuroies	Swamp Foxtail
Pennisetum clandestinum	Kikuyu Grass
Pennisetum purpureum	Elephant Grass
Pennisetum setaceum	African Fountain Grass
Phyla canescens	Condamine Couch / Lippia
Phyllostachys aurea	Fishpole Bamboo
Phytolacca octandra	Inkweed
Pinus caribaea	Caribbean Slash Pine
Pinus elliottii	Slash Pine
Pistia stratiotes	Water Lettuce
Prosopis pallida	Algaroba
Prunus munsoniana	Wild Goose Plum
Psidium guajava	Guajava, Guava
Pueraria lobata	Kudzu
Pyrostegia venusta	Flame Vine
Rhaphiolepis indica	Indian Hawthorn
Ricinus communis	Castor Oil Plant
Rivina humilis	Spice Berry
Rorippa nasturtium-aquaticum (syn. Nasturtium officinale)	Watercress
Rubus bellobatus	Kittatinny Blackberry

Table SC6.5.5.1—Unacceptable plant species for landscaping

Species	Common Name
Rubus discolor (R.fruticosa complex)	a Blackberry
Rubus ellipticus	Yellow Berry
Rubus fruticosus	Blackberry
Ruellia malacosperma	Ruellia
Ruppia maratima	Sea Tassel
Salvia coccinea	Red Salvia
Salvinia molesta	Salvinia
Sansevieria trifasciata	Mother in Laws Tongue
Scheffera actinophylla	Umbrella Tree
Schinus molle	Pepper Tree
Schinus terebinthifolia	Broad Leafed Pepperina Tree, Pepper Tree
Senecio madagascariensis	Fire Weed
Senecio tamoides	Canary Creeper
Senna pendulina	Easter cassia, Winter senna
Senna septentrionalis (syn. floribunda)	Arsenic Bush
Setaria sphacelata	South African Pigeon Grass
Sida rhombifolia	Paddy's Lucerna
Solanum erianthum	Tobacco Bush
Solanum hispidum	Giant Devil's Fig
Solanum mauritianum	Wild tobacco tree
Solanum seaforthianum	Brazilian nightshade
Solanum torvum	Devil's Fig
Solidago canadensis var. scabra	Canadian Goldenrod
Spathodea campanulata	African Tulip Tree
Sphagneticola (syn. Wedelia) trilobata	Singapore Daisy
Sporobolus africanus	Paramatta Grass
Sporobolus fertilis	Giant Paramatta Grass
Sporobolus jacquemontii	American rat's tail Grass
Sporobolus pyramidalis and S. natalensis	Giant Rat's Tail Grass
Stylosanthes scabra	Shrubby Stylo
Tagetes minuta	Stinking Roger
Stenolobium stans	Yellow Bells, Yellow Bell Flower
Themada quadrivalvis	Grader Grass, Thatch Grass
Thunbergia alata	Black-eyed Susan
Thunbergia grandiflora	Blue Thunbergia
Tithonia diversifolia	Mexican Sunflower
Tradescantia albiflora	Wandering jew
Tradescantia zebrina	Zebrina
Triumfetta rhomboidea	Chinese Burr
Verbesina enceloides	Crownbeard
Xanthium spinosum	Bathurst Burr

SC6.5.6 Acceptable plant species

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

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

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

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

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

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

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

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

Species	Common Name	Features
Eucalyptus tereticornis	Qld bluegum	familiar tree, attractive, great habitat tree, can be v. tall sometimes
*Lysiphyllum hookerii	white-flowered butterfly tree	also v. attractive, larger flowers than one above, also attracts butterflies

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

Species	Common Name	Features
*Callistemon viminalis	dawson river bottlebrush	familiar and commonly grown, still worth a look, v. hardy and works well
*Livistona nitida	dawson river fan-palm	v. tall and hardy palm from near Cracow area, pleasant and easy growing
Casuarina cunninghamiana	river oak	attractive tall tree, reasonable to moderate shade, tolerates flooding well
Acacia glaucocarpa	silver powder wattle	tall to 10 m, attractive, can get a bit tatty, longish-lived, great habitat tree

