



**Policy & Strategy
Meeting**

**06 December 2011
Biggenden**

NORTH BURNETT REGIONAL COUNCIL**AGENDA DOC ID 180166****11:00AM, 06 DECEMBER 2011****POLICY AND STRATEGY MEETING – BIGGENDEN**

Attendees	Agenda Item 1	Attendees	
Welcome	Agenda Item 2	Welcome	
Apologies	Agenda Item 3	Apologies	
	3.1	Acting Director of Technical Services, TJ Harvey	
Declaration of Interest	Agenda Item 4	Declaration of Interest	
Deputations	Agenda Item 5	Deputations	
	5.1	3:00pm – David Newby Insite Strategies – Planning Scheme Working Draft	
House Keeping	Agenda Item 6	House Keeping	
CEO Report	Agenda Item 7	Chief Executive Officer Report	
	7.1	General Policy 220 – Handling of Confidential Information – Closed Meeting	003-010
	7.2	General Policy 229 – Mobile Kitchen Use	011-024
	7.3	Local Laws	
DOCS Report	Agenda Item 8	Director of Corporate Services Report	
	8.1	General Policy 201 – Repairs to Council Assets (Roads)	025-029
	8.2	Statutory Policy 118 – Information Policy	030-043
	8.3	Confidential Report	
	8.4	Confidential Report	
DODE Report	Agenda Item 9	Director of Development and Environment Report	
	9.1	North Burnett Regional Planning Scheme – Working Draft	044-271
Closure of Meeting	Agenda Item 10	Closure of Meeting	

Responsible Officer: Mark Pitt - Chief Executive Officer
Report prepared by: Mark Pitt - Chief Executive Officer

1. PURPOSE OF REPORT

The purpose of this report is to review the amended version of General Policy 220 – Handling of Confidential Information – Closed Meetings which has been combined with General Policy 243 – Confidentiality.

INTRODUCTION/BACKGROUND

Upon review of General Policy 220 – Handling of Confidential Information – Closed Meetings and General Policy 243 – Confidentiality, it was noted that both policies contained comparable content and have therefore been combined into one policy, General Policy 220.

The revised General Policy 220 – Handling of Confidential Information – Closed Meetings is being presented to Council for review and adoption.

2. CORPORATE/OPERATIONAL PLAN

In accordance with Outcome 3 – Organisational Capability, Section 3.2 *Organisational Systems*.

3. POLICY IMPLICATIONS

Not applicable.

4. STATUTORY REQUIREMENTS

This policy is a Statutory Requirement under the Local Government (Operations) Regulation 2010.

5. FINANCIAL IMPLICATIONS

Not applicable

6. RISK MANAGEMENT

Not applicable

7. CONSULTATION

The original General Policy 220 – Handling of Confidential Information – Closed Meetings was presented to Council for review at the Management and Executive Group Meeting 22 November 2011.

8. OPTIONS FOR COUNCIL TO CONSIDER

- Consider this report and accept recommendations.
- Consider this report and reject recommendations.
- Consider this report and amend recommendations.

9. OFFICER'S COMMENTS/CONCLUSION

General Policy 220 – Handling of Confidential Information – Closed Meetings which has been combined with General Policy 243 – Confidentiality is presented to Council for review and adoption.

10. ATTACHMENTS

General Policy 220 - Handling of Confidential Information – Closed Meetings

RECOMMENDATION

That General Policy 220 - Handling of Confidential Information – Closed Meetings as presented, be received.

Policy Title:	Handling of Confidential Information – Closed Meetings
Policy No:	220
Policy Subject:	Confidential Information – Closed Meetings
Directorate:	Executive Services
Department:	Executive Services
Responsible Officer:	Chief Executive Officer
Authorised by:	North Burnett Regional Council
Adopted Date:	Policy & Strategy Meeting – 07/07/2009
Review Date:	06/12/2011
Authorities:	<i>Local Government Act 2009</i>

INTRODUCTION:

The policy is to provide guidance to Councillors and senior staff in complying with Sections 171 and 200 of the *Local Government Act 2009* regarding the proper handling of confidential information.

OBJECTIVES:

The policy aims to assist council in:-

- Determining what might be considered confidential information and how this information should be handled.
- Supporting Councillors in balancing the right and duty to inform the public and consult with constituents about Council business, with the interest Council has in preventing disclosure of confidential information.

PRINCIPLES:

1. It is accepted that Councillors will be in receipt of confidential information that may or may not be part of a formal Council meeting. It is Councillors responsibility to ensure that such information is treated confidentially, so as not to harm, prejudice or compromise the interests of Council or any individual or organisation, or enable any individual or organisation to gain a financial advantage.
2. Council operates in an environment of public accountability in which it seeks to inform the public of issues under consideration and the nature of decisions made by Council. Therefore, information should ordinarily be released to the public unless there are compelling reasons which indicate that this is not in the public interest.
3. Council is conscious of the need to handle Council information in a way that promotes and maintains the public's trust and confidence in the integrity of the local government. Whilst endeavouring in the interest of public accountability to limit the number of matters which are considered in confidential sessions, Council acknowledges that it is appropriate to consider certain matters in closed meetings.
4. The status of confidentiality may be set out in each Council report or on the front page of each document which is categorised as confidential.
5. Prior to consideration of any confidential information, Council must resolve to close the meeting to members of the Public in accordance with the *Local Government Act 2009*.
6. Confidential information shall not be incorporated in an Agenda or Minutes of any Council Meetings except by reference unless in the Agenda or Minutes of a closed Meeting of the Council.
7. A Confidential Minute Book shall be maintained for any matters considered by Council.
8. Unless otherwise endorsed, information contained within all closed meetings of Council shall remain confidential indefinitely.

SCOPE:

This policy and its procedures apply to confidential information held by Council and Councillors.

The policy will be made widely available to Councillors and staff to ensure there is a common understanding of roles and responsibilities.

SCOPE (continued):

Any release of confidential information for any purpose to any person or organisation (other than those who are entitled to the information, such as any Councillors or Council staff) is a breach of section 171 and 200 of the *Local Government Act 2009* and of the Codes of Conduct for Councillors and for Employees. Breaches of this policy carry a maximum penalty of 100 penalty units.

A person may make a complaint about a statutory breach by a Councillor of this provision by giving written notice of the complaint to the Chief Executive Officer. The CEO must refer a complaint about such a breach to the Crime and Misconduct Commission (CMC) because it raises a suspicion of official misconduct, unless the CEO has evidence that establishes beyond any doubt that the breach did not occur.

Responsibilities of councillors

Councillors must be aware of their responsibilities and agree they should:

- Exercise due care when handling or using information acquired in their role as a councillor .
- Acknowledge that there will be information that must be treated as confidential because to release it would reduce public trust and confidence in the integrity of the Council.
- Acknowledge that disclosure of confidential information constitutes a breach of the LGA and the Code of Conduct of Councillors, and that Council may take legal action for any damages caused.
- If uncertain, presume information is confidential, and seek advice from the CEO prior to any release of it.
- Undertake not to disclose, and to use their best endeavours to prevent disclosure of, confidential information to any person or organisation, specifically:
 - Avoid discussing confidential Council information with family, friends and business associates.
 - Ensure documents containing confidential information are properly safeguarded at all times – including materials stored at private or business residences.
- Not use confidential information (or any information acquired as a councillor) to gain improper advantage for themselves or any other person or body.

Consideration of Confidential Information

The following types of information shall be deemed to be confidential to Council unless or until Council resolves to the contrary in a particular instance:

- Information examined or discussed at Councillor briefing sessions, unless the Chief Executive Officer declares that such information (or part thereof) is not confidential.

Consideration of Confidential Information - Continued

- An item on a Council or committee meeting agenda – and the information contained in the documentation or supporting material – that is declared confidential by the Chief Executive Officer is to remain confidential unless or until Council or the committee resolves to the contrary.
- Any information of a type deemed to be confidential is to be presumed by Councillors to be confidential and must not release without seeking advice from the Chief Executive Officer.
- If a Councillor has any doubt as to whether Council considers information to be confidential, the Councillor is to act on the assumption that Council does so intend until the doubt is resolved at a subsequent meeting of Council.

Consideration of Confidential Material—Council Meetings

The following procedures will apply to the preparation of an agenda and material for consideration at meetings of the council:

1. If it is considered by the Chief Executive Officer that the council should consider a matter in a closed meeting, the Chief Executive Officer will clearly indicate such recommendation on the agenda.
2. The Chief Executive Officer will make a declaration that all information contained in the documentation and associated material is information confidential to the council.
3. The Chief Executive Officer will ensure that the documentation and material is clearly marked as confidential.
4. The reason for the recommendation will be set out in the material.

The following procedures will apply to a recommendation by the Chief Executive Officer that a matter be considered in a closed meeting:

1. Council will consider the recommendation in open session unless to do so would result in the public release of the information concerning the matter.
2. Council shall determine by resolution whether the matter is confidential or not for the purposes of declaring that a meeting should be a closed one.
3. Upon moving that an issue be dealt with in a closed meeting, the mover must clearly state the reason for the motion.
4. Council will resolve that:
 - The matter is to be considered in a closed meeting, and all information relating to that matter is confidential to Council, or
 - The matter will be considered in open session.

Information considered at a closed meeting of Council shall remain confidential unless or until Council resolves otherwise.

DEFINITIONS

- **Information** includes letters, reports, documents, facsimiles, attachments, tapes, emails, electron media, and other forms of information including discussions during meetings.
- **Councillor briefing sessions** are non-decision making forums convened by Councillors, the CEO and, as directed by the CEO, other Council officers that create an opportunity for Councillors and officers to discuss matters of proposed policy or other strategic or community sensitive issues, as well as providing a forum for Councillors to be made aware of issues of significance to the organisation and/or to the community.
- **Commercial in confidence information** includes where the release of information would affect a company's competitive advantage; this is particularly relevant in a competitive tender situation.
- **Release** includes:
 - Orally telling any person about the information or any part of the information.
 - Providing the original or a copy of documentation or any part of the documentation this is marked confidential.
 - Paraphrasing (putting into your own words) any confidential information and providing that in writing or orally.
- **Confidential information** includes:-
 - Information derived from government departments or ministers that has been classified as confidential
 - Information of a personal nature or about personal affairs, for example the personal details of councillors or council staff
 - Information relating to a property disposal or acquisition process where release of the information may prejudice Council
 - Financial and legal analysis where the disclosure of that information may compromise Council or someone else
 - Information relating to clients of Council
 - Information not owned or controlled by Council
 - Information that could result in any action being taken against Council for defamation

- Information involving legal advice to Council or a legal issue or a matter before the courts
- Information that is expressly given to councillors in confidence is confidential
- Information about:
 - the appointment, dismissal or discipline of employees
 - industrial matters affecting employees
 - the local government's budget
 - rating concessions
 - Contracts proposed to be made by it
 - starting or defending legal proceedings involving it
 - any action to be taken by the local government under the *Integrated Planning Act 1997*, including deciding applications made to it under that Act.

Acknowledgments

This procedure is largely based on pages 11-15 (inclusive) of "Handling confidential information: Guidelines and policy for local governments", jointly published by the Crime and Misconduct Commission and the (former) Department of Local Government Sport and Recreation – accessed on 21 July 2010 at: -

<http://www.dip.qld.gov.au/resources/guideline/localgovernment/guidelines-procedure-confidential-nfo.pdf>

Note: Prepared by King and Company, Solicitors – August 2010 and endorsed by LGAQ Executive 30 August 2010

Responsible Officer: Mark Pitt - Chief Executive Officer

Report prepared by: Mark Pitt - Chief Executive Officer

1. PURPOSE OF REPORT

The purpose of this report is to provide information on Council's mobile kitchen in order to review the current hire fees, conditions and policy.

2. INTRODUCTION/BACKGROUND

The following resolution was passed at the Policy and Strategy Meeting held in Eidsvold on 3 November 2009:

- Resolved: That General Policy 201 – Mobile Kitchen Hire Policy and Mobile Kitchen Hire Agreement be amended and re-presented to the General Meeting to be held on 17 November 2009 for Council's consideration.

The following resolutions were passed at the General Meeting in Mundubbera on 17 November 2009.

- Cr PW Lobegeier moved and KS Wendt OAM BEM seconded: That the Director of Development, Environment and Infrastructure Services amend the Mobile Kitchen Policy and Hire Agreement and provide a report in relation to fees and charges and present to the December General Meeting for consideration.
- Cr PW Lobegeier moved and Cr FO Whelan seconded: that Cr JE Jensen and Acting Chief Executive Officer be authorised to continue the trial of the Mobile Kitchen until such time a Policy and Hire Agreement (including fees and charges) is adopted.

The following resolutions were passed at the General Meeting held in Eidsvold on 15 December 2009:

- Cr PW Lobegeier moved and Cr PJ Huth seconded: That a comprehensive report be provided on an annual basis to Council detailing costs associated with the operation of the Mobile Kitchen and the community service obligation.
- Cr PJ Huth moved and Cr KS Wendt OAM BEM seconded: That the mobile kitchen have a base charge of \$250.00 per day, per event plus \$150.00 transport costs where applicable. Any use outside of the boundary of the Region is to be \$250.00 per day, per event plus actual transport costs and that this facility be excluded from the Community Grant application process.

The following resolution was passed at the General Meeting held in Biggenden on 20 July 2010:

- Cr PW Lobegeier and Cr PJ Huth seconded: that Chief Executive Officer, MJP Pitt review and present a report on the usage and pricing of the Mobile Kitchen to the next General Meeting, 17 August 2010.

The following resolution was passed at the Policy and strategy meeting on the 03 August 2010:

Cr PW Lobegeier moved and Cr PW Francis seconded: That:

- There be no further hire of the Mobile Kitchen until review is complete;
- To incorporate a Bond and Insurance; and
- To create a Commercial and Non For Profit hire rate with the Not For Profit rate being similar to that of Hire of Council Halls.

3. CORPORATE/OPERATIONAL PLAN

Provision of the facility is in accordance with Sections 4.3 and 4.4, Community Cohesion and Identity of Council's Corporate Plan.

4. POLICY IMPLICATIONS

Kitchen Hire will be as per Councils adopted policy as amended by Council from time to time.

5. STATUTORY REQUIREMENTS

Not applicable.

6. FINANCIAL IMPLICATIONS

Original Hire Fees:

Hire Fee:	\$250.00/day/event
Transport Fee:	\$150.00 within Shire (if applicable)
Outside Shire:	\$250.00 /day/event plus actual transport costs

The following must be taken into consideration during the 2011/2012 financial year:

- Use of external transport (Monto and Mundubbera RACQ)
- Insurance and registration fees
- Maintenance works
- Cleaner – monthly
- Depreciation

The following resolution was passed on 27 September at the Managers and Executive Group/Leadership Meeting in Gayndah:

Resolved: That Director of Community and Cultural Services, AM Jackson recommended and Council supported that the NBRC Mobile Kitchen would no longer be available for use by Manar Park.

Current charges have been trialled at \$100.00 per day which is equivalent to the hire of a hall kitchen and/or supper room. Transportation charges remain unresolved.

7. RISK MANAGEMENT

Council's liability arising from its involvement in the provision and use of the mobile kitchen will be covered under the liability cover provided pursuant to its LGM Queensland membership.

Users are required to have Public Liability cover to the extent of \$10,000,000 and North Burnett Regional Council is to be noted as an interested party. Evidence of the notation of Council's interest is to be provided to Council prior to the period of use.

8. CONSULTATION

Discussed previously at Council Meetings and MEG/Leadership Group meetings.

The following resolution was passed on 30 August 2011 at the Management Executive Group/Leadership Meeting in Biggenden:

Resolved: Director of Community and Cultural Services, AM Jackson to confirm the Manar Park booking of the Mobile Kitchen on the 26,27,28 August 2011 and if booked advise the following:

- Mobile Kitchen is not to remain onsite.

- Hirer is to pay costs for the floating to and from the venue.
- Hirer is to pay for any damages incurred.
- Advise that, the intended use of the kitchen was proposed for use in the North Burnett Regional Council only.

The following resolution was passed at the Management and Executive Group/Leadership Meeting in Gayndah on 27 September 2011

- Resolved: That Director of Community and Cultural Services, AM Jackson recommended and Council supported that the Mobile Kitchen no longer be available for use by Manar Park.

9. OPTIONS FOR COUNCIL TO CONSIDER

1. Receive the report and not the contents or
2. Receive the report and amend the policy and /or recommendations.

10. OFFICER'S COMMENTS/CONCLUSION

Following the resolution of August 2010, use of the Mobile Kitchen has been limited. A select number of events have utilised the services of the kitchen including the Mundubbera 7 a side cricket competition and the meat for profit day held at the RM Williams Centre.

It is recommended that the General Hire Policy be amended to remove the option of hire outside of the Regional boundary and that the fees be adopted that are consistent with the hire of Council halls with the user being required to arrange appropriate transportation and pay the for same should Council arrange for transportation of the unit.

11. ATTACHMENTS

- 11.1 General Policy – Mobile Kitchen Use
- 11.2 Expenditure/Revenue Reports

RECOMMENDATION

1. That the General Policy – Mobile Kitchen Use be amended to remove the option of hire outside of the Regional boundary; and
2. that the following fees and charges be adopted for the hire of Council mobile kitchen and that the hirer arrange appropriate transportation for the unit:

Hire Fee:	\$100.00/day/event
Transport Fee:	\$150.00 within Shire (if applicable)

Policy Title:	Mobile Kitchen Use
Policy No:	229
Policy Subject:	Infrastructure
Directorate:	Development, Environment & Infrastructure
Department:	Infrastructure
Responsible Officer:	Chief Executive Officer
Authorised by:	North Burnett Regional Council
Adopted Date:	General Meeting – 15/12/2009
Review Date:	15/12/2011
Authorities:	

OBJECTIVES:

This policy is designed to facilitate the smooth operation and understanding of the Use and maintenance of Council's Mobile Kitchen

PRINCIPLES:

Availability

North Burnett Regional Council's Mobile Kitchen will be made available within the North Burnett Region for use to community groups, clubs, businesses and individuals provided they are able to comply with the Terms and Conditions relating to the use. Terms and Conditions are contained within the Use Agreement.

Informal groups that are not part of an organisation and are thus not incorporated or accredited, are not eligible. It is inappropriate for North Burnett Regional Council to take on the risk of liability for activities of the user when:

1. The user holds no public liability insurance
2. The user is not accountable to any committee or body for service standards or operating requirements

PRINCIPLES (continued):

Priority will be given to:

1. venues where existing kitchen facilities are inadequate or do not meet current health requirements (every effort will be made to ensure known events at such venues are booked/calendared well in advance
2. community groups and/or Not for Profit Organisations.

Use Agreement

Users will be required to execute a Use Agreement which will contain Council's standard Terms and Conditions and a Notification of Food Event.

Use Charges

Users will be required to pay to Council the charges outlined in Council's Schedule of Fees and Charges as determined from time to time. Charges may include bonds, deposits and use charges. Use charges will apply for full days – no pro rata charges will apply.

Transport

In order to protect this asset Council will provide transport for the Mobile Kitchen to and from the user's venue. Any variance to this arrangement must be agreed by one of Council's Senior Executive. As far as practical delivery will be undertaken a minimum of one day before the period of use and collection will occur on a normal business day.

Power

Users are required to have two (2) 15 amp power outlets.

Bookings

Council will maintain one booking point for the kitchen. The officer appointed to manage bookings will maintain close liaison with Senior Works Supervisors to facilitate smooth transport operations between venues. Bookings may be made for any multiples of one day. Bookings are not final until all charges are paid or other arrangements are made.

Inventory

Users will be provided with an inventory of the kitchens contents. The inventory will be checked on handover to the user and on hand back to Council. Missing items on hand back must be replaced by the user. The user will be responsible for the cost of repairs resulting from any damage caused to the kitchen equipment by any members of the using party other than by accident or normal wear and tear.

PRINCIPLES (continued):

Insurance

Council's liability arising from its involvement in the provision and use of the Mobile Kitchen will be covered under the liability cover provided pursuant to its LGM Queensland membership.

Users are required to have Public Liability cover to the extent of \$10,000,000 and North Burnett Regional Council is to be noted as an interested party. Evidence of the notation of Council's interest is to be provided to Council prior to the period of use.

The Use Agreement will also contain a "Hold Harmless" clause.

Cleaning

North Burnett Regional Council will deliver the Mobile Kitchen to the user's venue in a clean and tidy condition, fit for use. Users will be required to return the Mobile Kitchen to Council in the same condition. In the event that the kitchen is not returned to Council in an appropriate condition the user will be liable for the actual cost of cleaning. Council will provide cleaning equipment.

Council will conduct a three monthly full clean of the Mobile Kitchen under the supervision of an Environmental Health Officer.

Food Safety Supervisor

Users must nominate an appropriately qualified Food Safety Supervisor to oversee the operations of the kitchen during the period of use.

User's Additional Responsibilities

1. Responsibility for the kitchen is transferred to the user when the kitchen is delivered to the user's venue and keys are handed over.
2. The user will be responsible for the handover of the kitchen at the agreed time, in its clean and tidy condition with rubbish removed.
3. The user will be responsible for assuring the behaviour of every occupant is at all times acceptable and nothing is permitted that is disorderly or unlawful.
4. Smoking will not be permitted in or within four (4) metres of the kitchen.
5. No animals will be permitted in the kitchen.



Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld
4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: northburnett.qld.gov.au
ABN: 23 439 388 197

Mobile Kitchen Use Agreement

AGREEMENT made on theday ofyear.....
between **NORTH BURNETT REGIONAL COUNCIL** (the owner) and the user named in
Part A of this agreement. The parties to this agreement agree to use the North Burnett
Regional Council Mobile Kitchen on the terms and conditions outlined in Part B for the
period to

PART A

USER:

USER'S ADDRESS:

ABN (If Applicable):

PUBLIC LIABILITY INSURER:

CONTACT/RESPONSIBLE PERSON:

CONTACT DETAILS:

Tel:

Address:

ADDRESS OF VENUE:

NOMINATED FOOD SAFETY SUPERVISOR:

USERS VEHICLE INSPECTED BY:

USERS VEHICLE APPROVED BY:

PART B

TERMS AND CONDITIONS

Charges

The user agrees to pay to Council the charges as outlined in its current Schedule of Fees and Charges unless otherwise provided.

Transport

Council will provide transport for the Mobile Kitchen to and from the user's venue. Any variance to this arrangement must be agreed by one of Council's Senior Executive. As far as practical delivery will be undertaken a minimum of one day before the period of use and collection will occur on a normal business day.

Power

Users are required to have two (2) 15 amp power outlets.

Inventory

Users will be provided with an inventory of the kitchens contents. The inventory will be checked on handover to the user and on handback to Council. Missing items on handback must be replaced by the user. The user will be responsible for the cost of repairs resulting from any damage caused to the kitchen equipment by any members of the using party other than by accident or normal wear and tear.

Insurance

The user is required to maintain Public Liability Insurance cover to the extent of \$10,000,000 with Council noted as an interested party. The user must be covered against all actions, costs, claims, charges, expenses and damages whatsoever which may be brought or made or claimed against the user arising out of or in relation to the use of the kitchen. Evidence of cover including the notation of Council's interest is to be provided to Council prior to the commencement of use.

Property insurance is provided by North Burnett Regional Council however the user will be responsible for the cost of any damages caused to the kitchen by the user or its members during the period of use and not covered by Council's insurance.