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

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

Species	Common Name	Features
*Acacia conferta	crowded leaf wattle	small wattle to 3 m tall, v. heavy flowering and attractive, prob. short-lived
*Acacia bancroftiorum	Bancrofts wattle	wattle with attractive phyllodes, honours historical identity from Eidsvold, to 4 m
*Acacia decora	pretty or golden wattle	shrub to 2 m tall, attractive for ornamental use
*Acacia jucunda	delightful wattle	showy grey-green phyllodes, attractive yellow pom-pom flower heads, ornamental
Acacia semilunata	half-moon wattle	as above, short-lived
*Callitris endlicherii	black cypress pine	attractive little "christmas tree" pine tree with good form to 6 m, dark green foliage
*Leptospermum neglectum	*Leptospermum neglectum	attractive local leptospermums, pretty flowers, often massed flower display
Eucalyptus exserta	Qld peppermint	interesting bark (local form often a mallee) v. heavily scented leaves
Eucalyptus bakeri	black mallee	this is a locally uncommon mallee eucalyptus with interesting multi-stem habit
*Leptospermum venustum	ti tree	leptospermum from near Eidsvold, very large and attractive flowers, to about 1m

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

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

SC6.6 Third party advice or comment policy

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

Without limiting its discretion under SPA[43], the local government may seek advice or comment about an application in any circumstances the local government determines, including, in the local government's opinion, if—

(1) the development may conflict with a code;

[43] SPA, section 195 (Additional third party advice or comment)

(2) specialised technical advice is required to assess the development; or

(3) the development may affect premises being of special interest to a person.

SC6.6.2 Who may be consulted

(1) The local government may seek advice or comment about an application for development from any person, including any considered by the local government to have specialist knowledge or a special interest in an application.

(2) Without limiting subsection (1), the local government may seek advice or comment from a State department or agency about an application for development if—

(a) A use identified as being unsuitable for establishment in a zone—for a material change of use identified as unsuitable for establishment in the applicable zone code—from the owners, occupiers of adjoining or nearby premises, or the public generally;

(b) Designated bushfire prone area—on land in a designated bushfire prone area;

(c) Heritage—if included on a local heritage register or Queensland Heritage Register;

(d) Indigenous cultural heritage on land known to have a high probability of having indigenous cultural heritage—from designated aboriginal representatives;

(e) Mineral resources—within 1 km of identified extractive or mineral resources or a gravel pit;

(f) Native Title—on land adjacent to land over which Native Title has been established or a claim has been made—from the Native Title claimant or Native Title holder;

(g) High impact industry—the appropriateness of the impact assessment undertaken; and,

(h) Agricultural Land Classification—on or adjacent to *Agricultural Land Classification (ALC) Class A or Class B land*.

SC6.6.3 How consultation may be undertaken

(1) The local government may seek advice or comment in any way considered appropriate for the circumstances, including any one or more of the following—

(a) personal notification or contact;

(b) placing a notice at a public place;

(c) placing a notice on the premises;

(d) placing an advertisement in the electronic media;

(e) public notification in a newspaper.

SC6.7 Building form for the Centre zone policy

SC6.7.1 Preliminary

(1) Building form in town centres has a significant influence on appeal and character of such towns.

(2) For town centres, the Centre zone and the Centre zone code applies to the majority of development involving building work assessable under the planning scheme.

(3) The Centre zone code incorporates performance outcomes and acceptable outcomes relating to building form and design to assist in achieving the overall outcomes of that code.

(4) The Centre zone code identifies design outcomes for *designated commercial frontages*.

(5) This planning scheme policy incorporates the following figures to illustrate how buildings complying with the performance outcomes and acceptable outcomes for sites fronting a designated commercial frontage may appear.

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

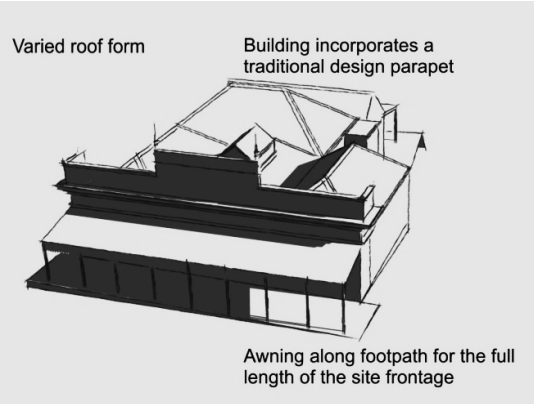


Figure SC6.7.1—Varied roof form and awning 1

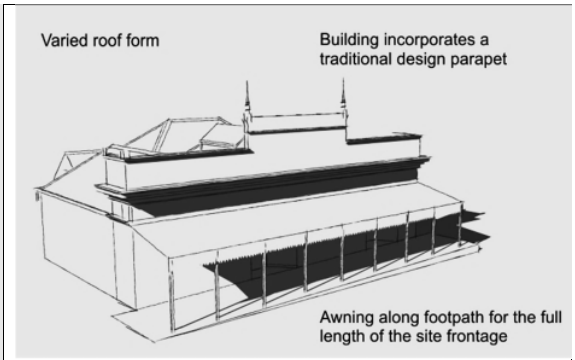


Figure SC6.7.2—Varied roof form and awning 2

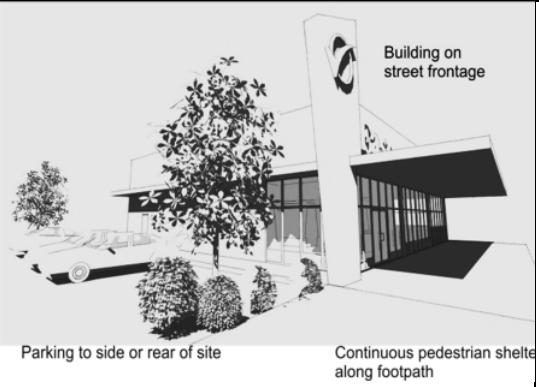


Figure SC6.7. 3—Preferred parking location on designated commercial frontage

Corner sites

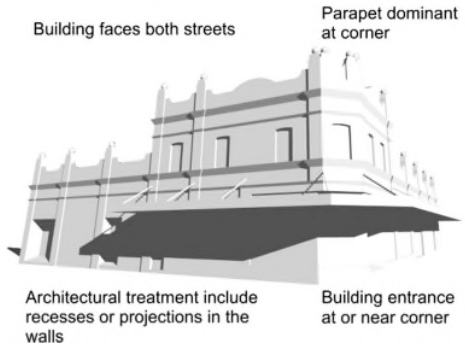


Figure SC6.7.4—Preferred corner site treatment 1 on designated commercial frontage

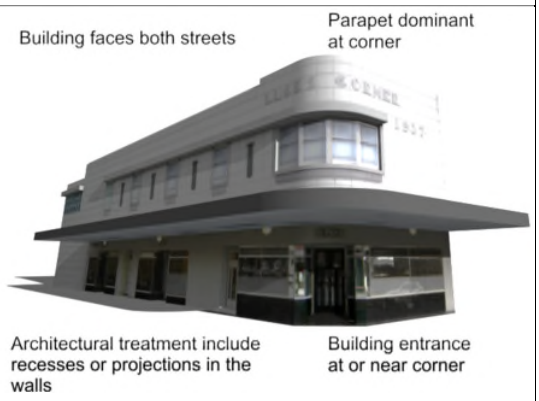


Figure SC6.7. 5—Preferred corner site treatment 2 on designated commercial frontage