Hold Harmless

The user agrees to indemnify and keep indemnified, and to hold harmless the Council, its servants and agents and each of them from and against all actions, costs, claims, expenses, penalties, demands and damages whatsoever which may be brought or made or claimed against them, or any of them arising from the users performance or purported performance or its obligations under this agreement that may be directly related to negligent acts, errors or omissions of the user. The user's liability to indemnify Council shall be reduced proportionally to the extent that any act or omission of the Council, its servants or agents, contributed to the loss in liability.

Cleaning

The kitchen will be delivered to the user's venue in a clean and tidy condition, fit for use. The user is required to return the Mobile Kitchen to Council in the same condition. In the event that the kitchen is not returned to Council in an appropriate condition the user will be liable for the actual cost of cleaning. All traces of detergent are to be removed from the deep fryer. Council will provide cleaning equipment.

Food Safety Supervisor

The user must nominate an appropriately qualified Food Safety Supervisor to oversee the operations of the kitchen during the period of use and provide a copy of such supervisor's credentials unless they are already known to Council. Guidance on requirements can be obtained from a Council Environmental Health Officer.

Rubbish

Rubbish receptacles are provided. Users are required to remove and dispose of rubbish from the kitchen.

Alcohol

No opened or unopened alcohol is to be sold, stored or consumed in the Mobile Kitchen at any time.

Smoking

Smoking is not permitted inside or within four (4) metres of the Mobile Kitchen.

Animals

No animals are permitted in the kitchen at any time.

Grey Water

Grey water is to be disposed of in an appropriate manner. Should Council need to dispose of grey water an additional charge will be applied.

Gas

Gas cylinders are provided. The use charge includes gas consumption during the period of use.

Complaints

The user must check the kitchen and its equipment fully on arrival and notify Council of any alleged deficiencies or shortcomings immediately, in order to give Council the opportunity to take necessary remedial action. Issues arising during the period of use must be notified to Council as early as possible on the next normal business day.

Security

When the kitchen is not being used all doors must be locked.

User's Property

North Burnett Regional Council shall not be responsible for any loss or damage to property belonging to the user or any person occupying the kitchen under this agreement.

Bad or Inclement Weather

Bad or inclement weather in respect to bookings is at the risk of the user. Use charges will still apply.

Notices

No bills, posters or notices are to be displayed in or on the Mobile Kitchen without consent.

Force Majeure

North Burnett Regional Council shall not be liable for failure or delay in performing obligations set forth in this agreement and North Burnett Regional Council shall not be deemed in breach of its obligations, if such failure or delay is due to natural disasters, strike, lock-out or other industrial or transportation disturbances, law, regulation or ordinance, or any causes reasonably beyond the control of North Burnett Regional Council.

No Assignment

The user may not assign this agreement to another party.

Induction

The nominated contact person is required to complete an orientation and induction in the Mobile Kitchen.

Responsibility of Contact Person

The contact person nominated in this agreement is responsible for the conduct of the persons working in the kitchen except for those matters covered by the Food Safety Supervisor.

Other Prohibited Items

The following items/activities are prohibited in addition to those specified elsewhere in this agreement:

- Decorations
- Golf shoes
- Fuel containers
- Generators
- Drugs

Quiet Enjoyment

Subject to the other terms and conditions of this agreement if the user pays the use charges and duly and punctually complies with all provisions of this agreement the user may peaceably possess and enjoy the facility during the term of this agreement without any interruption or disturbance from North Burnett Regional Council or its officers.

Signed for and on behalf of User

.....

.....

Please Print

In the presence of

.....

.....

Please Print

Signed for and on behalf of
NORTH BURNETT REGIONAL COUNCIL

.....

.....

Please Print

In the presence of

.....

.....

Please Print

Payment Details

Hire Fee: \$100.00/day/event
Transport Fee: \$150.00 within Shire (if applicable)

Date Paid: Amount: Receipt Number:

Job Cost No	Description	Acc Type	Job	Payroll	Plant	Stores	Creditors	Total Period System	Cost	OnCont	Total	GST	Net
3675-7002-0000	NBRC Mobile Kitchen			0.00	0.00	0.00	952.40	1 Cred Adj 1 Cred.	-151.00 31.00		-151.00 31.00	3.10	31.00
								APTC	APTCRAFT				
								2 Cred.	240.00		240.00		
								KEILBD	BRIAN D KEILER				
								5 Cred.	240.00		240.00		
								KEILBD	BRIAN D KEILER				
								8 Cred.	254.45		254.45		
								MUNTH	MUNDUBERRA TIMBER & HARDWARE				
								11 Cred.	337.95		337.95		
								HANOWW	HANS WELDING WORKS PTY LTD				
3675-7002-0001	Mobile Kitchen - Repairs & Mtn Item			0.00	0.00	0.00	592.40	1 Cred Adj 1 Cred.	-31.00 31.00		-31.00 31.00	3.10	31.00
								APTC	APTCRAFT				
								8 Cred.	254.45		254.45		
								MUNTH	MUNDUBERRA TIMBER & HARDWARE				
								11 Cred.	337.95		337.95		
								HANOWW	HANS WELDING WORKS PTY LTD				
3675-7002-0002	Mobile Kitchen - Transport Cos Item			0.00	0.00	0.00	360.00	1 Cred Adj 2 Cred.	-120.00 240.00		-120.00 240.00	24.00	240.00
								KEILBD	BRIAN D KEILER				
								5 Cred.	240.00		240.00		
								KEILBD	BRIAN D KEILER				
Totals (Job Cost Items)				0.00	0.00	0.00	952.40						

(Accounts: 3535-1500-0000 to 3535-1500-0000. All report groups, 42% of year elapsed. To Details. Excludes committed costs)
 North Burnett Regional Council (Budget for full year) Financial Year Ending 2012 Printed(SARAH): 01-12-2011 11:01:31 AM

	REVENUE		EXPENDITURE	
	30 Nov 2011 Actual	30 Nov 2011 Budget	30 Nov 2011 Actual	30 Nov 2011 Budget
1000-0001 NORTH BURNETT REGIONAL COUNCIL				
3000-0002 COMMUNITY INFRASTRUCTURE				
3500-0003 OTHER SPORTS & REC FACILITIES	590.91	2,000.00		
3535-1500 Mobile Kitchen Revenue				
3500-0003 OTHER SPORTS & REC FACILITIES TOTAL	590.91	2,000.00	0.00	0.00
3000-0002 COMMUNITY INFRASTRUCTURE TOTAL	590.91	2,000.00	0.00	0.00
1000-0001 NORTH BURNETT REGIONAL COUNCIL TOTAL	590.91	2,000.00	0.00	0.00
TOTAL REVENUE AND EXPENDITURE	590.91	2,000.00	0.00	0.00

**GENERAL POLICY –
REPAIRS TO COUNCIL ASSETS (ROADS)**

File: 04.06.02
Responsible Officer: Les Hotz – Director of Corporate Services
Report prepared by: Les Hotz – Director of Corporate Services

1 PURPOSE OF REPORT

The purpose of this report is to review General Policy 201 – Repairs to Council Assets (Roads).

2 INTRODUCTION/BACKGROUND

The development of this policy was discussed at Change Management Meetings as a requirement to give direction for future Natural Disaster Relief and Recovery Arrangements (NDRRA) events and any other event where substantial damage to road network and other assets occur beyond the normal maintenance level.

3 CORPORATE/OPERATIONAL PLAN

In accordance with Outcome 3 – Organisation Capability, Section:

3.2 Organisational Systems

4 POLICY IMPLICATIONS

Nil.

5 STATUTORY REQUIREMENTS

Nil

6 FINANCIAL IMPLICATIONS

Nil

7 RISK MANAGEMENT

Nil

8 CONSULTATION

Consultation with the Change Management Committee members.

9 OPTIONS FOR COUNCIL TO CONSIDER

- Consider this report and accept recommendations.
- Consider this report and reject recommendations.
- Consider this report and amend recommendations.

10 OFFICER'S COMMENTS/CONCLUSION

General Policy 201 – Repairs to Council Assets (Roads) is presented to Council for consideration and adoption.

11 ATTACHMENTS

General Policy 201 – Repairs to Council Assets (Roads).

RECOMMENDATION

That General Policy 201 – Repairs to Council Assets (Roads) as presented be adopted.

Policy Title:	Repairs to Council Assets (Roads)
Policy No:	201
Policy Subject:	Roads
Directorate:	Technical Services
Department:	Strategic Asset Management
Responsible Officer:	Director of Technical Services
Authorised by:	North Burnett Regional Council
Adopted Date:	Policy & Strategy Meeting – 06/12/2011
Review Date:	06/12/2011
Authorities:	

INTRODUCTION:

In the Summer of 2010/2011 the North Burnett experienced excessive rain across the region which led to substantial damage to the road network and assets, beyond the level that would require normal maintenance.

The event was declared a disaster and was subject to Natural Disaster Relief & Recovery Arrangements (NDRRA).

This policy covers NDRRA events and any other event where substantial damage to the road network and assets occur beyond the normal maintenance level.

OBJECTIVES:

Council intends to provide a road network to a level which best serves the road category and user in an attempt to:

1. Provide functional access for all residents, school buses and primary production movement; and
2. Ensure that no further unnecessary damage is caused to the road network (assets) due to heavy traffic movement over saturated infrastructure.

PRINCIPLES:

To provide a management process to enable Council to:

1. Inspect all Council roads, Council structures and parkland affected by the event;
2. Prioritise identified repairs of Council structures and parkland to a functional level based on user needs;
3. Prioritise the repairs of Council roads to a functional standard based on:
 - a. The road hierarchy
 - b. Bus routes
 - c. Single access areas of the region
 - d. On an as needs bases for primary production movement
 - e. On a medical needs of residents in the area being accessed by the road.
4. Negotiate unit rates and audit requirements;
5. Develop and estimate repair cost;
6. Complete all emergent repairs;
7. Prepare submissions for State and Commonwealth funding; and
8. Establish a claim process

POLICY:

1. Inspect all Council roads, Council structures and parkland affected by the event

Following an event, Council officers are required to inspect all Council roads, Council structures and parkland within the affected area.

Council Officers will record location using GPS coordinates and chainages, dimensions, photographs and log damage before repairs are undertaken on a QRA Form 8. This data may be used for insurance of NDRRA funding claims.

2. Prioritise emergent repairs of Council roads, structures and parkland to a functional level based on user needs and availability of resources.;
3. Prioritise the repairs of roads to a functional standard:

Prior to repairs commencing Council roads are required to be prioritised based on Council's approved road hierarchy and assessed using the Road Functional Standards in the following order:

- a. Four Wheel Drive (4WD) access only
- b. Two Wheel Drive (2WD) access only
- c. Fifteen tonne weight limited access only
- d. Normal weight limit access

These functional standards may be achieved through emergent or reconstruction works.

Part of the process for determining the order of upgrading from 2WD functionality standard to the fifteen tonne and normal weight limit access will be through public consultation.

4. Negotiate unit rates and audit requirements; and

Negotiate unit rates and audit requirements based on current costs of a select number of reconstruction activities.

5. Develop and estimate repair cost;

Develop and estimate repair costs based on the logged damage reports and the negotiated unit rates using appropriate QRA spreadsheets.

6. Complete all emergent repairs;

Complete all emergent repairs based on prioritised list of road in item 2 above. Note: Prior to any emergent works being undertaken, ensure that disaster status has been granted and all data has been collected as per item 1 above.

7. Prepare submissions for State and Commonwealth funding;

Prepare submissions for State and Commonwealth funding using the current NDRRA forms based on item 5 above estimates.

8. Establish a claim process

Negotiate claiming process and data required to be collected for inclusion in the claim.

STATUTORY POLICY 118 – INFORMATION PRIVACY

File: 04.06.02
Responsible Officer: Les Hotz – Director of Corporate Services
Report prepared by: Les Hotz – Director of Corporate Services

1 PURPOSE OF REPORT

The purpose of this report is to present Statutory Policy 118 – Information Privacy for consideration and adoption.

2 INTRODUCTION/BACKGROUND

Following appropriate training for Council staff, this policy has been developed to provide a guideline for the Queensland Information Privacy Act 2009 conditions which came into effect as of 1 July 2010.

The act provides new information that must be adhered to by all Local Governments in Queensland.

3 CORPORATE/OPERATIONAL PLAN

In accordance with Outcome 3 – Organisation Capability, Section:

3.2 Organisational Systems

4 POLICY IMPLICATIONS

Nil.

5 STATUTORY REQUIREMENTS

This policy is enforced under the Queensland Information Privacy Act 2009.

6 FINANCIAL IMPLICATIONS

Nil

7 RISK MANAGEMENT

Nil

8 CONSULTATION

This policy has been presented to the Management Executive Group Meeting on 12 October 2010.

9 OPTIONS FOR COUNCIL TO CONSIDER

- Consider this report and accept recommendations.
- Consider this report and reject recommendations.
- Consider this report and amend recommendations.

10 OFFICER'S COMMENTS/CONCLUSION

Statutory Policy 118 – Information Privacy is presented to Council for consideration and adoption.

11 ATTACHMENTS

Statutory Policy 118 – Information Privacy.

RECOMMENDATION

That Statutory Policy 118 – Information Privacy as presented be adopted.

Policy Title:	Information Privacy
Policy No:	236
Policy Subject:	Information Privacy
Directorate:	Executive Services
Department:	Governance
Responsible Officer:	Chief Executive Officer
Authorised by:	North Burnett Regional Council
Adopted Date:	
Review Date:	
Authorities:	Privacy Act 1988; North Burnett Regional Council Code of Conduct; Fraud and Corruption Prevention; Local Government Act and Regulations; Right to Information / Information Privacy Act 2009; Public Sector Ethics Act 1999; Local Government Operations Regulation 2009

INTRODUCTION:

The Queensland Information Privacy Act 2009 came into effect as of 1 July 2010; The Act provides a new information scheme that must be adhered to by all Local Governments within Queensland.

The Information Privacy Act 2009 aims to protect the personal information of individuals, as well as provide the right for such information held by the North Burnett Regional Council to be accessed and amended.

The 11 Information Privacy Principles (Appendix A) within the Act provide direction for the collection, storage, security, access, amendment, use and disclosure of personal information and the obligations of Council regarding such information.

Under section 12 of the Act, personal information is defined as information or an opinion (including information or an opinion forming part of a database), whether true or not, and whether recorded in material form or not, about an individual whose identity is apparent, or can reasonably be ascertained, from the information or opinion. (Examples of the forms of information collected are specified in Appendix B).

OBJECTIVES:

This policy provides the structure for the use, disclosure, quality, security, access and amendment of personal information held by the North Burnett Regional Council

SCOPE:

This policy is applicable to every aspect of Council operation and performance pertaining to the collection, use and storage of all personal information and is applicable to all Council employees, Councillors, volunteers, contractors, consultants and all joint business partners.

According to the Information Privacy Act 2009, the 11 Information Privacy Principles do not apply to:

- Personal information about an individual arising out of an investigation of misconduct or official misconduct under the Crimes and Misconduct Act 2001.
- Personal information about an individual that is contained in a public interest disclosure within the meaning of the Whistleblowers Protection Act 1994, or that has been collected in the course of an investigation arising out of a public interest disclosure.
- Personal information where the authority who is to collect, use, store and disclose personal information has an overriding statutory base and where the personal information concerns a deceased person.
- Personal information contained in publications that are generally available. Generally available publications include, for example, magazines, books, a newsletter, or a newspaper article, annual reports and the Queensland Government Gazette.

PRINCIPLES:

The principles to direct the implementation of this policy are:

- Council will collect, use and store all personal information in accordance with the Information Privacy Act 2009.
- Council is responsible for providing information to its staff and community regarding the requirements of personal information protection.
- Council will make the application of the 11 Information Privacy Principles a fundamental aspect of all business operations and performance, through the compilation and implementation of procedures relating to activities which require the collection, usage and storage of personal information (Appendix C).
- All Council employees, Councillors, volunteers, contractors, consultants and joint business partners are required to adhere to the principles of the Information Privacy Act 2009.

IPP 1 – Collection of Personal Information is Lawful and Fair

It is important to be as clear and specific as possible about the purpose of collecting the information. This should be communicated to the individual from whom personal information is being collected. Asking for irrelevant personal information will breach **IPP 1** because the irrelevant information is not necessary to fulfil the purpose.

Examples

- collecting information about a group of people when information is only needed about some of the people in the group;
- taking copies of identification where it is only necessary to see it.

IPP 2 – Collection of Personal Information (Requested from Individual by Collection Notice)

Council must give a notice of collection when collecting personal information, or collecting general information that is likely to include personal information, or the information collected is to be included in an internal document or generally available publication. If a collection notice has not been provided at the time of the information collection, then a verbal collection notice may be given. If a verbal notice is given, then a written record of the verbal notice should be documented.

The content of the collection notice must include:

- the purpose of the information collection;
- details of the law that allows or requires the collection of personal information;
- details of any other department or agency that are aware of this information.

IPP 3 – Collection of Personal Information (Relevance)

IPP 3 applies when Council collects personal information by asking for it. **IPP 1** requires Council to identify a specific purpose, one which directly relates to an activity or function whereas **IPP 3** requires that the information be relevant for that purpose.

IPP 4 – Storage and Security of Personal information

Council must ensure that a document containing personal information is protected against loss, unauthorised access, use, modification or disclosure and any other misuse.

IPP 5 – Providing Information about Documents containing Personal Information

Council must take all reasonable steps to ensure that a person can find out –

- (a) whether Council has control of any documents containing personal information; and
- (b) the type of personal information contained in the documents; and
- (c) the main purposes for which the personal information is used;
- (d) what the individual could do to obtain access to the document containing such information

IPP 6 & 7 – Access to, and Amendment of, Documents containing Personal Information

IPP 6 – When Council is in control of document containing personal information, it must give the individual access to the document if requested under the formal mechanism. Additionally, there is discretion to refuse access if Council is authorised or required to refuse to give access or the document is excluded from the operation of an access law.

IPP 7 – Requires Council to take all reasonable steps to ensure that any information stored is accurate, including the right for an individual to amend their personal information.

IPP 8 – Checking Accuracy of Personal Information before use

Council is required to take reasonable steps to ensure that personal information is accurate, complete and up to date. If certain information is incorrect, there is potential for severe personal ramifications if used incorrectly.

There are several factors that need to be considered to ensure accuracy. These include:

- the nature of the information;
- how recently the information was collected;
- how quickly the information can go out of date;
- who provided the information; and
- the consequences for the individuals concerned if the data is not sufficiently accurate, complete and up to date.

IPP 9 – Use of personal information only for a relevant purpose

The same principles apply to **IPP 9** as they do in **IPP 3**, however **IPP 9** is only relevant when Council is using personal information.

IPP's 10 & 11 – Use and disclosure

IPP 10 & 11 are very similar and involve the same guidelines. IPP 10 provides that personal information may only be used for what it was obtained and IPP 11 states that personal information must not be disclosed outside its originally intended department unless an exception applies.

Departments must carefully examine any laws underpinning the compulsory collection of information to ensure that any subsequent use or disclosure of that information is properly authorised.

Appendix B

EXAMPLES OF BUSINESS FORMS REQUIRING PERSONAL INFORMATION

Customer Request
Incident Report Form
Job Application Form
Skills & Certificates Register
Application for Itinerant Vendors Licence
Application for Permit to keep animals under Council Local Law
Request for Dog Trap
Application for Permit to keep more than allowed number of animals
Connection Request Form
Application for Permit to use Footpath
Weed Control – Request for Quick Spray Unit
Inspection Request – Plumbing
Application for Food Business Licence
Application for Registration of Cat or Dog
Application for Permit to Burn along Roadways
Application for Registration Certificate for ERA
Fruit Fly – Mat Cups – Purchases Declaration
Fruit Fly – Permission to Enter Property
Application for Licence to Store Flammable and Combustible Liquids
Rat Bait Information – Agreement Form
Environmental Incident Report Form
Record of Hire – Cat Trap
Statutory Declaration – Desexed Dog
Creditors – Supplier Details Form
Payroll – Deduction Authorisation Form
Payroll – Leave Application
Payroll – Overtime Request Form
Payroll – Personnel and Bank Forms
Payroll – Skills and Certificates Register
Agreement of Rates Repayment
Application for Rural Exclusion
Application for Partial Water Relief
Rates – Change of Address
Rates – Application for Pensioner Rate Subsidy

Notice of Objection against Categorisation
Rates Arrangement Form
Reclassification Appeals Form
Rates – Request for Search Form
Application for Hire of Council Owned Equipment/Facilities
Notification of Food Premises or Places for Community or Charitable Organisations
Aboistop Dog Collar Loan Application
Application to Waiver Hire fees of Council owned Halls
Application for Alteration of Refuse Service
Declaration of Secrecy
Jena Boran Bus Ticket Application Form
Monto Community Bus Ticket Application Form
Cemeteries – Application for Internment
Cemeteries – Application to Erect Tombstone / Carry out Alterations
Cemeteries – Application for Reservation
Cemeteries - Application for Private Property Burial
Application for Commercial Use of Roads – Buskers

Appendix C INFORMATION PRIVACY PROCEDURES

Calendars

Entering personal information into shared electronic calendars i.e. Microsoft Outlook is a breach of the Information Privacy Act unless the individual has expressly or impliedly agreed to the use of this information. An exception applies for Supervisors/Managers/Directors only when the information is related to an employee under their direct supervision and when this information is required to perform a job function. Use of this information will need to comply with IPP 10.

Media Consent Form

In order to use, retain, reproduce and/or display images/works of individual(s) (public or employee) in Council publications/libraries/galleries, consent must be given by the individual(s) involved. Consent may be obtained at the time the image/work is collected either verbally or by using a media consent form. In the event an image/work is collected from a child aged below the age of 18, consent must be obtained by the parent/guardian. (infoXpert document ID 89135).

Meetings, Minutes and Agendas

Public meetings are, by their nature, open to people other than those who are part of the local government. This means that any mention or discussion of personal information at a public meeting by Council, including the tabling of documents, will constitute a disclosure under the Information Privacy Act. This disclosure will be authorised by law, as it is a legal requirement that meetings be open to the public; This authorisation will extend **only** to necessary personal information which is discussed or mentioned for legitimate local government purposes and to further the agenda of the meeting.

Where members of the public are permitted to participate in the meeting, any personal information they choose to contribute, including the fact of their participation, will not constitute a disclosure by local government. The privacy principles apply only to personal information in Council's possession or control.

Posting a sign in a prominent position at the location of the meeting, specifically informing the public that their contribution will be recorded in the minutes and that the minutes will be made publically available from council offices and webpages would be sufficient.

Minutes

The inclusion of personal information in the minutes of a meeting is a collection of personal information by Council, which must be done in compliance with the privacy principles.

Council may, under IPP 1, only include personal information in its minutes that is directly related to the function of keeping accurate and complete minutes. The personal information must be necessary to record and/or understand the discussions which occurred at the meeting and the issues raised and decisions made. Inclusion of extra personal information may be a breach of the privacy principles.

IPP 11(1)(d) permits the general disclosure of personal information if there is a law authorising or requiring the disclosure. Section 69(4)(a) of the Local Government Operations Regulation

(LGOR) requires that a copy of each meeting's minutes be made available for inspection at Council offices and on the Council's website within ten days from the end of the meeting. Once the minutes have been confirmed, Section 69(4)(b) requires they also be made available for purchase from the Council's public offices.