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

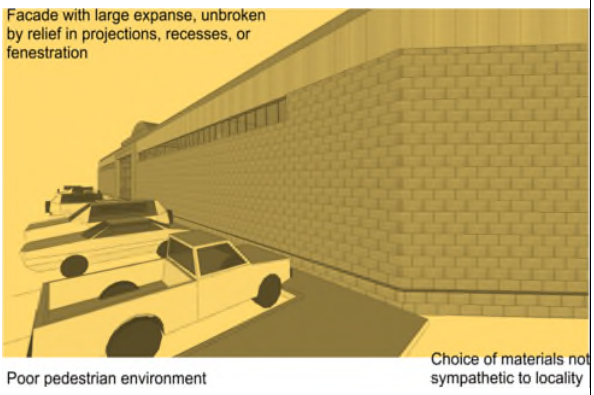


Figure SC6.7.6—Unacceptable building form on designated commercial frontage

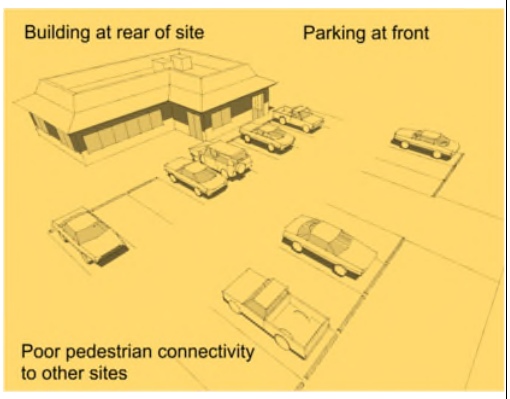


Figure SC6.7.7—Unacceptable site layout on designated commercial frontage

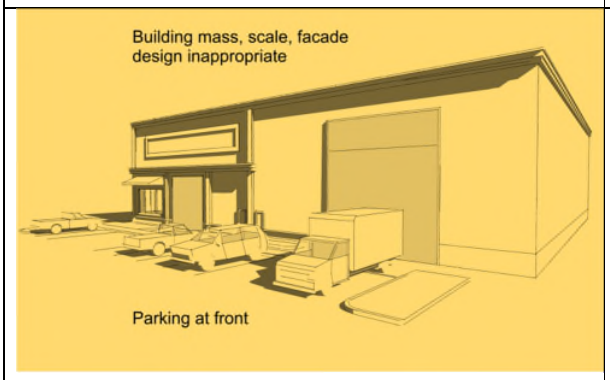


Figure SC6.7.8—Unacceptable building form and site layout on designated commercial frontage

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

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

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adopted: 17 May 2017 Effective: 2 July 2017	1.0	Major amendment	**Overlay maps** OM-HL-01 to OM-HL-06—new Historic lots overlay in areas including Monto, Mount Perry, Eidsvold and the villages of Kalpowar, Mulgildie, Rawbelle, Bancroft, Abercorn, Wetheron, Ideraway, Byrnestown, Shamrock, Dallarnil and Lakeside. **Assessment categories** If affected by the Historic lots overlay—MCU for 'Dwelling house' is self-assessable if complying with AO1.1 to AO1.4 of the Dwelling house code—otherwise is code assessable. **Codes** New self-assessable provisions for infrastructure provision for a Dwelling house if on a designated Historic lot— (a) connection to water and sewerage networks if in a PIA; (b) outside a PIA connection to a— (i) reticulated water supply network; or (ii) water supply system with minimum capacity of 45,000 litres; (c) stormwater to connect to a lawful point of discharge; (d) lawful access to a 'constructed road'. The provisions also apply to all Dual occupancy except that (d) only applies if on a designated Historic lot. Performance outcome if code assessable—connection to infrastructure appropriate to its setting and commensurate with its needs. **Minor consequential amendments** Renumbering of provisions as necessary. **New definition** 'Constructed road'—either a State-controlled road or a local road on Council's interactive mapping.
<insert details>	<insert details>	<insert details>	<insert details>