Agendas

Section 74(4) of the LGOR states that a list of the items to be discussed at a meeting must be made available for public inspection after it has been provided to the councillors.

An agenda is *available for public inspection if*:

- the individual holding the agenda retains it in their respective office or at another place that has been approved; or
- the agenda is available for inspection free of charge during business hours.

Section 74 of the LGOR also provides Council the capacity to provide information about the topics that will be discussed at council meetings online. Section 74 (4) and (5) state:

- (4) A list of the items to be discussed at a meeting mentioned in subsection (2) must be open to inspection at the time the agenda for the meeting is made available to councillors, and
- (5) Local government may publish the list of items to be discussed at a meeting, including any details or documents relating to an item, on the local government's website.

IPP 11(1)(d) permits personal information to be disclosed where it is authorised by law. Therefore, section 74(4) of the LGOR will authorise the inclusion of **some** personal information in an agenda, but it must be limited only to personal information which is *necessary* to be included. Personal information is 'necessary' to an agenda if the agenda would not otherwise reflect the issue/s to be discussed or the agenda item would be meaningless without including that particular piece of personal information.

Personal information may also be included in an agenda if:

- the individual to which it pertains has agreed to it being included in the agenda or has agreed to it being made publicly available; or
- it is personal information which the individual was reasonable aware would be included in the agenda.

Collection Notices

When collecting any personal information, Council is required under IPP 2 to provide a collection notice stating why the information is required, what Council will do with this information and to whom the information will be disclosed. The collection notice may be given verbally or in writing; it does not have to be formal or complex.

Customer Service (Giving a Collection Notice to a Volatile Customer)

In some circumstances when customers are aggressive or volatile and giving an information collection notice is unworkable or extremely difficult or personal information collection is meaningless at that point, there may be no reasonable steps that can be taken. In these circumstances, it is acceptable for a collection notice to be provided after the fact, for example, by sending a pamphlet in the post.

Contractors

Council is obliged to take all reasonable steps to ensure that any contracted service provider is contractually bound to comply with IPP's 2, 3 and 4. Once bound, the contracted service provider assumes the privacy obligations as if it were Council. In addition, the contracted service provider may be subject to compliance notices issued by the Information Commissioner, complaints by individuals, and may request a public interest waiver or modification of the privacy principles.

The contracted service provider remains bound in relation to personal information it continues to hold after the service arrangement has ended.

Councillors

The provision of personal information by a Council employee to a Councillor will constitute a 'use' and not a 'disclosure' of information under the IP Act. Use is defined in section 23(3) of the IP Act, and includes manipulating, searching or dealing with personal information, taking it into account when making a decision, or transferring it between sections of a local government with different functions.

Section 12(3) of the Local Government Act gives Councillors certain responsibilities and places specific obligations on them, with regards to the local government and the community. Councillors may require access to personal information held by local government in order for the Councillors to fulfil the roles in section 12(3) of the Local Government Act.

The provision of personal information for this objective will be authorised under IPP 10(1)(c). The authorisation will **only** extend to the type and amount of personal information *necessary* for the discharge of the responsibilities of the roles. To ensure compliance with IPP 10, the provision of personal information to Councillors, either regularly or on specific request, would need to be assessed for the requisite degree of necessity.

These uses of personal information must comply with IPP 10. If a Council employee or the Councillor passes the information outside of Council, this constitutes a 'disclosure' and must comply with IPP 11. If Councillors wish to use the personal information obtained in accordance with IPP 10(1)(c) and section 12(3) of the Local Government Act for a different purpose, that secondary use would have to be assessed for compliance with IPP 10.

Access & Amendment

Access

There are two separate ways an individual may request to access their personal information:

- by formally applying for access under Chapter 3 of the IP Act; or
- by simply requesting it for administrative release through IPP 6.

Under Chapter three (3) an individual can apply to access their personal information by making an application on the approved form, as provided for under section 43 of the IP Act. However, an individual may ask for access under IPP 6, and Council may process the request administratively.

Council is not bound under IPP 6 to provide individuals with access to documents containing their own personal information just because they have requested it. Discretionary powers may be used not to provide documents if:

- Council is authorised under an access law to refuse to provide access to the individual;
- the requested document is expressly excluded from the operation of an access law.

Amendment

An individual can apply for amendment if they believe that the personal information held by Council is:

- inaccurate
- incomplete
- out of date; or
- misleading

Under chapter 3(5)(2), Council has the discretion to amend the document by either:

- altering the personal information; or
- adding a note to the personal information.

Law Enforcement

IPP 10(1)(d) and IPP 11(1)(e) provide that personal information may be used or disclosed by a law enforcement agency, or disclosed to a law enforcement agency, if the use or disclosure is necessary in relation to one or more of the following activities:

- prevention, detection, investigation, prosecution or punishment of criminal offences;
- prevention, detection, investigation, prosecution or punishment of breached of the law which impose penalties or sanctions;
- protection of the public revenue;
- prevention, detection, investigation or remedying of seriously improper conduct;
- preparation for proceedings before any court or tribunal;
- conduct of proceeding before any court or tribunal; or
- implementation of the orders of a court or tribunal.

If personal information is used or disclosed in reliance on the above, a comment/note of the use or disclosure must be placed on the relevant file.

Permitted Non-Compliance for Law Enforcement Functions

Section 29 of the IP Act permits Council not to comply with certain privacy principles in specific circumstances. The privacy principles with which law enforcement functions do not have to comply are:

- IPP 2: provide a collection notice;
IPP 3: only collect relevant, complete and up to date personal information, and do not intrude unreasonably on an individual's personal affairs;
- IPP 9: only use relevant personal information;
- IPP 10: only use personal information for the purpose for which it was collected, unless an exception applies;
- IPP 11: do not disclose personal information to anyone but the individual it is about, unless an exception applies.

Law enforcement documents which are exempt from the privacy principles

Schedule 1 of the IP Act sets out documents to which the privacy principles do not apply. Council does not have to comply with the privacy principles in relation to a document which contains personal information where:

- the document arose out of, or in connection with, a controlled operation under the Crime and Misconduct Act 2001
- the document arose of, or in connection with, the covert undertaking of an operation, investigation or law enforcement function
- the document contains personal information arising out of a complaint, or an investigation of misconduct, under the Crime and Misconduct Act 2001

Transfer of information outside of Australia

Council may transfer personal information outside of Australia if there is an agreement with the individual the information is about. The agreement must be fully informed, voluntary, specific, current and given by the individual with the legal capacity to do so. The individual should also be told of any privacy risks that could result from the transfer. An example of transferring information outside of Australia would be placing personal information on the Council website.

Public interest approvals: waiver or modification of the privacy principles

The Information Commissioner has the power under section 157 of the Information Privacy Act to grant public interest approvals where the public interest in non-compliance is stronger than the public interest in compliance. Council or a bound contracted service provider may apply to the Information Commissioner for approval to waive or modify one of more of the privacy principles.

Sustainable Planning Act 2009 (SP Act)

The privacy principles apply to all personal information, including personal information collected, held, used and disclosed under the Sustainable Planning Act 2009. The SP Act requires specific documents and information to be made publically available in a number of different ways including, inspection and purchase, inspection only, on a webpage etc and clearly sets out the method by which each type of document and information is to be made available.

If SP Act requires certain information to be disclosed, it is then exempt under IP Act privacy principle 11(1). Council should not make SP Act documents or information available on the Council website unless authorised or required by the SP Act.

Making a complaint

Chapter 5 of the Information Privacy Act 2009 provides for an individual to make a complaint about an agency's breach of the privacy principles which occurred on or after 1 December 2009. If the complaint is not resolved to the individual's satisfaction, and more than 45 business days has passed since the complaint was made, the individual can take their complaint to the Office of the Information Commissioner.

Employee Responsibilities

All Council employees are bound by the Local Government Act 2009, Information Privacy Act, Public Sector Ethics Act 1994 and North Burnett Regional Council Code of Conduct in the course of undertaking their duties. Employees have access to personal information subject to security permissions and operational need. Further information including Information Privacy Templates and guidelines are available in the templates section of infoXpert (Folder ID <http://InfoXpert/docs/~F23376>)

DODE 1. WORKING DRAFT TOWN PLANNING SCHEME

File: 18.3.02

Responsible Officer: Bob Savage – Director of Development & Environment

Report prepared by: David Newby – Consultant Town Planner & Director, Insite Strategies Pty Ltd

1 PURPOSE OF REPORT

The purpose of this report is to present a working draft of the new SPA planning scheme, to invite Councillor and internal stakeholder input, and to recommend a course for completing the project.

2 INTRODUCTION/BACKGROUND

Council has workshopped strategic land use and development issues on several occasions over the past two years and consulted stakeholders, including those related to the planning scheme and the regional plan:

- 1) November 2010—workshop to consider council's prospective response and submission to the draft regional plan, particularly with its relationship with the draft planning scheme;
- 2) meetings with stakeholders including BAG meetings in mid 2010 and selected State agencies; and,
- 3) more recently comments provided by DLGP officers at a meeting held on 23 November 2011.

Several recent events now make it appropriate for Council to consider the draft planning scheme, in particular its policy basis contained in the 'strategic framework'. In chronological order, these are:

1. DERM releases guidelines about reflecting its interested in planning schemes on 21 September 2011;
2. the commencement of the Wide Bay Regional Plan on 30 September 2011;
3. the release of the latest draft of the Queensland Planning Provisions (QPP v3.0 – the standard planning scheme provisions) on 31 October 2011; and,
4. the commencement of temporary state planning policy TSPP 2/11 and guideline 'Planning for stronger, more resilient floodplains' on 14 November.

3 CORPORATE/OPERATIONAL PLAN

The proposed strategic framework is consistent with the outcome areas and goals of the corporate plan.

4 POLICY IMPLICATIONS

The draft strategic framework contains extensive policy positions in relation to land

use, infrastructure, environmental, and social matters for the next couple of decades. The key implications are or relate to:

1. the intention that the six principal towns prosper and grow, premised on identifying and reinforcing their key competitive advantages;
2. the nomination of Gayndah as the 'District regional activity centre', consistent with the Wide Bay Burnett Regional Plan, as a means for attracting and directing private and government investment that may otherwise divert to centres outside of the North Burnett;
3. the extent of flexibility in the urban boundaries.

The planning scheme needs to be consistent with the regional plan, at least at the policy level. DLGP officers indicate however that there is some flexibility regarding detail.

One area of uncertainty for the Council is the prospect of mining projects commencing during the life of the scheme. The State's position appears to be that until there is a commitment to establish a major resource project in or affecting the North Burnett then the planning scheme can only rely on current trends. It may be necessary to review and amend a scheme if in five years time a major project triggers demand for additional housing or employment areas.

5 STATUTORY REQUIREMENTS

The Statutory Guideline 02/09 *Making or amending local planning instruments* requires a local government to provide its proposed planning scheme and supporting information to the Minister for 'First state interest review' in which the Minister reviews the proposed planning scheme for 'adverse effects on state interests'.

The recent communications with state agencies sought informal advice about state interests in an endeavour to streamline the formal state interests review.

Once the Minister accepts that the proposed planning scheme does not adversely affect the state's interests the Council is required to publicly notify it.

6 FINANCIAL IMPLICATIONS

There are no significant unanticipated financial implications of accepting the draft strategic framework.

7 RISK MANAGEMENT

There are no significant risks associated with this matter.

8 CONSULTATION

Stakeholder input has been a strong influence on the principles in the strategic framework of the draft planning scheme:

1. consultation during the 'Statement of Proposals' in late 2009;
2. Business Advisory Group meetings;
3. various State agencies: meetings, and more recently written preliminary review of State interests by key agencies;
4. the draft Community Plan, which is in itself heavily influenced by stakeholder input.

Restructured strategic framework

Since the previous planning scheme briefing and workshops there has been a restructuring of the strategic framework so that there are now only four themes:

1. Conserving nature and natural resources—a sustainable North Burnett Region;
2. Creating attractive lifestyles—pleasant places for people;
3. Building strong communities—a social and economic future;
4. Making prudent use of land—efficient settlement.

These themes now make a better correlation with the draft community plan—the fifth theme of the community plan relating to governance is not ‘environmental’ in nature and is therefore not a planning scheme matter.

The QPP mandates some content and stylistic matters. While the draft generally reflects this, there is still some prospect of changes following the Minister’s review of submissions following the close of public notification on 25 November 2011. Once the final of QPP v3.0 is available, the project team will make the required changes to the draft North Burnett Scheme.

Preliminary State interests review

The most recent draft has benefitted from state agency input and in particular, advice from DLGP whose officers advise that the policy content of the draft does not offend State interests. Following consultation with DLGP officers on 23 November the consultant team amended the draft generally reflecting their comments. Changes include:

1. making clearer statements about the expectations for the region, in particular the six principal centres—there is now an aspirational statement and strategic framework diagram for each town that intends that they build on their ‘uniqueness’ and competitive strengths;
2. using language that is more positive;
3. removing some of the ‘regulatory language’—the strategic framework should be more about what the region wants;
4. removing some of the historical background and statistics;
5. reducing the repetition—even though it is the nature of these sort of strategic documents for elements, outcomes, and strategies to overlap, it is not necessary to repeat content; and,
6. improving the ‘flow of the story’.

The meeting concluded that it would not be necessary to resubmit the draft strategic framework until the Council submits the whole scheme for a formal first state interests review.

Recent communications with the Queensland Reconstruction Authority were to produce examples or pro-forma statements that Council could use in its draft strategic framework, however these are not yet available.

Further discussions with DLGP

Further dialogue with DLGP and possibly other agencies will be necessary in an endeavour to resolve outstanding matters such as:

1. the conflicts between the Wide Bay Burnett SPRP 2011 and Council’s intended

zoning and strategies for the towns, including—

- a. the inconsistent allocation of potential urban land and rural residential land between the six principal towns (e.g. Eidsvold has far more land in the urban footprint or the rural living area than is required, especially relative to the other towns)
 - b. appropriate zoning and planning scheme provisions for existing non-rural uses within the SPRP's 'Regional Landscape and Rural Production Area' and the 'Rural Living Area'; and,
2. how to build in greater flexibility for the villages that would otherwise be subject to the SPRP provisions relating to the 'Regional Landscape and Rural Production Area'.

9 OPTIONS FOR COUNCIL TO CONSIDER

The Council has the following basic options available:

1. after Councillors review the draft and provide feedback to the Director, Development and Environment, the consultant team be asked to incorporate changes and develop the remainder of the scheme for consideration by Council early in 2012 (**preferred option**);
2. not accept some policy aspect of the draft strategic framework and request further dialogue with the appropriate State agency representatives;
3. reject the policy positions in the draft strategic framework and request redrafting and further review before proceeding with further drafting of the remainder of the planning scheme.

10 OFFICER'S COMMENTS/CONCLUSION

The planning scheme is a complex policy and statutory document that has many interrelationships with other instruments including the corporate plan, community plan, local laws, local heritage register, building assessment provision, regional plan, state planning policies, and the QPP. Consequently, there are many stakeholders and their interests to consider.

It has not been possible to finalise the policy basis of the planning scheme until the regional plan became available—as it did on 30 September 2011. The way that a planning scheme ought to express that policy has also been subject to ongoing discussions via the QPP. DLGP released version 3.0 of the QPP for public comment at the end of October 2011. State agencies are also still identifying their interests with respect to planning schemes, including DERM releasing its own guidelines on 21 September 2011.

Having a clearer State position on planning scheme matters gives Council the opportunity to define and refine its policy positions. The attached draft strategic framework is therefore the product of:

1. outcomes of several earlier Councillor workshops;
2. Business Advisory Group meetings and community consultation;
3. the draft Community Plan;
4. the QPP v3.0 draft;
5. the Wide Bay Burnett Regional Plan;
6. preliminary State agency review comments received 22 November 2011;
7. DLGP comments received at the meeting with representatives on 23 November 2011.

While refinement is necessary, the draft contains a strategic framework that Council could confidently submit to the Minister for a first State interests review. The remainder of the scheme still requires considerably more work to ensure that the 'levels of assessment' are kept to relatively low levels, codes are appropriate to low-growth rural local government, it reflects policy stated in the strategic framework, and that it complies with the IDAS rules.

The work program is as follows—

1. before 16 December 2011—project team obtains input from QRA;
2. before 23 December 2011—DODE receives comments from Councillors and other internal stakeholders;
3. end of January—project team review and amend the draft strategic framework;
4. end of February—project team finalises draft for consideration by Council
5. Council considers and decides to submit a proposed scheme to the Minister for a State interests review.

11 ATTACHMENTS

The following documents form part of this submission:

1. Draft planning scheme (text) – working draft;
2. Draft planning scheme (maps) – working draft.

12 RECOMMENDATIONS—

It is recommended that:

1. Council receive the draft planning scheme for the purpose of providing feedback on the strategic framework (i.e. Part 3 of the draft);
2. Council confirm the general policy directions set out in the draft;
3. Councillors provide comments on the draft strategic framework to the Director of Development and Environment before 23 December 2011;
4. Council note the intention for drafting of the remainder of the scheme to proceed on the basis that the general direction expressed in the strategic framework is sound;
5. Council note the work program for preparing the scheme for its State interests review.

2011

North Burnett Region Planning Scheme

Working Draft (after informal State
interests review of Strategic
Framework)

This is working draft. A planning scheme is a statutory instrument prepared under the Sustainable Planning Act 2009 to regulate development. This planning scheme applies to the whole of the North Burnett.



Revision	Date revised	Chapter/section/page revised	Signatures		
			Originator	Checked	Approved
A	Aug 10	internal issue	DN		
B	2 Oct 10	initial working draft – discussion	DN		
C					
D	16 Nov 2010	review ed; zone codes	DN		
E	29 Nov 2010	For discussion with DIP	DN	AF	DN
F	8 Mar 2011	Strat Framework restructured according to User Guide	DN		
G	28 Mar 2011	restructuring Strat Framework with revised user guide	DN		
H & I		internal use			
J	14 May 2011	for discussion with DLGP	DN	NF	DN
K	26 July 2011	for discussion with DLGP			DN
L-U		internal use			
V	13 Oct 2011	working draft for NBRC review	TS	GM	DN
W		Following review & informal SIR1 – internal only	DB		
X	22 Nov 2011	Extract of SF for QRA	DN		
Y	30 Nov 2011	For NBRC consideration after informal SIR	DN	KR	DN

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Citation and commencement

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

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for the local government area of North Burnett.

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

Amendments to the planning scheme are included at <xx>.

Community statement

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Community statement

An attractive and safe place where we take into account the consequences of our actions for future generations; our natural areas and built facilities are accessible; our towns, villages and rural areas each have their own sense of place that engenders a community spirit and provides an attractive lifestyle; we have opportunities to participate in decisions that affect our lives.

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Planning Scheme for the North Burnett Region (the 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) 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.
- (4) The planning scheme applies to the planning scheme area of North Burnett including all premises, roads, and internal waterways.

Editorial note—State legislation may state that the planning scheme does not apply to certain areas for e.g. Strategic Port Land under the Transport Infrastructure Act 1994.

1.2 Principles

- (1) The planning scheme adopts the following 'CLEARIT' principles—
 - (a) Comprehensive—the local government has considered all reasonable alternatives and their implications in preparing this planning scheme;
 - (b) Logical—the local government's process is inherently rational and reasonable, based on objective and fair analyses;
 - (c) Efficient—the local government seeks a cost-effective process, one that is not wasteful of government or community resources;
 - (d) All-inclusive—stakeholders have the opportunity to take part;
 - (e) Revealing—the outcomes sought in the plan are readily understood;
 - (f) Integrated—all decisions contribute to achieving the local government's strategic objectives expressed in the Strategic framework;
 - (g) Transparent—the decisions supporting the planning scheme are apparent to all users.
- (2) The local government intends that decisions under this planning scheme also follow these principles.



Figure 1—North Burnett Regional Council—local government context

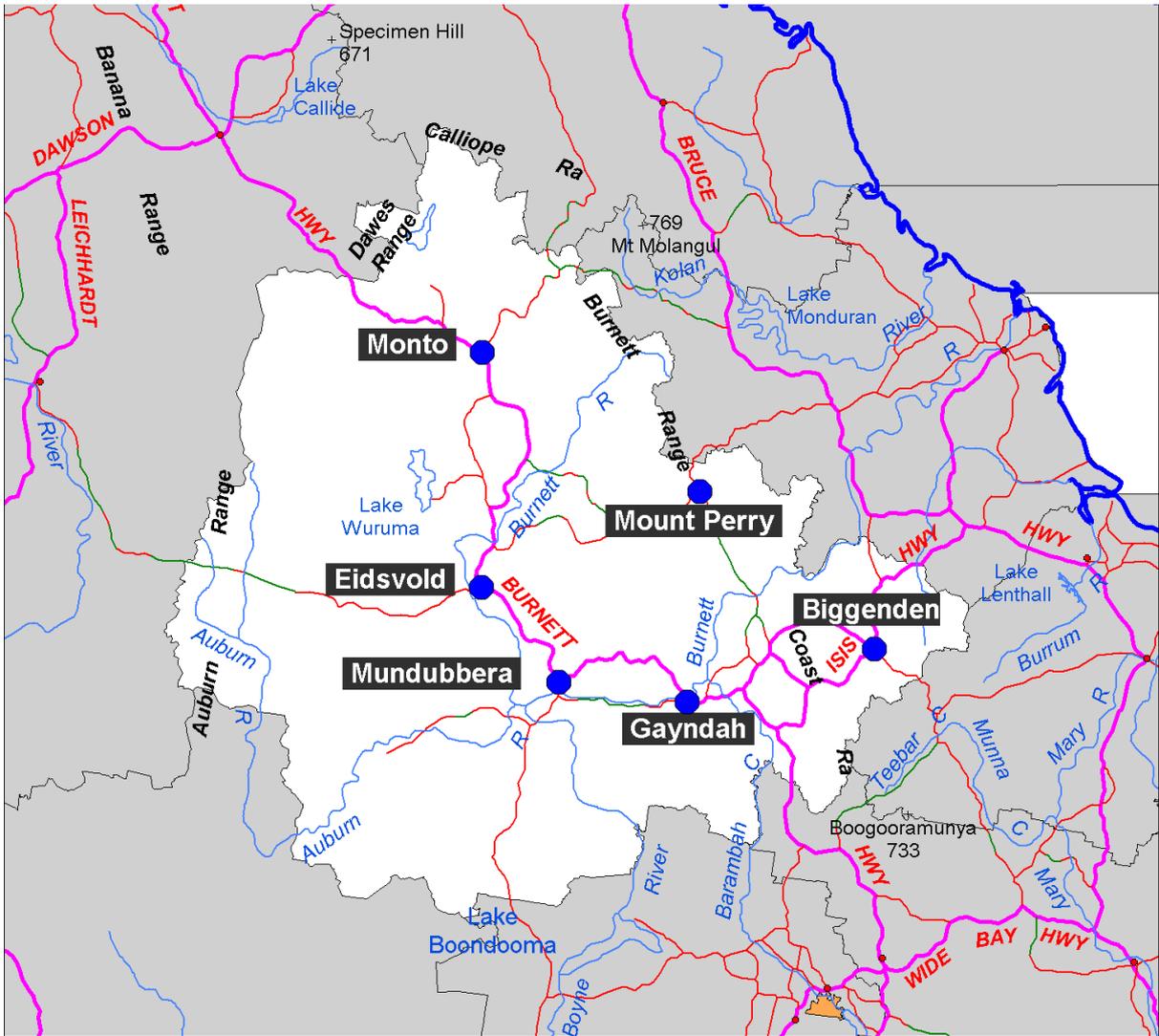


Figure 2—North Burnett Region—Context

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by—
- (2) the Act;
 - (a) the Sustainable Planning Regulation 2009 (the Regulation);
 - (b) the Wide Bay Burnett Regional Plan 2011;
 - (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*.
- (3) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

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 of the scheme and are part of the planning scheme.
- (3) Notes are identified within the scheme 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 within the scheme by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.

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

Footnote—this is an example of a footnote.

1.3.3 Punctuation

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

1.3.4 Schedules and appendices

- (1) A schedule or appendix of the planning scheme is part of the planning scheme.

1.3.5 Zones for roads, waterways and reclaimed land

- (1) Where a road, closed road, waterway or reclaimed land in the planning scheme area is not covered by a zone the following applies—
 - (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; or
 - (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; or
 - (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.

Editor's note—the boundaries of the local government area are described by the maps referred to within the Local Government (Operations) Regulation 2010. Planning scheme elements

- (2) The planning scheme comprises the following elements—
 - (a) strategic framework;
 - (b) priority infrastructure plan;
 - (c) the following zones—
 - (i) Centre Zone;
 - (ii) Community Purposes Zone;
 - (A) General Residential Zone;
 - (B) Residential (Mixed activity) Precinct;
 - (iii) Industry Zone;

- (iv) Recreation and Open Space Zone;
 - (v) Rural Residential Zone;
 - (vi) Rural Zone;
 - (A) Rural Zone (Agriculture) Precinct;
 - (B) Rural Zone (River Valley) Precinct; and
 - (vii) Township Zone.
- (d) there are no local plans;
- Editorial note—the two Rural Zone precincts do not cover all of the Rural Zone.
- (e) the following overlays—
- (i) Aircraft-affected Land;
 - (ii) Biodiversity planning assessment;
 - (iii) Bushfire hazard areas;
 - (iv) Declared Catchment Area;
 - (v) Declared Sub-Artesian Area;
 - (vi) Extractive Industries;
 - (vii) Good Quality Agricultural Land;
 - (viii) Heritage Places;
 - (ix) Mineral development lease;
 - (x) Mining lease;
 - (xi) Protected areas;
 - (xii) Railways;
 - (xiii) State-controlled Roads;
 - (xiv) Wetlands, watercourses and lakes;
- (f) there are no structure plans for declared master planned areas;
- (g) there are no other master planned areas;
- (h) the following planning scheme policies—
- (i) Information Council May Request;
 - (ii) Landscaping;
 - (iii) Infrastructure Works Code;
 - (iv) Third Party Advice or Comment.

1.4 Levels of assessment for development

- (1) The planning scheme states the level of assessment for development in the planning scheme area.
- (2) In accordance with the Act, the levels of assessment are:
- (a) exempt development
Editorial note—a development permit is not required for exempt development.
 - (b) self-assessable development
Editorial note—a development permit is not required for self-assessable development.
 - (c) development requiring compliance assessment
Editorial note—a compliance permit is required for development requiring compliance assessment.
 - (d) assessable development requiring code or impact assessment
Editorial note—a development permit is required for assessable development.
 - (e) prohibited development.
Editorial note—a development application or a request for compliance assessment cannot be made for prohibited development.

1.5 Rules for determining the level of assessment

- (1) The Act prescribes levels of assessment for certain types of development.
- (2) In addition to the Act, the planning scheme identifies development that is exempt development, self-assessable development, development requiring compliance assessment, assessable development or prohibited development.
- (3) The tables of assessment for the zone, local plan and overlay prescribe the level of assessment.
- (4) A material change of use is impact assessable—
- (a) unless the table of assessment states otherwise; or
 - (b) if a use is not listed or defined.

- (5) Reconfiguring a lot is code assessable unless the tables of assessment states otherwise.
- (6) Building work and operational work is exempt development, unless the tables of assessment state otherwise.
- (7) Where development is proposed on a lot that is included in more than one zone, overlay or local plan, the level of assessment is that applicable to the zone, overlay or local plan in which the proposed development is located.
- (8) Where development is proposed on land that is 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.
- (9) Where development is proposed on a lot or premises partly affected by an overlay the level of assessment and assessment criteria for the overlay only relate to the part of the lot or premises affected by the overlay.
- (10) For the purposes of schedule 4, table 2, item 2 of the Act an overlay is not relevant if the development meets the self-assessable outcomes of the relevant overlay code.
- (11) 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;
 - (c) code assessable prevails over self-assessable or exempt;
 - (d) impact assessable prevails over code, self-assessable or exempt.
- (12) Despite subsection 1.5 (8) and (11) above, a local plan and/or an overlay table of assessment can lower a level of assessment identified in a zone table of assessment.

Note—a lower level of assessment is identified within a local plan and/or an overlay level of assessment table through an asterisk and a correlating note.

Provisions of Part 10 may override any of the above, with the exception of the Act.

- (13) State prescribed levels of assessment identified in Part 5, section 4, table 5.4.1—prescribed levels of assessment, override all other levels of assessment for that development, with the exception of the Act.
- (14) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application can not 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 the standard planning scheme provisions.

1.6 Rules for determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for—
 - (a) self-assessable development—
 - (i) must be assessed against all the identified self-assessable outcomes of the applicable code(s);
 - (ii) where the development does not comply with one or more identified self-assessable outcomes of the applicable code(s) the development becomes assessable development.
 - (b) development requiring compliance assessment—
 - (i) must be assessed against all the identified compliance outcomes of the applicable code(s);
 - (ii) development that complies with the compliance outcomes complies with the code;
 - (iii) development that does not comply with the compliance outcomes of the applicable code(s) becomes assessable development.
 - (c) code assessable development—
 - (i) must be assessed against all the identified codes listed in the table of assessment;
 - (ii) development that complies with—
 - (A) the purpose and overall outcomes of the code complies with the code;
 - (B) the performance and/or acceptable outcomes complies with the purpose and overall outcomes of the code;

- (iii) where code assessable development does not comply with the purpose and overall outcomes of any applicable code, it must be assessed having regard to the strategic framework including the strategic intent, strategic outcomes and specific outcomes.
- (d) impact assessable development—
 - (i) all the identified codes listed in the table of assessment (where relevant);
 - (ii) the planning scheme as a whole.
- (2) Subsequent to subsection 1.6 (1) (a), even if a higher level of assessment is triggered, if part of an application meets all of the self-assessable criteria for an applicable code, then the application is considered to meet the outcomes of the code for that component of the application.
- (3) Where there is conflict between provisions within the planning scheme, the following rules apply—
 - (a) the strategic framework prevails over all other elements to the extent of the inconsistency;
 - (b) statewide codes prevail over all other elements (other than the strategic framework) to the extent of the inconsistency;
 - (c) overlays prevail over all other elements (other than the strategic framework and statewide codes) to the extent of the inconsistency;
 - (d) local plans prevail over zones, use codes and other development codes to the extent of the inconsistency;
 - (e) zones 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.

1.7 Building work regulated under the planning scheme

(1) Section 86 of the Act states that a planning scheme 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 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, 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). For example building height and space for on-site parking. It may also regulate other matters such as flooding, bushfire prone areas, noise corridors and end-of-trip facilities;
- 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 planning scheme provisions under section 33 of the *Building Act 1975*. This relates to alternative design solutions for boundary clearance and site cover provisions MP 1.1, 1.2 and 1.3 of the QDC;
- Refer to Schedule 3 of the Act to determine assessable development and the type of assessment.

(4) A decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval.

Editor's note—see section 83(b) of the *Building Act 1975*.

(5) If a preliminary approval for building work assessable against the planning scheme has been issued, then the decision for preliminary approval for building work is taken to be a referral agency's response under section 271 of the Act if the local government is a referral agency for building work assessable against the *Building Act 1975*.

Editor's note—refer to Section 249 of the Act in relation to assessment manager having one or more jurisdictions as a concurrence agency.

1.8 Waterways and reclaimed land

- (1) Where a waterway or reclaimed land in the planning scheme area is not covered by a zone the following applies—
 - (a) if adjoined on both sides by land in the same zone—the waterway or reclaimed land is in the same zone as the adjoining land; or
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
 - (c) if the waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land.

1.9 Local government administrative matters

1.9.1 Presentation of planning scheme in other formats

- (1) Presentation of planning in other formats—
 - (a) PDF format—
 - (b) Planning scheme online—
- (2) Interpreting electronic copies of maps
- (3) etc

1.9.2 Other documents incorporated in this planning scheme

- (1) This planning scheme incorporates the following documents—
 - (a) the Local Heritage Register for the local government area;
 - (b) flood hazard mapping?;
 - (c) bushfire hazard mapping;
 - (d) planning scheme policies;

Part 2 State planning instruments

2.1 Regional plan

The Minister has identified that the Wide Bay Burnett Regional Plan as it applies in the planning scheme area is appropriately reflected in the planning scheme.

2.2 State planning policies

The Minister has identified that the following State Planning Policies are appropriately reflected in the planning scheme.

(a) ?

The Minister has identified that the following parts of the listed State Planning Policies are appropriately reflected in the planning scheme.

(b) ?

2.3 Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions, version <insert version number> dated <insert version date> are appropriately reflected in the planning scheme.

(a)

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) The strategic framework is structured in the following way—
 - (a) the strategic intent;
 - (b) there are four themes which include—
 - (i) Conserving nature and its resources—a sustainable North Burnett;
 - (ii) Creating attractive lifestyles—pleasant places for people;
 - (iii) Building strong communities—a social and economic future; and,
 - (iv) Making prudent use of land—efficient settlement.
 - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each or a number of elements;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each strategic outcome theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

Editorial note—the local government derives these four themes from the ten within the Wide Bay Burnett Regional Plan and from five themes in its (draft) community plan.

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 extends from Monto, the north-westerly extremity of the Wide Bay Burnett Region, to Biggenden. It includes the intervening towns of Gayndah, Mundubbera, Eidsvold, and Mount Perry. The North Burnett Region covers an area of nearly 20,000 square kilometres and has an estimated resident population of 10,787 as at 30 June 2010.

The Burnett River flows through the region, starting with its headwaters in the North around Kalpowar, flowing south to Mundubbera and Gayndah before sweeping to the Northeast to exit via Paradise Dam and into the Bundaberg Region. The Burnett River is the 'life of the region'. It has laid down fertile river flats that host productive farming and ensure a reliable water supply for the residents of the many towns and for the extensive irrigated cropping. Settled as a rural area, beef cattle, irrigated crops, citrus, mixed cropping, dairying, stone fruits, and vineyards create a patchwork of interesting rural landscapes.

The area around Gayndah and Mundubbera is home to one of the leading citrus producing regions in Australia. Local packing and processing co-operatives supply national and international markets with fresh produce, and large quantities of juice concentrate to major beverage companies. The many different types of agriculture in the area have a flow-on effect for work in support industries such as engineering and mechanical repairs.

Lake Cania, Wuruma Dam, Kirar Weir, Jones Weir, the Claude Wharton Weir, the Mingo Crossing Recreation Area, and Paradise Dam, are valuable water resources and provide for year-round recreational activities such as canoeing, fishing and a range of water sports to a population catchment beyond the North Burnett.

Historically, the more productive Burnett River valley, where soils are more fertile and water is available drew settlement and human activity to form the rural base that exists today. The progressive construction of a rail line from Maryborough through this productive rural area from the late 19th century until 1931, when Monto connected with Gladstone to the north, reinforced the tendency to attract people to settle in places that were not only productive but were convenient with respect to transporting goods. Later improvements to the road network, including the Burnett and Isis Highways, and the convenient and competitive road transport industry lead to the demise of rail transport.

3.2.2 Natural features and resources

The topography, fertile soils, access to water and other natural resources have been the greatest influences on human activity in the North Burnett region. The Burnett River, the Nogo River, Auburn River, Boyne River, Barambah Creek, and Three Moon Creek have attracted the greatest intensity of rural activity and human settlement.

The local government regards natural features as the foundation for past, existing and future settlements in the North Burnett Region and therefore intends to protect or conserve them as much as practicable.

3.2.3 Economy

As a 'Centre for Rural Innovation', North Burnett Region seeks to transform and diversify from its traditional agricultural base to new practices and activities that will make the region more sustainable.

The desire is to be less reliant on a small number of industry sectors. With 45% of the North Burnett Region's economy depending on agriculture, mining, and manufacturing, these sectors represent competitive advantages on which the future North Burnett Region expects to rely. However, diversification in the economy, starting from and based on its competitive advantages, will flow on via multiplier effects into the remainder of the economy. Figure 3 represents these generalised for

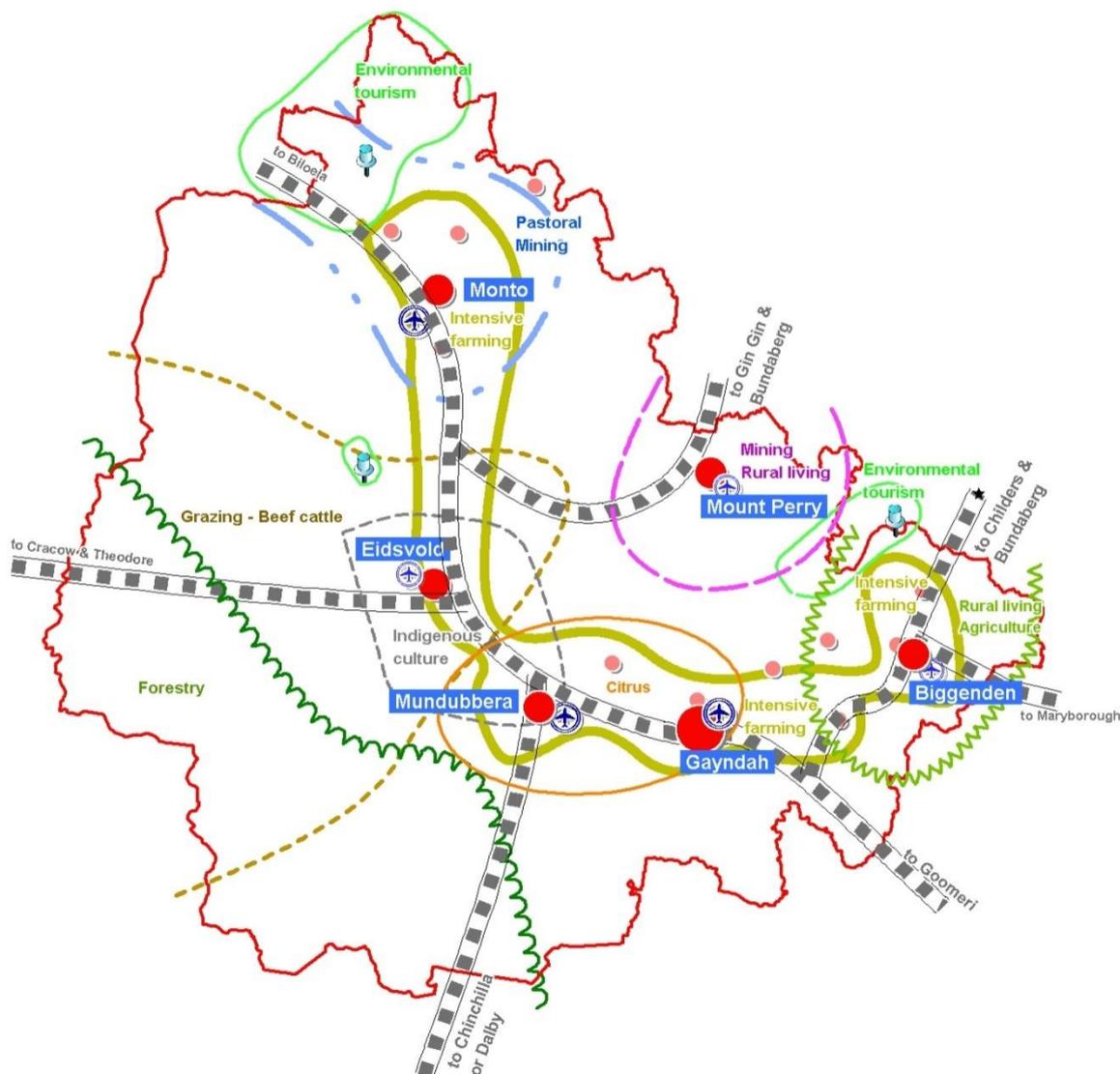


Figure 3—Economic districts in the North Burnett

different parts of the region.

The North Burnett Region has a long connection with the mining sector, including a gold rush in Eidsvold in 1886 and copper at Mount Perry from the 1870s until the close of copper smelters in 1915. One of the state's most significant gold mines, Mount Rawdon, is southeast of Mount Perry.

There are significant potential prospects for iron ore, bauxite, industrial minerals and coal mines which could contribute significantly to the future prosperity of the North Burnett Region. The local government intends to welcome further investment in the North Burnett Region, especially if it contributes to its competitive advantages. It may however be necessary to identify additional industrial land if significant mining projects receive approval.

In a good position to leverage from its proximity to the Surat Basin to the southwest, the Bowen Basin to the northwest and Gladstone to the North, the North Burnett should be able to capitalise on the jobs and growth in the emerging Coal Seam Gas, Liquefied Natural Gas, and coal industries over the coming decades.

3.2.4 Population and housing

The North Burnett Region is the traditional home for several Aboriginal people groups, namely the Wulli Wulli People, Djaku-nde & Jangerie Peoples, Port Curtis Coral Coast People, Gubbi Gubbi People, and Wakka Wakka People. The North Burnett Region contains sacred sites, including Ban Ban Springs. This particular site was the first place in Queensland registered as a place of Aboriginal Cultural Heritage and is highly significant to the Wakka Wakka People. The desire is to involve traditional owners increasing in land use planning and to consider Aboriginal cultural heritage in community and corporate planning decisions.

The North Burnett Region expects that population will grow slowly, using strategies and other non-scheme initiatives¹. Strategies and plans will seek to retain young residents and attracting new residents and new private and government services by promoting an appealing place to live and work. This will lead to population and economic growth, and in attract and justify further business and public investment in services and facilities.

Population growth and creating more sustainable communities will require a vigorous level of associated employment growth and economic development than has been achieved to date. This may need significant State or Federal support.

In the past few years, the greater share of residential development in the south-east of the North Burnett Region has generally been due to people seeking an alternative to living in an urban situation, moving with young families to achieve a quieter rural or semirural lifestyle or as a place to retire while they remain physically capable and mobile. Residents typically seek a 'semirural setting' with reasonable access to employment opportunities, and health and educational facilities. The North Burnett Region faces a challenge in how to respond to the pressure to provide a semirural lifestyle. Without an adequate supply of lifestyle housing, the demand for housing in rural areas places pressure on farmland, particularly smaller rural sites. It takes land out of production as most lifestyle purchasers have less capacity or desire to make economically productive use of farmland.

There are many good social, economic, and environmental reasons as to why it is desirable to facilitate compact settlement. However, private-sector development in the North Burnett Region tends to produce smaller-scale projects that involve the creation of a small number of lots at a time and generally without significant civil works. Larger broadhectare residential subdivision rarely, if ever, occurs in the North Burnett Region.

3.2.5 Business and industry

The North Burnett Region's six town centres are much more than commercial and government hubs. They function as the symbolic heart of each of the districts and therefore deserve special attention. The local government regards vital and active town centres as valuable for healthy community self-perception, attracting business investment, and generally improving economic development.

¹ Non-scheme initiatives could have a significant influence.

Industrial land in the North Burnett Region is typically situated within or adjacent to the six principal centres. Even though much of this land remains vacant, recent development interest indicates that there may be a short supply of appropriately sited, serviced and available land, particularly that suitable for start-up businesses and those likely to create significant off-site impacts. Unfortunately, the relatively unpredictable nature of development in the North Burnett Region may mean that there is a mismatch between potential industries and zoned land. There will be occasions in which it is necessary to situate some industrial land uses outside of the towns to manage potential adverse impacts more effectively.

3.2.6 Settlement and development

Figure 4 shows the intended overall pattern of settlement intensity for the North Burnett Region. Developed from the establishment of farming over the past 150 years, human activity spreads out along the Burnett River Valley in a 200 kilometre long and 20-kilometre wide crescent, including six district centres and many smaller centres. The areas outside of the Burnett River Valley, predominantly located in the south-western and western parts of the region, are much less-settled and contain the greater proportion of natural areas.

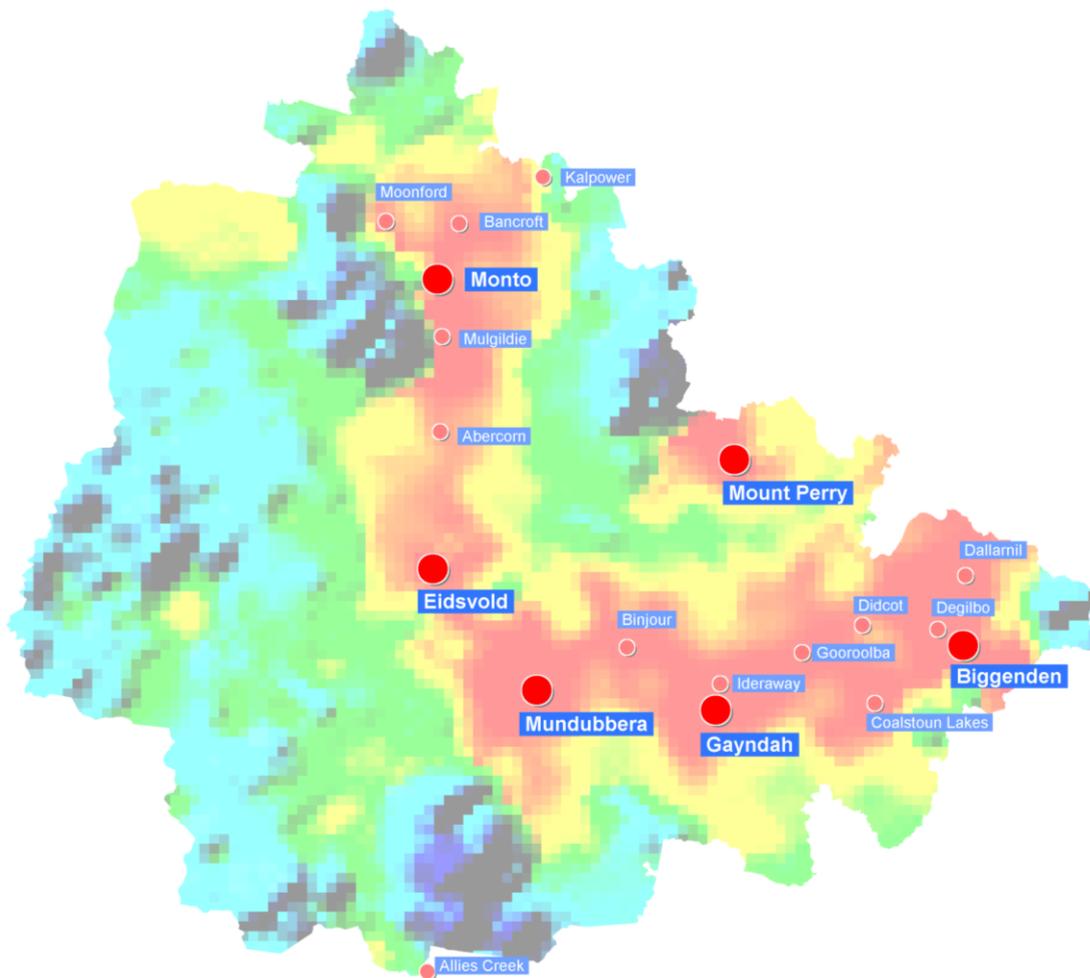


Figure 4—Settlement intensity in the North Burnett

This extended and low-density form of settlement along the Burnett River Valley has resulted in multiple smaller centres rather than one as the focal point for the North Burnett Region. Even Gayndah, the most populous centre of approximately 1700 persons, represents only about 17% of the entire North Burnett Region. This is unlike most rural local government areas where there is very dominant centre in which perhaps half of the population resides. The region expects that over the coming decades however, the progressive dominance of Gayndah as the 'District regional activity centre'² will improve the range and quality of services and facilities available to the whole of the North Burnett.

The intention is that—

- (1) each of the six principal towns continue to function as centres providing retail, business, community and government services and facilities for their respective district catchment;
- (2) each centre develop or reinforce a specialisation derived from its competitive strengths;
- (3) Gayndah, as the District regional activity centre builds on its strength as an administrative centre for the North Burnett.

3.2.7 Vision

This temporary vision will probably be replaced or developed further once the community plan is developed/finalised in the near future.

The North Burnett is a sustainable region founded on abundant natural resources and features that enable attractive lifestyles, pleasant places for people to live and work, and a strong social and economic future. In doing so, it makes prudent use of land with increasingly efficient human settlement.

3.2.8 Biggenden—intent

Biggenden, a town of about 700, is situated on the Isis Highway about one hour drive south-west of Bundaberg or one hour drive north-west of Maryborough. Beef and dairy cattle are the two most dominant agricultural pursuits in the district and the sales yard and abattoir contribute to the town being an important focus for the local cattle industry. However, Biggenden and its surrounding district is increasingly popular for people seeking a rural or small-town lifestyle as it is more closely situated to the Bruce Highway and the coast, and has relatively affordable housing. Its scenic backdrop to Mount Walsh and proximity to recreational resources at Paradise Dam and Mingo Crossing add to Biggenden's appeal as the lifestyle service centre.

While there is some scope for intensification and redevelopment within the existing urban area, urban residential expansion to the north-west and modest growth of rural residential (A) to the west of town beyond the likely long-term extent of urban services builds on the town's appeal. A notional road layout shows connections to the Isis Highway, Fenwicks Road, and Nette Street. Subdivision for rural residential purposes would need to respond to the presence of some remnant vegetation.

Significant growth within the urban area will prompt upgrading to the less than reliable water supply and potential shortfall in sewerage treatment capacity.

Beyond the life of the planning scheme, land to the east of town may be suitable for urban housing or other uses. Some additional industry may be acceptable on both the southern (B) and northern outskirts (C). The latter area contains a Council depot, golf course, waste management and other municipal services but may be suitable for appropriate industrial activity. Some additional small-scale or service industries may be able to establish near to the town centre provided they do not compromise urban amenity. Edward Street and Victoria Street remain the focus for business, retail and government activity.

The airstrip, while conveniently located with respect to the town, remains used mostly for recreation aviation and occasional emergency operations (D).

The pedestrian and cycle network builds on the inherent convenience of a low-traffic environment and wide streets and the proximity of the National Trail on the northern fringe of town (E).

² section 8.4 Centres of the Wide Bay Burnett Regional Plan, 2011

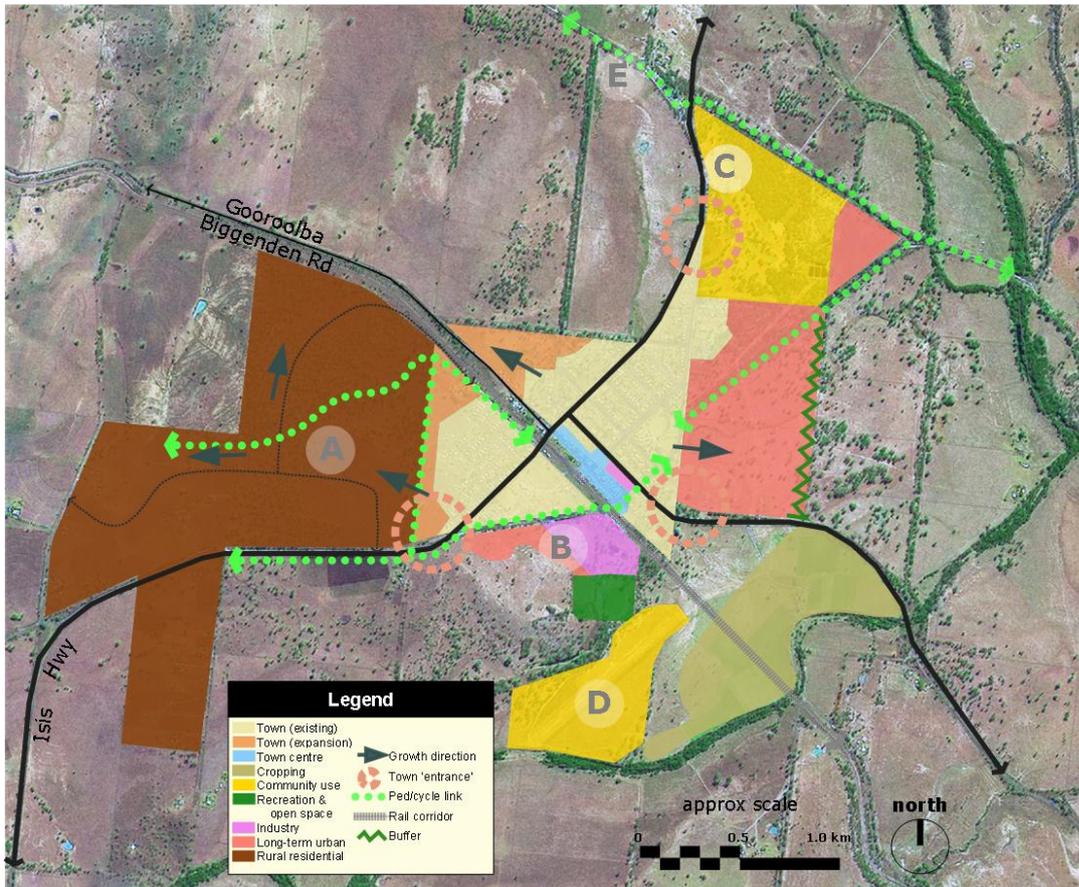


Figure 5—Spatial representation of planning intent for Biggenden

3.2.9 Eidsvold—intent

Eidsvold, situated on the Burnett Highway and close to the geographical centre of the North Burnett, has a high proportion of indigenous persons (34.9% in 2006) and is rich in their culture, lifestyle, and traditions. The opening of the RM Williams Australian Bush Learning Centre (A) on the eastern edge of town in 2010 reinforced the contribution of the traditional owners to the past and future prosperity of the district in its indigenous culture and tourism. Progressive expansion and development of the centre helps make Eidsvold the region's hub for indigenous cultural heritage.

The town and adjacent areas contain an abundant supply of historically subdivided lots created in the gold rush days (B). Most lots remain vacant, apart from grazing and other low intensity activities. Its non-indigenous heritage based on its significance to gold mining is also a strong basis for attracting visitors.

Additional housing focuses in the existing subdivided areas within the central part of the town along its north-south axis. In the longer-term subdivision for residential purposes may be possible as an expansion of the town. New rural residential housing occurs within areas already containing existing rural-residential sized lots either to the south or to the north-east. It is unlikely that there will be any community need during the life of the planning scheme for additional rural residential lots.

Industrial development focuses in the precinct around the sawmill land (C), potentially for industries that cannot readily locate in a conventional industrial estate or area. In the longer term southward expansion from the industrial zone on the eastern side of town accommodates other industrial activity (D).

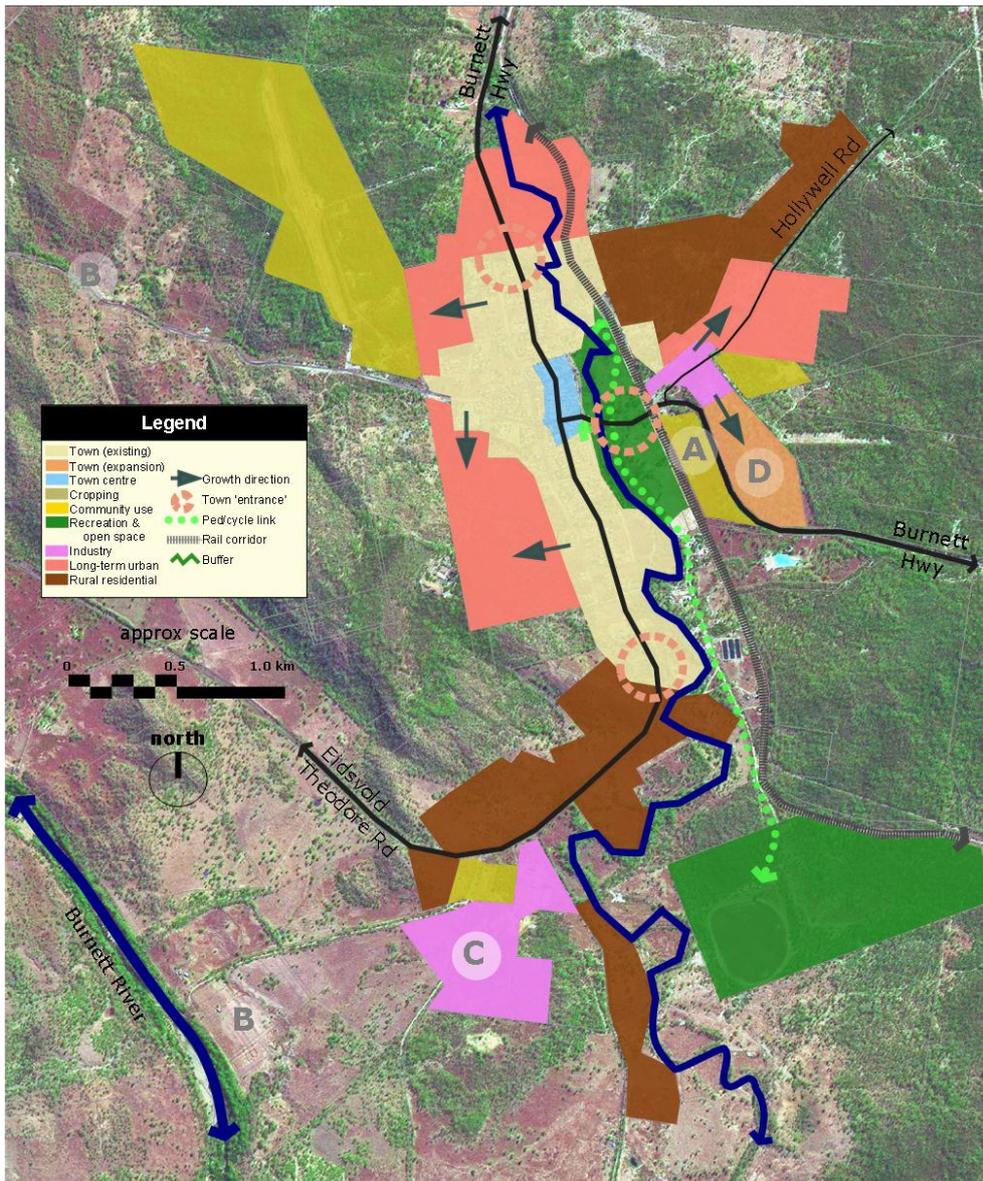


Figure 6—Spatial representation of planning intent for Eidsvold

3.2.10 Gayndah—intent

Gayndah, as the District regional activity centre, aspires to be the prime government, administration, health and education centre in the North Burnett. Established in 1850, it is the oldest town in Queensland and is now the largest centre in the North Burnett. As a result, it has the benefit of accommodating higher-level facilities and services including a TAFE, financial institutions, and a State Government precinct of several agencies.

The town is proud of its heritage including the popular Capper Street, the main Street. It has four sites listed on the Queensland Heritage Register including the Court House (1920s), Mellors shop (1922), the former shire hall (1930s) and the war memorial (1921). Gayndah's heritage streetscape character is quite significant to the town's amenity, appeal, and identity—especially in the town centre. Retail, business and tourist use expansion of the town centre occurs sequentially eastwards along Capper Street maintaining one unified and conveniently-arranged town centre (see 'A'). Other retail and business activity that is not suited to a town centre location establishes in a highway trade precinct on Dalgangal Road (B).

In an endeavour to reinforce the significant role of the town centre and improve its amenity, a new river crossing (1) diverts heavy traffic around the town centre. Streetscape improvements and private investment in building enhancements renews Copper Street as the heart of the town.

The town's larger lots, rectilinear grid pattern, and wide roads make subdivision for infill housing practical and appealing, although it would be necessary to avoid land subject to flooding. The most desirable locations (C) are in the Meson Street area and south of Arthur Street.

The expansion of the town for urban housing occurs on its southern edge. Rural residential expansion will occur outside longer-term urban areas to the south and west of the town. Some industrial expansion occurs in the north-western part of town after 'build-out' of the previously committed industrial land—where access is required through residential streets (D). Some undeveloped flood-labile land is within the urban footprint of the regional plan (E). While shown as an area for town expansion, the long-term use is not residential in nature.

A high-standard aerodrome (F) is the North Burnett's aviation hub, enabling frequent business, government, charter, recreational, and emergency air traffic. The configuration of this part of Gayndah facilitates the development of an 'airpark' (G) in which aviation-related businesses or house and hangar combinations on freehold land have direct taxiway access to the runway.

The river frontages provide a convenient and appealing 'green link' for pedestrians and cyclists. Other pedestrian and cycle links use opportunities in existing parks or the wide footpaths and road reservations.

Town entrances and key places (2) build strong positive impressions of the town and its people.

Key infrastructure, such as treatment plants (H), operates free of intrusion by incompatible uses.

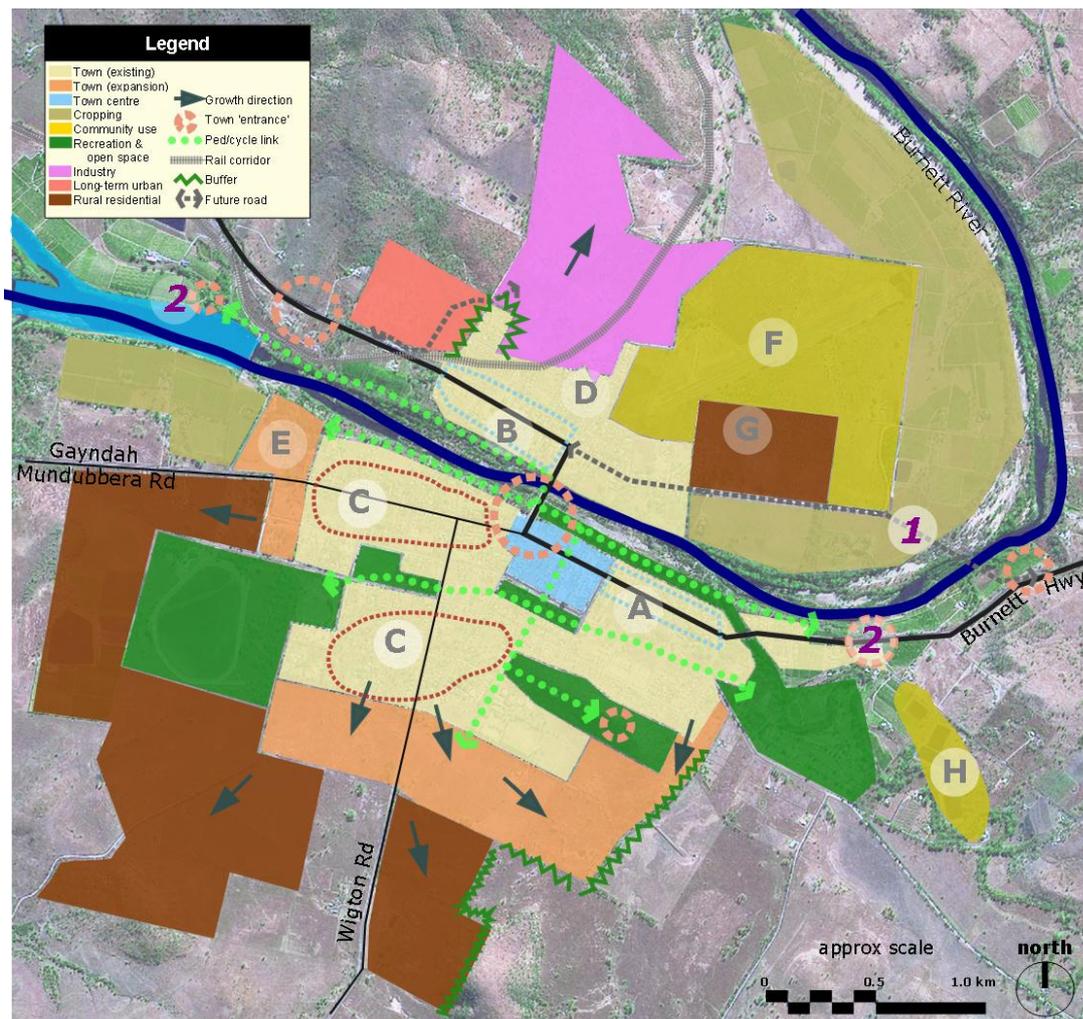


Figure 7—Spatial representation of planning intent for Gayndah

3.2.11 Monto—intent

The newest of the six North Burnett Region towns and designed with a garden city layout, Monto began life with settlement in the late 1920s but flourished when the rail extended there in 1928. Built on dairying, the town restructured following deregulation of the industry. Being the northern 'gateway' to the region, and close to Cania Gorge and Lake Cania, the town anticipates increasing environmental tourism to contribute to its prosperity. Other natural areas including national parks and state forests are also within easy driving distance. The district and town have a strong economic and social connection to Biloela located 93km north along the Burnett Highway in the adjacent Banana Shire. Biloela provides higher-level services than are generally available in the North Burnett Region.

While Bundaberg is only 120 kilometres due east in a straight line, access is relatively inconvenient with road travel being a 175 kilometre, 3-hour trip with much of it along unsealed roads. Ongoing improvement and upgrading of the Monto Mount Perry Road increases the overall accessibility for the community to Bundaberg.

Being the North Burnett town closest to Bowen Basin, and with the prospect of coal mining to the south in the vicinity of Mulgildie, Monto is well-positioned to attract additional residents and business investment. Industry expansion, possibly providing services to the mining industry, is preferable to the northeast adjacent to the Gladstone Monto Road (A). This occurs after industrial reuse or redevelopment on underutilised land in the Mill Road area (B).

The preferred location for urban residential expansion is to the east (C). Additional rural residential housing, as an alternative to town living or acquiring farmland, may be acceptable on flood-free land close to the golf course near to recent rural residential housing (D).

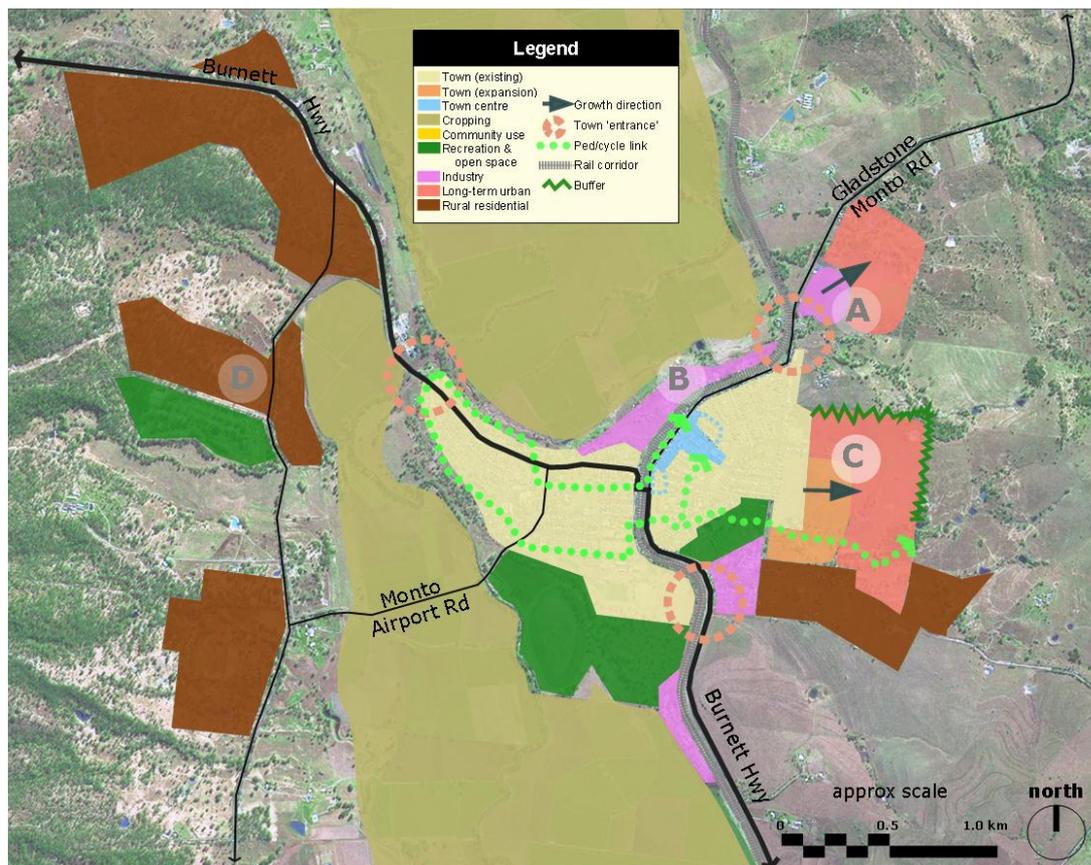


Figure 8—Spatial representation of planning intent for Monto

3.2.12 Mount Perry—intent

Mount Perry, a former copper mining and smelting town, is now the service centre of a small rural district that also supports the nearby Mount Rawdon gold mine. Being the smallest of the six North Burnett principal towns, it has relatively few facilities.

Unlike the others, it is not on a highway or busy road and therefore presents as a peaceful and semi-secluded place. This characteristic is making it increasingly attractive as an affordable retirement location or as a weekender destination. Building on this, small-scale tourist accommodation in and around the town helps the town to strengthen and diversify. Heritage, its natural setting, and outdoor recreation (boating at Mingo Crossing, bushwalking, mountain bike riding, and horse-riding using the Bicentennial National Trail at 'A') provide an increasing tourism base.

Mining activity and commodity prices play a significant role in the prosperity of the town. Over the years, copper smelters have been constructed, closed, reopened and closed again. More recently, the town had one of the highest rates of population growth as the small town grew rapidly to accommodate the opening of the Mount Rawdon mine. As one of Queensland's most significant operating gold mines, the Mount Rawdon Mine produces approximately 90 000 oz of gold per annum. Like previous mining in the area, Mount Rawdon may have a short life meaning that the town would need to adjust once again to an economy based on pastoral activity—unless it could build on an alternative competitive strength or another mine opens in the district.

Given the large number of vacant town and rural residential sized lots in or adjacent to Mount Perry it is unlikely that there would be any need to provide increased capacity for additional residential lots for some time. Potential for further subdivision and house-building exists at the south-eastern edge of town (B). A generous allocation of rural residential land improves the long-term sustainability of the town. Further subdivision in areas such as 'C' occurs after existing rural residential lots have been built on.

A small industrial precinct is available, most likely for low-intensity service or light industries. Business activity focuses on a small cluster in Heusman Street providing for the day-to-day needs of locals and growing visitor patronage.

The racecourse and airstrip (D) provide a venue for regional-scale events attracting considerable numbers of visitors, particularly for special events.

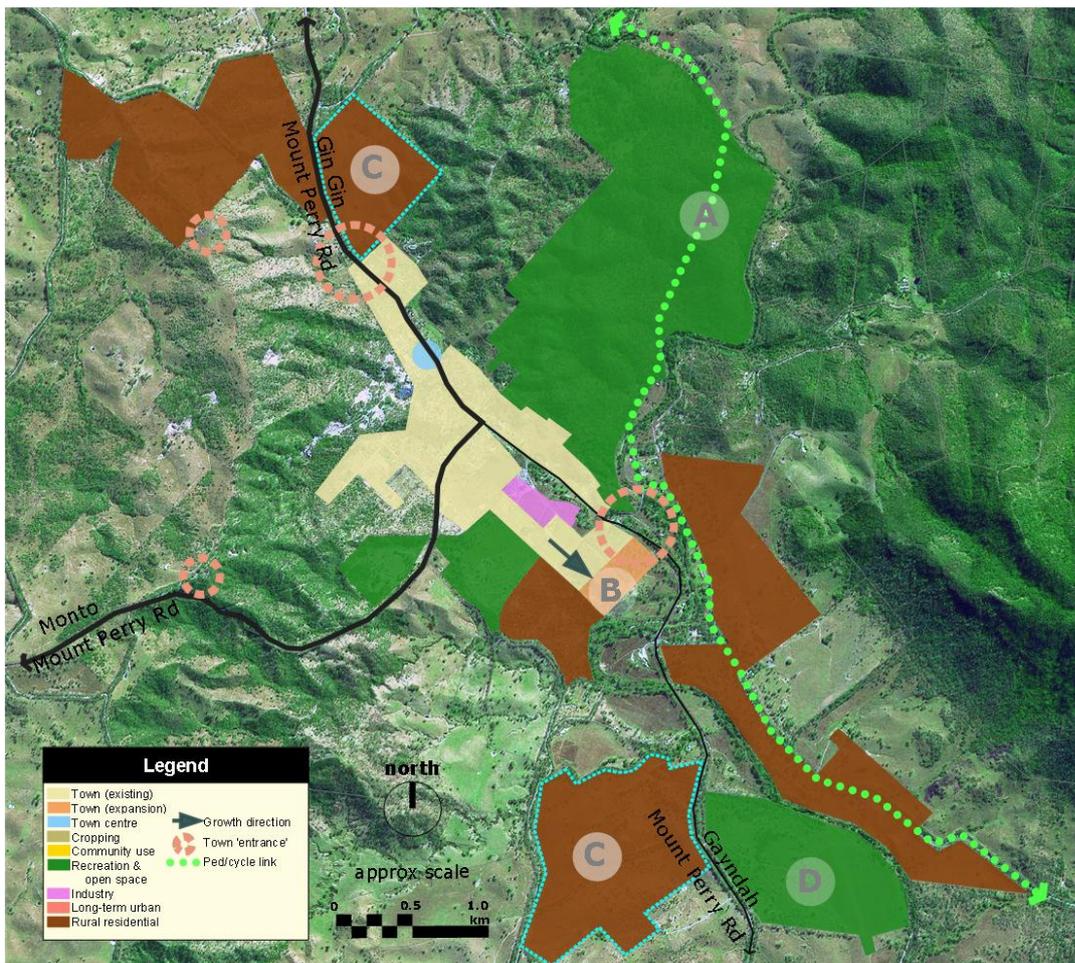


Figure 9—Spatial representation of planning intent for Mount Perry

3.2.13 Mundubbera—intent

Mundubbera's economic foundation is the citrus industry, table grapes, beef dairying, mangoes and pigs. Whilst dairying has declined in recent years the other industries will continue as a strong economic backbone. Mundubbera's location makes it well-positioned for industry and business related to transport, storage and logistics. Situated at the junction of the Burnett Highway with the Mundubbera-Durong Road, Mundubbera has good access to southerly centres such as Dalby, Toowoomba and the Surat Basin. Additional industry can be accommodated to the north-east and east of the town, although businesses involving heavy vehicles or considerable traffic would be better in the northeast between Mundubbera-Durong Road and Frank McCauley Street (Area 'B'). While this land is preferred for industry with potential off-site impacts future expansion should avoid detracting from visual amenity at the northern entrance to the town. The Willson Avenue industrial area is more suited to lighter industries and trade activities considering its proximity to residential uses.

Potential tourist, highway-oriented and similar business near the junction of the Burnett Highway and Mundubbera-Durong Road ('2' in the Figure) would protect the visual appeal of this important town entrance. Activities and works around the Black Stump Rest Area ('3') respect this elevated and visually significant place.

The preferred locations for urban residential expansion are to the north-west or east of the town. Area 'A' is more cost-effective in accessing town services, is much less susceptible to flooding and has an elevated and pleasant aspect. The northern and western edges of this area represent the long-term extent of the town and would need appropriate buffering (see '1' in the Figure) from agricultural activity. Area 'C' contains a mix of uses but is predominantly a residential one. Area 'D' is suited for urban expansion but this is not likely during the life of the planning scheme. The town centre (Area 'E') remains a compact commercial, retail, and administrative hub focussed on Lyons Street.

The aerodrome becomes increasingly popular for business, recreational, and emergency purposes ('F').

Pedestrian or cycle paths provide excellent connections between places such as the town centre, industry, the river, and the eastern recreation precinct ('G'). Continued expansion of sporting activities in this area to 2030 has created an attractive and well-used regional level facility.

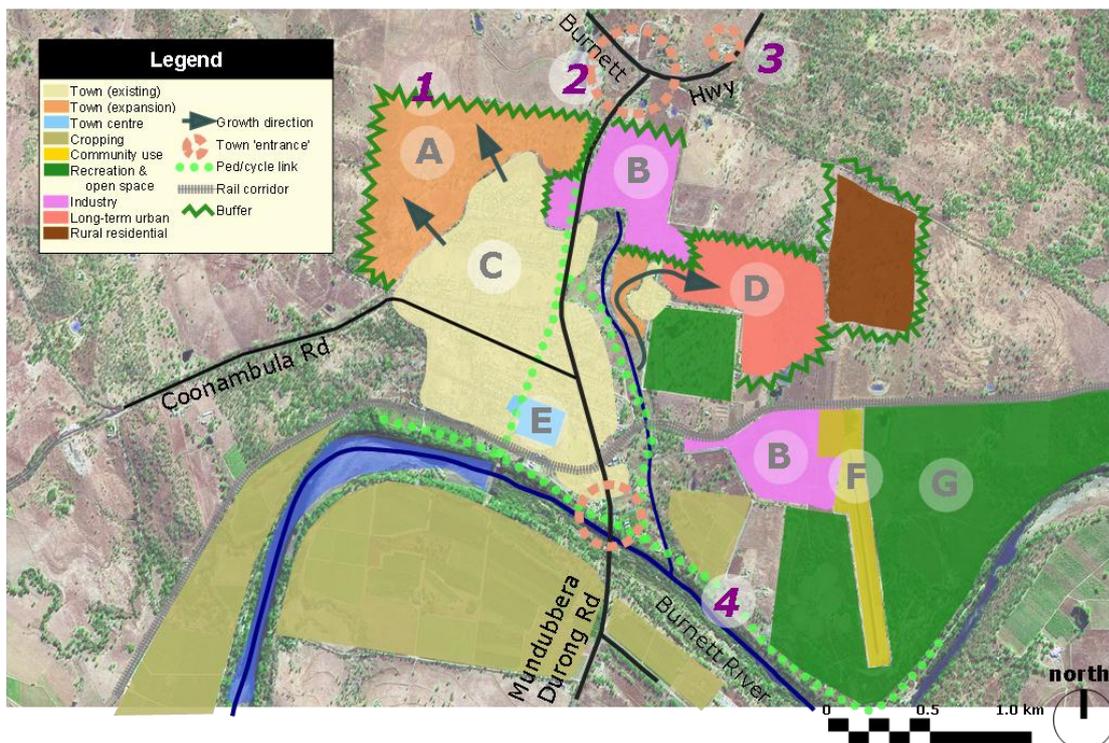


Figure 10—Spatial representation of planning intent for Mundubbera

3.2.14 Villages—intent

The North Burnett Region also has twelve smaller settlements. Some of these contain little more than a cluster of a few houses though they typically have vacant lots available for new housing if the demand arose.

Villages have various origins and futures. Those that maintain facilities such as a shop, school, or hotel are in a much better position to survive. The expectation is that they will experience minor development activity over the next 20 years while retaining their individual character and appeal.

3.3 Conserving nature and natural resources—a sustainable North Burnett Region

3.3.1 Introduction

The economy of the North Burnett Region is strongly dependent upon producing wealth from the land rather than secondary or tertiary production. It is therefore imperative to conserve its greatest assets—natural areas, water resources, mineral and extractive resources, strategic cropping and good quality agricultural land. The protection or conservation of these assets protects the future economic, social, and environmental sustainability of the region's communities.

Editorial note—This introduction is extrinsic material and does not form part of the planning scheme.

3.3.2 Strategic outcomes

- (1) Biological systems remain healthy and in turn support the health of residents.
- (2) The North Burnett region conserves, enhances or conserves the connectivity, ecosystem and habitat values of the natural environment.
- (3) The protection and prudent use of natural resources including strategic cropping and good quality agricultural land, water, scenic landscapes and mineral and extractive resources provides for the present needs of communities and the needs of future generations.
- (4) The region makes a negligible adverse contribution to climate change and mitigates the associated risks.

3.3.3 Element—the natural environment

- (1) The natural environment contains terrestrial and aquatic systems that are critical to the future productivity of land and the health of residents in the North Burnett Region.

Specific outcomes—

- (2) Quarrying and mining activities occur with minimal impact to areas of high ecological significance.
- (3) Areas of high ecological significance including Auburn River Gorge National Park, Bania National Park, Cania Gorge National Park, Kroombit Tops National Park, Mount Walsh National Park and Wongi National Park are protected from the adverse impacts of human activity in proximity to these areas.
- (4) Areas of endangered, of concern and least concern regional ecosystems remain intact.
- (5) The North Burnett maintains its high ecological integrity.

Land use strategies—

- (6) Locate urban, rural residential and intensive rural production in areas that are not of high ecological significance using appropriate allocation of planning scheme zones and the application of natural resource overlays.

3.3.4 Element—regional landscapes and scenic amenity

- (1) The North Burnett Region's significant and attractive regional landscapes, contribute to its appeal as a rural and semi-remote area, and attract people to the area to live, work, recreate and visit.
- (2) Such landscapes include elevated or steep natural areas that are visually prominent from transport corridors or main towns, and its vast rural areas.

Specific outcomes—

- (3) Landscapes that have significant aesthetic and scenic amenity value, including prominent vistas to such areas, retain those values.

Editorial note—the explanatory notes to this planning scheme identify the most significant of these places.

Land use strategies—

- (4) Use appropriate levels of assessment and codes to protect the visual qualities of elevated or steeply-sloping natural areas, especially those along the main transport routes.

3.3.5 Element—climate change and climate-responsive design

- (1) The North Burnett Region desires a sustainable response to the challenge of climate change, including ensuring that new development projects are climate-responsive and energy efficient.

Specific outcomes—

- (2) North Burnett communities minimise their consumption of energy from non-renewable sources and generation of greenhouse gases.

Land use strategies—

- (3) Codes encourage and facilitate efficient building and subdivision design, including designing for climatic factors.
- (4) Facilitate or enable the production and use of renewable energy.
- (5) Through the Reconfiguring a Lot Code, enable self-sufficient, renewable utilities and infrastructure in non-urban areas.

3.3.6 Element—Good Quality Agricultural Land

- (1) Existing or potentially productive farmland is strategically important to the future of the local, State and national economy due to ever-increasing pressure to produce affordable food and fibre.

- (2) The North Burnett Region is an important area for food production, including cropping along the Burnett River Valley, and meat production in other rural areas.
- (3) Growth in the local economy is likely to occur through investment in, and development of, rural enterprises.
- (4) Non-rural land uses can diminish the viability of the agricultural base.
- (5) It is desirable to retain the long-term productive capacity of the land, increasing the competitiveness of the rural sector in the region.

Specific outcome—

- (6) Good Quality Agricultural Land—
 - (a) remains available for agricultural production; and,
 - (b) remains in appropriate lot sizes to facilitate a range of viable rural production enterprises as suited to local soil and climatic conditions.
- (7) Diversification of the rural economy allows for sustainability of farming enterprises without subsequently diminishing the value of agricultural production.

Land use strategies—

- (8) Identify GQAL in a scheme overlay and include appropriate triggers for assessment against the overlay code.
- (9) Avoid further fragmentation of Good Quality Agricultural Land through the Reconfiguring a Lot Code.
- (10) Provide for cattle feedlots, piggeries, poultry farms, aquaculture and other intensive animal industries, agribusiness, small-scale farm-based tourism, value-adding and other rural industries to establish on sites not identified as Good Quality Agricultural Land on the overlay maps, or within the least productive sites of farms.

Editorial note—Best practice guidelines for the establishment of beef cattle feedlots and piggeries (“Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland” and “National Environmental Guidelines for Piggeries 2010”) assist the identification of suitable sites for these activities.

3.3.7 Element—waterways, wetlands, catchments, stormwater, and flood plains

- (1) Reliable quality water sources are essential to the future health and growth of major settlements, facilitation of lifestyle opportunities and the sustainability of agriculture and other rural production.

Editorial note—The Burnett River is home to the Queensland Lungfish, a vulnerable species and one of only six species of lungfish in the world. Human activity threatens the Queensland lungfish. It is potentially at risk in much of its core distribution, the Burnett and Mary Rivers, as weirs and dams impound about a quarter of these river systems. Barriers to movement and altered flow regimes downstream of dams may disrupt population structure and decrease genetic variation.

- (2) The retention of waterways and wetlands in their natural state assists the conservation of their ecological values.

Specific outcomes—

- (3) River systems, groundwater, wetlands and other water resources remain in their natural state providing a healthy waterways system.
- (4) Drainage systems improve flood protection and reduce pollution thus minimising adverse impacts on water quality in receiving waters.

Land use strategies—

- (5) Identify waterways in natural resources overlays and protect potable water supply catchments from inappropriate development and infrastructure via the associated overlay codes.

3.3.8 Element—extractive and mineral resources

- (1) Mining and quarrying investment has benefits for the region provided that it—
 - (a) brings new residents and local employment opportunities;

-
- (b) creates related investment in other economic sectors including accommodation, retail and industry within the established urban centres;
 - (c) responsibly manages its impacts on the economic, social and environmental resources of the region.
- (2) Keeping extractive and mineral resources available for extraction by ensuring intensive development does not occur in or near areas identified as valuable or potentially suitable for mining or quarrying allows for further investment.

Editorial note—see later note in section 3.6.3(8) below

Specific outcomes—

- (3) Quarrying and mining activities operate in an environmentally responsible manner minimising its adverse impacts on residents and the environment.
- (4) Land uses surrounding extractive and mineral resources do not compromise the future extraction of those resources.

Land use strategies—

- (5) Include mitigation measures such as adequate separation distances and buffer areas around mining or extractive industries and identified extractive resources using overlay codes.
- (6) Develop assessment provisions in the assessment tables and codes that favour the location of extractive industries within the rural and more sparsely settled parts of the region but have an adequate haulage route.

3.4 Creating attractive lifestyles—pleasant places for people

3.4.1 Introduction

- (1) The North Burnett Region has an increasing aging population and a declining number of young people.
- (2) Appropriate housing, aged care facilities and services, health and medical services and accessible infrastructure is required to meet the needs of older residents in the community.
- (3) Improving the age balance of the population depends on retaining and attracting the younger generation.

Editorial note—This introduction is extrinsic material and does not form part of the planning scheme.

3.4.2 Strategic outcomes

- (1) The North Burnett Region—
 - (a) accommodates a diverse range of housing types and sizes, enabling people to remain in their local community as their housing needs change;
 - (b) provides affordable living options;
 - (c) provides a range of lifestyle living options including remote, rural, semi-rural, village, small town, communal, and retirement homes;
 - (d) promotes strong and appealing lifestyle values through diverse communities.
- (2) The region retains its character, appeal and high standard of amenity.
- (3) Communities are diverse, prosperous and sustainable and have good access to social infrastructure and services.
- (4) The local air and acoustic environments maintain the health and well-being of individuals.
- (5) The region protects, respects and retains places of cultural heritage.
- (6) The location of public parkland and open space maximises accessibility for residents, workers and visitors, creates a positive sense of place, supports recreational activity and healthy eating and promotes social connection.

3.4.3 Element—diverse and affordable living

- (1) The North Burnett Region desires to retain its reputation for affordable housing.
- (2) Enabling affordable living in the most accessible parts of the North Burnett Region will continue to attract new residents.

- (3) A choice in housing type, tenure, location, and cost will assist in enabling residents to remain in their communities as they move through their life cycle.

Specific outcomes—

- (4) The region provides a diverse mix of housing options in growth areas.
- (5) Social housing is located in the more accessible parts of the region and integrates well with other housing forms and tenures.
- (6) The provision of social housing (public housing and housing through community based, not-for-profit entities and housing co-operatives) meets the needs of residents.
- (7) Adaptive housing allows people to remain in their homes as their housing needs and levels of mobility change.

Land use strategies—

- (8) Facilitate second dwellings and granny flats in both urban and rural areas through low assessment levels in the assessment tables and through appropriate provisions in codes.

3.4.4 Element—rural lifestyle

- (1) The North Burnett Region is an attractive location for people seeking a rural lifestyle—typically including a house on acreage, a rural outlook, and outdoor pursuits.
- (2) ‘Hobby farmers’, ‘small acreage farmers’, ‘lifestyle farmers’, ‘tree changers’, or ‘downshiffters’ choose to live in the region and contribute to the economy.
- (3) Council acknowledges the increasing demand for housing suitable for such households over the life of the planning scheme and therefore seeks to facilitate it in appropriate locations.
- (4) Discrete and well-located low density areas that are supplementary and complimentary to existing towns provide a valid alternative housing option to urban living.

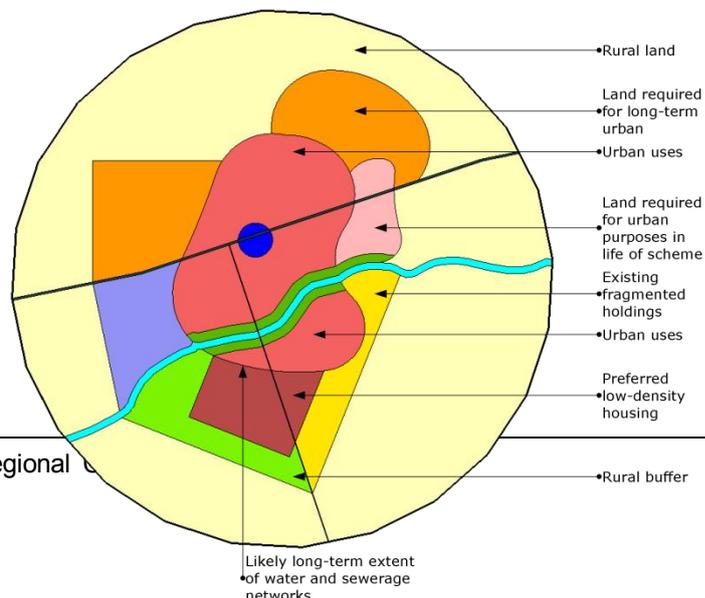
Specific outcomes—

- (5) There is an adequate supply of rural residential and lifestyle housing close to principal towns—in locations that do not compromise long-term urban use or interfere with rural production.

Land use strategies—

- (6) Using the Rural Residential Zone and minimum lot sizes in the reconfiguring code, allocate the potential for additional housing in appropriate locations.
- (7) Create a range of rural housing options predominantly on existing lots.
- (8) Reduce the extent of land allocated for rural residential housing in and around Mount Perry and Eidsvold in recognition of the existing significant supply of vacant lots in those localities.
- (9) Incorporate provisions in the reconfiguring code that avoids providing an excessive potential for lots in areas that have an adequate supply.

Editorial note—Figure 11 shows the principles for identifying preferred location for housing at a very low-density (i.e. Rural residential). Other factors such as previous planning scheme zones, existing land use, and the presence of development



permits may also influence the local government's allocation decisions.

3.4.5 Element—air quality and noise environment

- (1) Protecting communities from the adverse impacts of air contaminants and excessive noise maintains the amenity, appeal and character of the North Burnett Region and enhances the health and wellbeing of residents.

Specific outcomes—

- (2) Air and noise emissions do not adversely affect sensitive land uses.

Land use strategies—

- (3) Using a combination of overlays and code provisions, mitigate the potential adverse impacts from land uses with potentially harmful emissions through measures such as—
 - (a) adequate buffering and separation distance from sensitive land uses;
 - (b) regulating operating hours;
 - (c) minimising site emissions; and
 - (d) applying appropriate siting and design requirements.

3.4.6 Element—parks and public places

- (1) Well-positioned, developed parks and public spaces contribute to the visual appeal, amenity

Figure 11—Principles for locating new low-density housing

and character of each of the region's towns and localities.

- (2) A wide range of parks and public places suitable for different community purposes and reflecting demographic, social and cultural needs specific to the local community contribute to an amenable and healthy lifestyle.

Specific outcomes—

- (3) Public open space is accessible, well-designed, and fit-for-purpose to meet specific community needs as places to facilitate social interaction, physical activity and passive recreation.

3.4.7 Element—pedestrian and cycle-friendly communities

- (1) Settlements that have pedestrian and cycle travel as a viable alternative mode of travel are more readily able to accommodate those who are 'transport-disadvantaged' and are better positioned to facilitate physical activity and fitness.
- (2) All settlements within the North Burnett have comfortable conditions for walking or cycling along wide streets with low traffic volumes and gentle topography.
- (3) The majority of the population lives within 500 metres of one of the central commercial areas of the principal towns.

Specific outcomes—

- (4) The North Burnett Region's towns have active and healthy communities that use well-developed walking and cycling facilities.
- (5) The built form and scale of principal towns is walkable and encourages active transport.
- (6) Pedestrian and cycle connections provide links between schools, residential areas, employment precincts, parks and recreation facilities.

Land use strategies—

- (7) Promote infill housing within existing settlements with subdivision potential.
- (8) Identify networks and desired standards of service for trunk infrastructure for active transport including end-of-trip facilities in the Priority Infrastructure Plan.
- (9) Development codes seek facilities for making active transport modes more attractive.

3.4.8 Element—cultural heritage

- (1) Conserving places that have architectural, cultural, historic, scientific, natural or social significance provides a means for understanding the past, enhancing the image of an area and contributing to economic and cultural growth.
- (2) Settlements in North Burnett are quite distinct in character from each other due to different influences on their development, including—
 - (a) Gayndah, as the oldest town in Queensland, contains several Queensland heritage listed buildings;
 - (b) Monto, as the newest town in the North Burnett, retains its unique art deco streetscape;
 - (c) Mount Perry's historic buildings relate to its mining heritage.

Editorial note—The North Burnett presents a range of opportunities relating to building upon its cultural heritage, including tourism. One relatively recent development project in Mount Perry converted the town's old cinema into a motel, bar and restaurant.

- (3) The traditional lands and important cultural sites of indigenous people groups including the Gubbi Gubbi, Djaku-nde & Jangerie Jangerie, Port Curtis Coral Coast People, the Wakka Wakka and the Wulli Wulli extend throughout the region.

Specific outcomes—

- (4) The North Burnett conserves and enhances architectural, cultural, historic, scientific, natural and social heritage values of buildings and places.
- (5) Tourism and other economic activity builds on the cultural heritage values that are characteristic or unique to particular localities.

Land use strategies—

- (6) A Local Heritage Register and associate code identifies and conserves the cultural heritage significance of places throughout the region.

Editor's note—The *Queensland Heritage Act 1992* requires a local government, unless exempted, to keep a local heritage register of places of cultural heritage significance in its local government area. The *Queensland Heritage Regulation 2003* includes a State IDAS code for assessing development on a local heritage place.

- (7) Develop triggers that raise awareness of the requirement to protect and conserve Aboriginal cultural heritage.

Editor's note—The *Aboriginal Cultural Heritage Act 2003* requires that a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the **cultural heritage duty of care**.)

3.4.9 Element—sport and recreation

- (1) Sport and recreation facilities promote the health and wellbeing of local residents and stimulate economic activity throughout North Burnett.
- (2) Difficult-to-locate activities, such as motor sports, that create noise nuisance and have extensive land requirements are more appropriate in less densely settled locations.
- (3) The North Burnett Region offers extensive open space areas and impounded water bodies suited to these outdoor activities.

Editor's note—There are a wide range of opportunities within the local government area for establishing sporting and recreational facilities that would typically be difficult to establish in the more urbanised parts of Queensland. For example, the North Burnett has excellent opportunities for water-based sports on its waterways and with extensive rural land holdings could readily accommodate land-extensive outdoor sports, including motor sports.

Specific outcomes—

- (4) Indoor and outdoor sport and recreation facilities that meet the needs of local residents locate in the most accessible parts of the North Burnett Region.
- (5) Because of its sparsely-settled nature and its extensive natural resources, the North Burnett attracts new regionally significant sport and recreation facilities that compliment the rural setting.

Land use strategies—

- (6) Through appropriate zoning, facilitate the development and enhancement of recreation facilities such as Mingo Crossing Recreation Area.
- (7) Support water sport and recreation related development in appropriate locations and at a complementary scale in proximity to significant water bodies.
- (8) Incorporate measures for development near national parks and conservation areas to enhance natural amenity and biodiversity, and ensure it is visually compatible with its setting.

3.5 Building strong communities—a social and economic future

3.5.1 Introduction

- (1) There is a strong link between entrepreneurial communities, economic performance and community satisfaction.
- (2) Strong, resilient, and safe communities are desirable.

Editorial note—This introduction is extrinsic material and does not form part of the planning scheme.

3.5.2 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's rural sector maintains diversity, strength, resilience and stability and is the dominant economic contributor in the region.
- (3) The region promotes safe communities that protect life and property from natural hazards.
- (4) The region provides infrastructure and services in a timely, economical and efficient manner.
- (5) Local, State and national transport systems provide a high standard of accessibility in the region for residents, workers and visitors and enabling the efficient transportation of goods.

3.5.3 Element—strong and diversifying rural-based economy

- (1) Agriculture is the foundation of the North Burnett Region economy.
- (2) An increase in the health and diversity of rural business and industry will contribute to the North Burnett Region's economic resilience.
- (3) The North Burnett Region develops strong social and economic ties between Monto, and Biloela and Gladstone to the north, and between Biggenden and the Bundaberg and Fraser Coast Regions.
- (4) Additional opportunities for new business and industry occur mostly in or adjacent to principal towns, but also rural industries in other localities, will strengthen and sustain the local economy.

Specific outcomes—

- (5) The North Burnett Region provides an adequate supply of land for housing, industry, business and community activities in a range of sites and markets.
- (6) The North Burnett Region maximises the long-term economic and social benefits of tourism as part of a competitive domestic tourist destination in the Wide Bay Burnett Region.
- (7) The six principal towns are the focus of employment in the region—centres and industrial areas provide concentrated opportunities for economic activity.
- (8) The region attracts new businesses and provides opportunities for expanding existing ones.
- (9) State agencies remain in the region to maintain strong employment presences and services in the principal centres.

Land use strategies—

- (10) Use a low level of assessment and facilitative development code to enable small-scale home based businesses to serve an 'incubator' role for new enterprises.

- (11) Facilitate low-scale businesses that have a negligible impact on residential amenity by not requiring planning approval and facilitate businesses with potential impacts to establish where those impacts are manageable.
- (12) Allow a reduction of on-site car parking requirements in the circumstances where adjoining land uses suffer no adverse impact.

Editorial note—providing car parking and associated manoeuvring areas can be a significant cost burden on establishing businesses, often without any significant overall community benefit. Reducing car parking numbers may facilitate new business activity, but may also have several other desirable side-effects—produce better streetscapes and encourage people to walk or cycle.

- (13) Provide adequate land in designated areas for industrial development particularly light and service industries associated with the rural sector or providing services to residents.
- (14) Reinforce or protect economically important districts, assets and infrastructure, including—
 - (a) the town centres of principal towns;
 - (b) tourist and regional recreation destinations such as Lake Paradise and Lake Cania;
 - (c) State-controlled roads and other major connecting roads; and
 - (d) aerodromes.
- (15) Zone codes allow the scheme to deal with unanticipated development through broader criteria.

3.5.4 Element—transport and logistics

- (1) Transport infrastructure links places within the North Burnett Region and outside localities enabling the movement of people and commodities.
- (2) Protecting or improving the efficiency of transport networks, especially major roads but also aerodromes, helps to increase regional prosperity.
- (3) An opportunity exists for private investment to upgrade and make use of the rail network for a greater role in transporting commodities, utilising this underused asset and improving the overall strength of the economy.

Specific outcomes—

- (4) A road network in which the function of each road is clear and acceptable levels of access, efficiency and legibility exist for all road users, services the region.
- (5) Land uses in proximity to strategic transport infrastructure, minimises or avoids conflicts with—
 - (a) aerodromes servicing principal towns;
 - (b) transport corridors such as the Burnett Highway, Gin Gin Mount Perry Road, Isis Highway, Monto Mount Perry Road, Mundubbera Durong Road, and Theodore Road; and
 - (c) haul routes.
- (6) The existing or any future rail corridor retains its safety and operational integrity.

3.5.5 Element—social infrastructure

- (1) The integration of health, education, and cultural facilities within the North Burnett Region will help promote well being and a sense of community.
- (2) Recreation, social interaction and social support measures foster strong communities that contribute to the well-being of its residents.

Specific outcomes—

- (3) The North Burnett Region has an equitable distribution of social infrastructure.
- (4) Social and affordable housing locates in accessible locations—close to jobs and services, predominantly in principal centres.
- (5) State agencies maintain strong service presences in principal centres.

Land use strategies—

- (6) Using low levels of assessment in the Residential Zone and the development codes, facilitate well-designed and appropriately located residential aged care facilities.

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- (7) Encourage and facilitate a range of health, education and leisure services in accessible locations throughout the North Burnett Region.
 - (8) Provide an adequate supply of land or redevelopment opportunities for residential aged care facilities.

3.5.6 Element—safe communities

- (1) Minimising or eliminating risks to people and property from natural or man-made hazards is important for community safety and is a priority for the region.
- (2) Implementing ‘crime prevention through environmental design principles’ enhances community safety in public areas.

Specific outcomes—

- (3) Infrastructure for transport and delivering electricity, gas, or oil operates safely at minimal risk to people and the environment.

Editorial note—Gas pipeline easements are designed giving regard to set-back guidelines under AS2885. S409A of the *Petroleum and Gas (Production and Safety) Act 2004* requires an applicant to give the local government details of any application.

- (4) Intensive land uses locate where there is no increase in the exposure of people, property, community infrastructure or the natural environment to natural hazards including bushfire, landslip and flooding.
- (5) The configuration and design of public spaces, including streets and parks, discourages crime and increases personal safety.

Land use strategies—

- (6) Using scheme overlays and associated codes, identify areas that are subject to flooding, bushfire, and landslip and—
 - (a) ensure building and design standards promote the minimisation of risks to people and property; and,
 - (b) prevent inappropriate forms of development in these areas.
- (7) Include crime prevention through environmental design principles in building and urban design standards.

3.5.7 Element—tourism and ecotourism

- (1) Encouraging and facilitating tourism, especially ecotourism using the natural assets of the North Burnett Region and associated food, arts and culture, will deliver economic and social benefits for the region.

Specific outcomes—

- (2) The North Burnett Region is a competitive domestic tourist destination.
- (3) New ecotourism ventures attract visitors.
- (4) Additional visitor accommodation establishes in a diverse range of styles, forms and locations.

Land use strategies—

- (5) Facilitate tourism development, including attractions and accommodation, in appropriate locations.

3.5.8 Element—water supply, sewerage and drainage

- (1) The provision of appropriate water supply, sewerage and drainage infrastructure is essential to service local communities and to protect the natural environment.

Specific outcomes—

- (2) Strategic water cycle infrastructure, including water or wastewater treatment facilities, operates without interference from inappropriate adjacent development.

- (3) Water supply, sewerage, and drainage infrastructure meets community needs at an acceptable level of service and protects the natural environment.
- (4) The water supply and sewerage demands of developments are within the capacity of water supply and sewerage networks.

Land use strategies—

- (5) Coordinate and sequence development using a priority infrastructure plan for each principal town.
- (6) Maintain or provide appropriate infrastructure and services focussing on the principal towns.

3.5.9 Element—energy, electricity supply and telecommunications

- (1) The connection to or provision of electricity and telecommunications is able to strengthen communities through access to contemporary services.

Specific outcomes—

- (2) Land uses minimise or avoid conflicts with strategic economic infrastructure including infrastructure for delivering electricity, gas, or oil.

3.6 Making prudent use of land—efficient settlement

3.6.1 Introduction

- (1) The North Burnett Region is characterised by six principal towns surrounded by rural lands and natural areas.
- (2) The North Burnett community seeks to strengthen the social and economic aspects of its towns and to maximise the use of existing infrastructure—while protecting the surrounding rural and natural areas.

Editorial note—This introduction is extrinsic material and does not form part of the planning scheme.

3.6.2 Strategic outcomes

- (1) The region's land use settlement 'pattern' is sustainable, minimising pollution and the community's overall 'carbon footprint'.
- (2) The region's settlements are compact and efficient and provide a high overall level of accessibility and convenience.
- (3) The region's development pattern is orderly.
- (4) The region has distinct settlements where the majority of human activity occurs, thereby protecting natural areas and rural production.

3.6.3 Element—land use structure

- (1) The land use structure of a region facilitates outcomes including accessibility, convenience, transport efficiency, energy use, and economic vitality.
- (2) The North Burnett Region has multiple centres including six principal towns and twelve villages embedded in a diverse range of land uses, including rural, rural residential and natural areas.

Specific outcomes—

- (3) The settlement pattern is generally consistent with the Strategic Plan Map—Region.
- (4) The following structural elements form the basis of the multi-centred settlement pattern—
 - (a) *six principal towns*—Biggenden, Eidsvold, Gayndah, Mount Perry, Monto and Mundubbera—containing business, retail, industry, government, urban and low-

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- density housing functioning as centres that service their respective rural hinterlands;
 - (b) Gayndah continues to develop as the ‘*District Regional Activity Centre*’³ achieving growth that attracts or enables a wider range of services for the North Burnett Region;
 - (c) *multiple small settlements*—such as Abercorn, Bancroft, Binjour, Byrnestown, Coalstoun Lakes, Dallarnil, Degilbo, Didcot, Kalpower, Mulgildie, and Mungungo provide basic services to their local catchments or to passing highway trade;
 - (d) *primary production*—carried out more intensively along the Burnett River Valley floor and Nogo River Basin, and less intensively in more elevated parts;
 - (e) *rural industries*—including intensive animal industries, are dispersed throughout the rural parts of the local government area, generally in the least densely-settled locations;
 - (f) *natural areas*—used for nature conservation or forestry, typically in the more remote parts of the local government area, remain sparsely-settled and in a near-natural state;
 - (g) *transport corridors*—as the primary means of connection.
- (5) The capacity and function of the road network suits the location, density and scale of surrounding development.
- (6) Mining camps, construction camps, and rural workers accommodation present unique challenges for the North Burnett Region.⁴

Editorial note—the North Burnett contains several undeveloped mineral resources that may see the development of new mines during the life of this planning scheme. At the time of preparing this planning scheme, there were no concrete proposals for new mines within the local government area. It may be necessary to review and amend the scheme if the assumptions on which it is based change because of a new mine.

Land use strategies—

- (7) Strive for a progressively more compact settlement pattern consistent with the Wide Bay Burnett Regional Plan by—
- (a) allowing further subdivision of existing urban-sized lots within principal towns, in particular Biggenden, Eidsvold, Gayndah and Mount Perry;
 - (b) allowing higher residential densities such as with dual occupancy, duplex, and small lot housing, within Biggenden, Gayndah, Monto and Mundubbera;
 - (c) enabling smaller lot sizes in new urban housing areas;
 - (d) enabling higher-density multiple dwelling development within selected parts of principal towns, generally in close proximity to the town centres; and
 - (e) locating new rural-residential areas in close proximity to principal towns but beyond land foreseeably required for urban development.
- (8) Enable Gayndah to develop as ‘District Regional Activity Centre’ in the North Burnett Region by allocating sufficient growth potential in the scheme’s zones.
- (9) Using minimum lot sizes in the Reconfiguring a Lot Code, maintain low levels of human activity in the more sparsely settled areas.

3.6.4 Element—network of towns and villages

- (1) Town centres and industrial areas are distinct and discrete locations for focusing commerce, retail, government, community activities, and industry in the principal towns, thereby creating commercially appealing and convenient places for trade and facilitating a strong sense of community.

³ WBBRP, Part B Regional Framework, page 40

⁴ State legislation would require appropriate accommodation and access for personnel in new mining projects.

- (2) Expansion of retail, commercial, administrative, entertainment and cultural development around existing activity centres in central locations provides a variety of land uses that are highly accessible to the community and enhances economic viability.
- (3) Multi-centred settlement distributes population and services so that it provides a spread of services across the local government area with best advantage to most residents.

Specific outcomes—

- (4) Each principal town maintains a vibrant and compact town centre at its core, surrounded by mostly low-density housing, industrial development in discrete locations and other urban uses.
- (5) Strong and vital employment areas, including commercial and industrial districts, locate conveniently in relation to their workforces and markets.
- (6) The principal towns contain an adequate allocation of land for future residential, commercial, industrial, and community uses.
- (7) Intensive uses and activities locate in the most accessible parts of the North Burnett Region, generally within or near to the principal towns that can benefit from the proximity.

Land use strategies—

- (8) Enable a mixture of uses or mixed-use projects within or close to the town centres of the principal towns.
- (9) Encourage centre activities to—
 - (a) locate within the Centres Zone so as to develop centre vitality and economic growth, focussing public and private investment in centre-related activities, facilities and infrastructure; and
 - (b) only locate on out-of-centre sites where there is an overriding community need and no practical alternative exists.

3.6.5 Element—infill development

- (1) Infill, the more intensive use of land within an existing urban area, is essential for the renewal of existing communities—it assists in maintaining compact walkable towns and allows for greater and more efficient use of existing infrastructure networks.
- (2) It is generally easier to achieve infill development where existing subdivision patterns allow for the creation of reasonably sized allotments and an efficient road network.

Specific outcomes—

- (3) 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 Mount Perry.

Land use strategies—

- (4) Enable alternative housing options within the existing settled areas, for example dual occupancy and secondary dwellings.
- (5) Through the reconfiguring code, facilitate improved efficiency within the urban area by the resubdivision of existing lots.

3.6.6 Element—broad hectare land

- (1) It is important that the North Burnett Region retain adequate ‘broad hectare’ or ‘greenfield’ land, situated on the fringes of the towns, for future urban development or other intensive purposes.
- (2) It will be necessary to allocate some additional broad hectare urban housing in each principal town to enable housing diversity.

Specific outcomes—

- (3) Community need underpins the expansion of urban areas, occurring in identified areas within the current boundaries of principal towns.

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- (4) Development that is more intensive locates where there is available capacity in infrastructure networks.
 - (5) Reconfiguration of land for residential purposes occurs in locations that have access to physical and community infrastructure.

Land use strategies—

- (6) Protect land identified as preferred for future urban purposes from premature fragmentation and inappropriate land use.

3.6.7 Element—industrial land

- (1) The encroachment of commercial, residential and other sensitive land uses onto industrial land restricts its capacity to support the full range of industrial uses.
- (2) Principal towns accommodate small-scale service or low impact industries.
- (3) The small size and close proximity of existing industrial areas to residential and commercial areas of the towns does not support the establishment of high impact industries due to the likely unacceptable impacts on amenity meaning that creative alternatives are necessary for large, difficult to locate industries.
- (4) Further, the sporadic nature of development activity in the North Burnett Region requires flexibility to enable unanticipated new industries in appropriate locations and circumstances.

Specific outcomes—

- (5) Locate industry where it can cost-effectively service local, regional, national and international markets and provide local employment opportunities.
- (6) Service industries and low impact industries locate within principal towns to service the local community and surrounding rural sector.
- (7) High impact industry and noxious and hazardous industries locate at appropriate distances from sensitive land uses.
- (8) Principal towns have an adequate supply of land for a range of likely industrial uses.

Editorial note—industrial land in Mundubbera may be appealing to the transport sector due to its location on the intersection of the Burnett Highway and Mundubbera-Durong Road (Route 75) that connects to Dalby and then to southern states via Warwick or Goondiwindi.

Land use strategies—

- (9) Allocate land for industrial development where—
 - (a) there are significant clusters of industrial and similar activities;
 - (b) good access for employees and freight transport is available; and
 - (c) appropriate buffer areas can be provided between industry and nearby sensitive land uses.

Part 4 Priority infrastructure plan

4.1 Preliminary

The North Burnett Regional Council priority infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009* (the Act) as a framework for managing infrastructure in a way that advances the purpose of the Act.

- (1) In seeking to achieve this purpose the priority infrastructure plan sets out North Burnett Regional Council's intentions 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.

4.2 Planning assumptions

Assumptions about the type, scale, locality and timing of development provide a basis for the PIP. The planning assumptions relate to residential and non-residential development and are used to derive the demand for each trunk infrastructure network, giving a consistent basis for network planning and the determination of the PIA.

Further detailed background information concerning the planning assumptions is referenced in [Planning Assumption Report for North Burnett Regional Council](#).

Table 4.1 - 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
		898	929	955	975	1,030	1.92	1.86	1.80	1.74	1.69	463	500	530	559	612
Outside PIA	Single Dwelling	89	100	100	100	110	1.13	1.10	1.06	1.03	1.00	8	9	9	10	11
	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	1,010	1,070	1.89	1.83	1.77	1.72	1.66	491	530	562	592	649
		1,554	1,613	1,658	1,693	1,793	1.92	1.86	1.80	1.74	1.69	805	868	921	970	1,063
Biggenden District	Single Dwelling	1,554	1,613	1,658	1,693	1,793	1.92	1.86	1.80	1.74	1.69	805	868	921	970	1,063
	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	1,610	1,682	1,729	1,766	1,870	1.89	1.83	1.77	1.72	1.66	853	920	976	1,029	1,127
		898	929	955	975	1,030	1.92	1.86	1.80	1.74	1.69	463	500	530	559	612

Table 4.2 - 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	2.18	2.12	2.07	2.01	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	
		Single Dwelling	387	379	378	385	386	2.18	2.12	2.07	2.01	1.95	178	179	183	191	198
Outside PIA	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	
		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
Eidsvold District	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 4.3 -

Table 4.4 - 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
		986	1006	1017	1028	1070	2.28	2.22	2.15	2.08	2.02	431	454	473	493	530
Outside PIA	Single Dwelling	37	37	38	38	40	1.4	1.36	1.32	1.28	1.24	26	27	29	30	32
	Multiple Dwelling	82	84	85	86	89	1.63	1.58	1.49	1.53	1.44	50	53	55	58	62
	Other	1104	1128	1139	1152	1199	2.17	2.11	2.05	1.98	1.92	508	535	557	580	624
	Total	2630	2686	2714	2743	2856	2.28	2.22	2.15	2.08	2.02	1152	1213	1263	1316	1416
		98	100	101	102	106	1.41	1.36	1.32	1.28	1.24	70	73	76	79	86
Gayndah District	Single Dwelling	219	224	226	228	238	1.63	1.58	1.53	1.49	1.44	134	141	147	154	165
	Multiple Dwelling	2947	3010	3040	3074	3200	2.17	2.11	2.05	1.98	1.92	1355	1427	1486	1549	1667
	Other															
	Total															

Table 4.5 - Population and Housing Projections - Mundubbera District

Area	Dwelling Type	Existing and projected population					Average Occupancy Rate (persons/dwelling)					Existing And Projected				
		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	14553
	Multiple Dwelling	5	6	6	6	7	0.9	0.87	0.85	0.82	0.79	6	7	7	8	930
	Other	13	14	15	16	17	2.25	2.18	2.11	2.05	1.98	6	7	7	8	9105
	<i>Total</i>	200	213	226	240	260	1.82	1.76	1.71	1.66	1.6	110	121	132	145	16366
		231	246	261	278	301	1.85	1.79	1.74	1.68	1.63	125	137	150	165	18553
Outside PIA	Single Dwelling	7	7	8	8	9	0.9	0.87	0.85	0.82	0.79	8	8	9	10	1131
	Multiple Dwelling	17	18	19	21	22	2.25	2.18	2.11	2.05	1.98	8	8	9	10	11106
	Other	255	271	288	307	332	1.82	1.76	1.71	1.66	1.63	140	154	169	185	20867
	<i>Total</i>	412	439	466	495	537	1.85	1.79	1.74	1.68	1.63	223	245	268	294	33010
		12	13	14	15	16	0.9	0.87	0.85	0.82	0.79	14	16	16	18	20212
Former Perry Shire Local Government Area	Other	31	33	35	37	40	2.25	2.18	2.11	2.05	1.98	14	16	16	18	37013
	<i>Total</i>	455	484	514	547	593	1.82	1.76	1.71	1.66	1.6	251	275	301	330	44

Area	Dwelling Type	Existing and projected population					1. Average Occupancy Rate (persons/dwelling)					Existing				
		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
Former Mundubbera Shire Local Government Area	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

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
		1204	1227	1242	1254	1300	1.89	1.81	1.73	1.65	1.57	636	679	719	761	830
Outside PIA	Single Dwelling	17	18	18	18	19	1.08	1.04	0.99	0.94	0.9	16	17	18	19	21
	Multiple Dwelling	131	134	135	137	139	1.69	1.62	1.54	1.47	1.40	77	83	88	93	99
	Other	1353	1373	1395	1409	1457	1.85	1.77	1.69	1.61	1.53	729	778	825	873	951
	Total	2295	2339	2369	2391	2477	1.89	1.81	1.73	1.65	1.57	1212	1293	1371	1450	1583
Monto District	Single Dwelling	33	34	34	35	36	1.08	1.04	0.99	0.94	0.9	31	33	35	37	40
	Multiple Dwelling	250	255	258	260	267	1.69	1.62	1.54	1.47	1.4	148	158	167	177	191
	Other	2578	2628	2660	2686	2780	1.85	1.77	1.69	1.61	1.53	1390	1484	1573	1663	1814
	Total	2578	2628	2660	2686	2780	1.85	1.77	1.69	1.61	1.53	1390	1484	1573	1663	1814

Table 4.7 - Population and Housing Projections - Monto District

Table 4.8 - 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	7	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
		231	246	261	278	301	1.85	1.79	1.74	1.68	1.63	125	137	150	165	185
Outside PIA	Single Dwelling	7	7	8	8	9	0.9	0.87	0.85	0.82	0.79	8	8	9	10	11
	Multiple Dwelling	17	18	19	21	22	2.25	2.18	2.11	2.05	1.98	8	8	9	10	11
	Other	255	271	288	307	332	1.82	1.76	1.71	1.66	1.6	140	154	169	185	208
	Total	412	439	466	495	537	1.85	1.79	1.74	1.68	1.63	223	245	268	294	330
		12	13	14	15	16	0.9	0.87	0.85	0.82	0.79	14	16	16	18	20
Former Perry Shire Local Government Area	Single Dwelling	31	33	35	37	40	2.25	2.18	2.11	2.05	1.98	14	16	16	18	20
	Multiple Dwelling	455	484	514	547	593	1.82	1.76	1.71	1.66	1.6	251	275	301	330	370
	Other															
	Total															

Table 4.9 - 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 Dwellings				
		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
Former Eidsvold Shire Local Government Area	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	NA
	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 4.10 - Employment and non-residential floor space projections - Gayndah

Area	Non-Residential Development Category	Existing and Projected Employment (employees)					Average Floor Space Conversion Rate (m2 GFA/Employee)	Existing and Projected Floor Space (m2 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
Former Gayndah Shire Local Government Area	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 4.11 - Employment and non-residential floor space projections - Monto

Area	Non-Residential Development Category	Existing and Projected Employment (employees)					Average Floor Space Conversion Rate (m2 GFA/Employee)	Existing and Projected Floor Space (M2 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
Former Monto Shire Local Government Area	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 4.12 - Employment and non-residential floor space projections - Mundubbera

Area	Non-Residential Development Category	Existing and Projected Employment (employees)					Average Floor Space Conversion Rate (m2 GFA/Employee)	Existing and Projected Floor Space (M2 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	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
Former Mundubbera Shire Local Government Area	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

Area	Non-Residential Development Category	Existing and Projected Employment (employees)					Average Floor Space Conversion Rate (m2 GFA/Employee)	Existing and Projected Floor Space (M2 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
Former Perry Shire Local Government Area	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

Table 4.13 - Employment and non-residential floor space projections - Perry

Demand generation

The assumed scale of development identified in Tables xxx have been converted to express the demand rates for each trunk infrastructure network.

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4.3 Desired standards of service

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

The DSS is supported by the more detailed network design standards included in planning scheme policies.

4.3.1 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.	(a) Water Reticulation Code of Australia (WSA03–1999) (b) Customer service standards (c) Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	Water Service Association of Australia codes IPWEA standards Customer service standards North Burnett Regional Council Planning Scheme Schedule 1: Division 3
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.	The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>) North Burnett Regional Council Systems Leakage Management Plan 2009
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<i>Water Supply Code of Australia</i> —Water Services Association of Australia—WSA 03—2002 The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		Research Council Planning Guidelines for Water Supply and Sewerage— Department of Natural Resources and Water (NRW) North Burnett Regional Council Planning Scheme –Schedule 1: Division 3

4.3.2 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.	(a) North Burnett Regional Council Planning Scheme— Schedule 1: Division 4 (a) Customer service standards (b) 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.	(a) National Water Quality Guidelines—National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	(a) Compliance with the requirements of the Environmental Protection Act 1994 and associated Environmental Protection policies
Effluent reuse	Reuse effluent wherever possible.	(a) Guidelines for Sewerage Systems –Reclaimed Water—February 2000 (b) Queensland Water Recycling Guidelines—December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	(a) Planning Guidelines for Water Supply and Sewerage—NRW (b) Sewerage Code of Australia— Water Services Association of Australia— WSA 02—2002 (c) Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005 (d) North Burnett Regional Council Planning Scheme— Schedule 1: Division 4

4.3.3 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.	(a) Queensland Urban Drainage Manual—NRW (b) North Burnett Regional Council Planning Scheme— Schedule 1: Division 5
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.	<i>National Water Quality Guidelines</i> —National Water Quality Management Strategy
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	Section 42 Environmental Protection [Water] Policy 1997 North Burnett Regional Council Planning Scheme— Schedule 1: Division 5
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	Queensland Urban Drainage Manual—NRW North Burnett Regional Council Planning Scheme— Schedule 1: Division 5 Natural Channel Design Guidelines

4.3.4 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. Design of the road system will comply with established codes and standards.	(a) North Burnett Regional Council Planning Scheme— Schedule 1: Division 2 (b) Road Planning and Design Manual developed by the Department of Transport and Main Roads (c) Australian Standards (d) AUSTROADS guides
Roads	(a) Inclusions (b) Collector and higher order roads predominantly serving a network function (c) Road crossings (bridges and culverts) on collector roads (d) Standard items associated with the road profile	(a) Exclusions (b) Non-trunk infrastructure internal to a development or to connect to trunk infrastructure and provided by developer. (c) Access places, access streets (d) Streetscaping

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		(e) Local area traffic management on access places and streets (internal infrastructure)
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.	(a) Australian Standards (b) AUSTROADS Guide to Traffic Engineering Practice—Part 14 (Chapter 10) (c) Queensland Streets Manual

4.3.5 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 Error! Reference source not found..
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 Error! Reference source not found.. The size for public parks is identified in Error! Reference source not found.. The maximum gradient for public parks is identified in Error! Reference source not found.. The minimum flood immunity for public parks is identified in Error! Reference source not found..
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 Error! Reference source not found..
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 4.14 - Rate of Public Park Provision

Infrastructure type	Rate of provision (Ha/1000 people)	
	<i>Local Town area</i>	<i>Planning Scheme area</i>
<i>Recreation park</i>	1 ha	5 ha
<i>Sport park</i>	1.5 ha	5 ha
<i>Community land</i>	opportunity based	opportunity based

Table 4.15 - Accessibility standard

Infrastructure type	Accessibility standard (km)
<i>Recreation park</i>	(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% of perimeter length of park has direct frontage to a public road.
<i>Sport park</i>	
<i>Community land</i>	

Table 4.16 - Size of parks and community land

Infrastructure type	Minimum size (Ha)	
	<i>Local Town Area</i>	<i>Planning Scheme Area</i>
<i>Recreation park</i>	0.5ha	10ha
<i>Sport park</i>	1.2–3ha	5ha
<i>Community land</i>	opportunity based	

Table 4.17 - Maximum desired grade

Infrastructure type	Maximum gradient
<i>Recreation park</i>	Minimum 75% of the area with a gradient less than 10%.
<i>Sport park</i>	All area must be above Q ₂ minimum and 50% above Q ₂₀ .
<i>Community land</i>	All buildings and car parks are to be above the Q ₁₀₀

Table 4.18 - Minimum desired flood immunity for parks

Infrastructure type	Minimum flood immunity (%)		
	<i>Local Government Wide</i>		
<i>Flood immunity</i>	>Q5	>Q50	>Q100
<i>Recreation park</i>	25%	75%	0%
<i>Sport park</i>	50%	40%	10%
<i>Community land</i>	0%	0%	100%

Table 4.19 - Standard facilities / embellishments for parks

Embellishment type	Recreation parks		Sport parks
	<i>Local Town Area</i>	<i>Planning Scheme Area</i>	<i>Planning Scheme Area</i>
<i>Informal Play area</i>	✓	✓	
<i>Playground</i>	✓	✓	✓
<i>Seating</i>	✓	✓	✓
<i>Covered seatings and table</i>	✓	✓	✓
<i>Shade structure</i>		✓	
<i>Street parking</i>	✓		
<i>Onsite parking</i>		✓	✓
<i>Bicycle racks</i>	✓	✓	✓
<i>Bins</i>	✓	✓	✓
<i>Lighting</i>	✓	✓	✓
<i>Toilet</i>	✓	✓	✓
<i>Path (pedestrian/ cycle)</i>		✓	
<i>Fencing/bollards</i>			✓
<i>Kiosk</i>			✓
<i>Potable water/drinking fountains (disabled compliant)</i>	✓	✓	✓

Embellishment type	Recreation parks		Sport parks
	Local Town Area	Planning Scheme Area	Planning Scheme Area
<i>BBQ picnic</i>		✓	✓
<i>Sports courts/oval</i>			✓
<i>Special events area</i>		✓	
<i>Clubroom/storage shed</i>			✓
<i>Landscaping (including earthworks, irrigation and revegetation)</i>	✓	✓	✓
<i>Signage—direction, identity and interpretive</i>	✓	✓	✓

4.4 Plans for trunk infrastructure

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.

The plans for trunk infrastructure are identified in <insert reference to relevant component of PIP>.

4.5 Priority infrastructure area

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

The PIA identifies the area where council gives priority to provide trunk infrastructure for urban development up to 2026.

The PIA localities and the planning scheme zones and precincts (relative to the PIA) are identified in <insert reference to relevant maps>.

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 the table in section 5.7); or
 - (ii) provisions in a zone or local plan code apply (shown in the 'Assessment criteria' column); or
 - (iii) the assessment criteria as shown on the overlay map (noted in the 'Assessment criteria' column) applies;
 - (d) any other applicable code(/s) (shown in the 'Assessment criteria' column).
 - (4) any variation (shown as an 'if' in the 'Development' column) that applies to the development.
- Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 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; and
- (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 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 section 5.5 Levels of assessment—Material change of use, section 5.8 Levels of assessment—Reconfiguring a lot, section 5.9 Levels of assessment—Building work and section 5.10 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, 5.8, 5.9 and 5.10;
- (6) if a local plan applies refer to the table(s)/tables in section 5.6 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 5.6;

- (8) if an overlay applies refer to section 5.7 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

5.4 Prescribed levels of assessment

For the development specified in the 'Development' column, the levels of assessment are prescribed.

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	9.2.2 Community residence code
Dual occupancy <if used>	Exempt	
	If in a residential zone and identified in schedule 4 table 2 of the Sustainable Planning Regulation 2009	
Dwelling house	Exempt	
	If in a residential zone and identified in schedule 4 table 2 of the Sustainable Planning Regulation 2009	

Table 5.1 -

5.4.2 Prescribed levels of assessment—overlays

Table not used

5.4.3 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 Sustainable Planning Regulation 2009	9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

5.4.4 Prescribed levels of assessment—building work

Table not used

5.4.5 Prescribed levels of assessment—operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or industry	Compliance assessment	
	Operational work associated with reconfiguring a lot requiring compliance assessment under	9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work

zone category	schedule 18 of the Sustainable Planning Regulation 2009	code
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5.5 Levels of assessment—material change of use

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

5.5.1 Centre Zone assessment table

Use or Activity Group	Level of assessment	Assessment criteria
Accommodation activities	Self-assessment	
	Home based business, if complying with the Home Based Business Code	Home Based Business Code
	Code assessment	
	Dwelling house Dual occupancy	Centre Zone Code
	Home based business, if not self-assessment Hotel Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short term accommodation	Centre Zone Code Higher Density Residential Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Community activities	Self-assessment	
	Emergency services, if— (a) not involving building work other than minor building work; and (b) not adjoining land in a residential zone.	Centre Zone Code (acceptable outcomes only)
	Place of worship, if— (a) not involving building work other than minor building work; and (b) not adjoining land in a residential zone.	Centre Zone Code (acceptable outcomes only)
	Code assessment	
	Club Crematorium Educational establishment Emergency services, if not self-assessment Funeral parlour Health care services Hospital	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code

Use or Activity Group	Level of assessment	Assessment criteria
	Place of worship, if not self-assessment	
Entertainment activities	Code assessment	
	Club Function facility Hotel Nightclub Theatre	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Food and drink outlet	Self-assessment	
	If— (a) involving a material change of use from a food and drink outlet; or (b) not involving building work other than minor building work; and (c) not adjoining a sensitive land use	Centre Zone Code (acceptable outcomes only)
	Code assessment	
	Food and drink outlet, if not self-assessment	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Garden centre	Code assessment	
		Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Hardware and trade supplies	Code assessment	
		Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Industry activities	Code assessment	
	Research and technology industry Service industry	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Market	Exempt	
	Market	N/A
Office	Exempt	
	If not involving building work	N/A

Use or Activity Group	Level of assessment	Assessment criteria
	other than minor building work	
	Self-assessment	
	If— (a) involving a material change of use from a shop or office; and (b) not exempt	Centre Zone Code (acceptable outcomes only)
	Code assessment	
	If not exempt or self-assessment	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Outdoor Sales	Code assessment	
		Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Recreational activities	Exempt	
	Park	N/A
	Code assessment	
	Indoor sport and recreation	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Rural activities	Self-assessment	
	(a) Agricultural supplies store, if— (b) not involving building work other than minor building work; and (c) not adjoining land in a residential zone.	Centre Zone Code (acceptable outcomes only)
	Code assessment	
	Agricultural supplies store, if not self-assessment	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Shop	Self-assessment	
	If— (a) involving a material change of use from a shop or office; or (b) not involving building work other than minor	Centre Zone Code (acceptable outcomes only)

Use or Activity Group	Level of assessment	Assessment criteria
	building work; and (c) not adjoining land in a residential zone	
	Code assessment	
	If not self-assessment	Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Shopping centre	Code assessment	
		Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Veterinary services	Code assessment	
		Centre Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and *Sustainable Planning Regulation 2009*.

5.5.2 Community Purposes Zone assessment table

Use or Activity Group	Level of assessment	Assessment criteria
Community Activities	Code assessment	
	All Community Activities	Community Purpose Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Entertainment Activities	Code assessment	
	Club Theatre	Community Purpose Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Park	Exempt	
		N/A
Market	Exempt	

Use or Activity Group	Level of assessment	Assessment criteria
		N/A
Residential care facility	Code assessment	
		Community Purpose Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.

5.5.3 General Residential Zone assessment table

Use or Activity Group	Level of assessment	Assessment criteria
Accommodation Activities	Self-assessment	
	Dual occupancy, if not involving a domestic outbuilding	Dwelling and Duplex Code (acceptable outcomes only)
	Dwelling house, if not involving a domestic outbuilding	Dwelling and Duplex Code (acceptable outcomes only)
	Home based business	Home Based Business Code
	Code assessment	
	Dual occupancy, if involving a domestic outbuilding	Dwelling and Duplex Code
	Dwelling house, if involving a domestic outbuilding	Dwelling and Duplex Code
	Hostel Multiple dwelling Residential care facility Retirement facility	General Residential Zone Code Higher Density Residential Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Recreational Activities	Exempt	
	Park	N/A
Rural Activities	Code assessment	
	Animal husbandry cropping	General Residential Zone Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.

5.5.4 Industry Zone assessment table

Use or Activity Group	Level of assessment	Assessment criteria
Business Activities	Code assessment	
	Bulk landscaping supplies Garden centre Hardware and trade supplies Office Outdoor sales Service industry Service station shop	Industry Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
Industry Activities	Exempt	
	Low impact industry, if not involving building work other than minor building work.	N/A
	Self-assessment	
	Caretaker's accommodation Low impact industry, if— (a) not involving building work other than minor building work; and (b) involving a change of use from an existing industry activity on the same premise. Medium impact industry, if— (a) not involving building work other than minor building work; and (b) involving a change of use from an existing industry activity on the same premise.	Industry Zone Code (acceptable outcomes only)
	Code assessment	
	All other <i>Industry Activities</i> not elsewhere mentioned in this table	Industry Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
	Impact assessment	
Extractive industries Noxious and hazardous industries	The planning scheme including: Industry Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code	
Recreational Activities	Exempt	
	Park	N/A

Use or Activity Group	Level of assessment	Assessment criteria
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any other undefined use.		

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the Sustainable Planning Act 2009 and Sustainable Planning Regulation 2009.

5.5.5 Rural Residential Zone assessment table

Use or Activity Group	Level of assessment	Assessment criteria
Accommodation Activities	Self-assessment	
	Dwelling House, if not involving a domestic outbuilding	Dwelling House and Duplex Code (acceptable outcomes only)
	Home based business	Home Based Business Code
	Code assessment	
	Dwelling house, if involving a domestic outbuilding	Dwelling House and Duplex Code
Recreational Activities	Exempt	
	Park	N/A
Rural Activities	Code assessment	
	Animal husbandry	Rural Residential Zone Code
	Animal keeping	Infrastructure Works Code
	Cropping, if on a site three hectares or less in area	Landscaping Code Vehicle Access and Parking Code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any other undefined use.		

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the Sustainable Planning Act 2009 and Sustainable Planning Regulation 2009.

5.5.6 Rural Zone assessment table

Use or Activity Group	Level of assessment	Assessment criteria
Accommodation Activities	Exempt	
	Dwelling house, if not involving a domestic outbuilding	Dwelling House and Duplex Code
	Self-assessment	
	Dwelling house, if— involving a domestic outbuilding	Dwelling House and Duplex Code (acceptable outcomes only)
	Home based business	Home Based Business Code (acceptable outcomes only)
	Non-resident workforce accommodation	Rural Zone Code (acceptable outcomes only)

Use or Activity Group	Level of assessment	Assessment criteria
	Code assessment	
	Dwelling house, if not exempt or self-assessment	Dwelling House and Duplex Code
	Relocatable home park Tourist park	Rural Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
Business Activities	Code assessment	
	Outdoor sales Veterinary services	Rural Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
Community Activities	Exempt	
	Emergency services	N/A
	Code assessment	
	Place of worship	Rural Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
Recreational Activities	Exempt	
	Park	N/A
Rural Activities	Exempt	
	Cropping, if not involving a domestic outbuilding Permanent plantation, if on a site three hectares or less in area	N/A
	Self-assessment	
	Animal husbandry Cropping	Rural Zone Code (acceptable outcomes only)
	Code assessment	
	All other <i>Rural Activities</i> not elsewhere mentioned in this table	Rural Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
	Impact assessment	
Winery	The planning scheme including: Rural Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code	
Impact assessment		
Any other use not listed in this table.		The planning scheme

Use or Activity Group	Level of assessment	Assessment criteria
Any other undefined use.		

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.

5.5.7 Recreation and Open Space Zone assessment table

Use or Activity Group	Level of assessment	Assessment criteria
Business Activities	Exempt	
	Market	N/A
	Code assessment	
	Food and drink outlet	Recreation and Open Space Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
Community Activities	Code assessment	
	Community Use	Recreation and Open Space Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
Entertainment Activities	Code assessment	
	Club Tourist attraction	Recreation and Open Space Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
	Code assessment	
Recreational Activities	Exempt	
	Park	N/A
	Self-assessment	
	Indoor sport and recreation, if— (a) not involving building work other than minor building work; and (b) complying with the acceptable outcomes of the Recreation and Open Space Zone Code	Recreation and Open Space Zone Code (acceptable outcomes only)
	Code assessment	
	Outdoor sport and recreation	Recreation and Open Space Zone Code Infrastructure Works Code Landscaping Code Vehicle Access and Parking Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.

5.5.8 Assessment table for Township Zone

Use or Activity Group	Level of assessment	Assessment criteria
Accommodation activities	Self-assessment	
	Dwelling house, if complying with the Dwelling House and Duplex Code Dual occupancy, if complying with the Dwelling House and Duplex Code	Dwelling House and Duplex Code
	Home based business	Home Based Business Code
	Code assessment	
	Caretaker's accommodation	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
	Dwelling house, if not self-assessment Dual occupancy, if not self-assessment	Dwelling House and Duplex Code
	Home based business, if not self-assessment	Home Based Business Code
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short term accommodation	Township Zone Code Higher Density Residential Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code	
Entertainment activities	Code assessment	
	Club Function facility Hotel Nightclub Theatre	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
	Self-assessment	
	If— (a) involving a material change of use from a food and drink outlet; or (b) not involving building work other than minor building work; and (c) not adjoining a sensitive land use	Township Zone Code (acceptable outcomes only)
	Code assessment	
If not self-assessment	Township Zone Code Infrastructure Works Code Landscaping Code	

Use or Activity Group	Level of assessment	Assessment criteria
		Vehicle Parking and Access Code
Garden centre	Code assessment	
		Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Hardware and trade supplies	Code assessment	
		Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Business activities	Exempt	
	Office, if not involving building work other than minor building work	N/A
	Market	N/A
	Self-assessment	
	Food and drink outlet, if— (a) involving a material change of use from a food and drink outlet; or (b) not involving building work other than minor building work; and (c) not adjoining a sensitive land use.	Township Zone Code (acceptable outcomes only)
	Office, if— (a) involving a material change of use from a shop or office; and (b) not exempt	Township Zone Code (acceptable outcomes only)
	Shop, if— (a) involving a material change of use from a shop or office; or (b) not involving building work other than minor building work; and (c) not adjoining land in a residential zone.	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
	Code assessment	
	Food and drink outlet, if not self-assessment Garden centre Hardware and trade supplies Office, if not exempt or self-assessment Outdoor sales Shop, if not self-assessment Shopping centre	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code

Use or Activity Group	Level of assessment	Assessment criteria
	Veterinary services	
Community activities	Self-assessment	
	Emergency services, if— (a) not involving building work other than minor building work; and (b) not adjoining land in a residential zone.	Township Zone Code (acceptable outcomes only)
	Place of worship, if— (a) not involving building work other than minor building work; and (b) not adjoining land in a residential zone.	Township Zone Code (acceptable outcomes only)
	Code assessment	
	Club Crematorium Educational establishment Emergency services, if not self-assessment Funeral parlour Health care services Hospital Place of worship, if not self-assessment	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Entertainment activities	Code assessment	
	Club Function facility Nightclub Theatre	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Industry activities	Code assessment	
	Research and technology industry Service industry	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Office	Exempt	
	If not involving building work other than minor building work	N/A
	Self-assessment	
	If— (a) involving a material change of use from a shop or office; and (b) not exempt	Township Zone Code (acceptable outcomes only)
	Code assessment	
If not exempt or self-assessment	Township Zone Code Infrastructure Works Code	

Use or Activity Group	Level of assessment	Assessment criteria
		Landscaping Code Vehicle Parking and Access Code
Outdoor Sales	Code assessment	
		Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Recreational activities	Exempt	
	Park	N/A
	Code assessment	
	Indoor sport and recreation	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Rural activities	Self-assessment	
	Agricultural supplies store, if— (a) not involving building work other than minor building work; and (b) not adjoining land in a residential zone.	Township Zone Code (acceptable outcomes only)
	Code assessment	
	Agricultural supplies store, if not self-assessment	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Shop	Self-assessment	
	If— (a) involving a material change of use from a shop or office; or (b) not involving building work other than minor building work; and (c) not adjoining land in a residential zone	Township Zone Code (acceptable outcomes only)
	Code assessment	
	If not self-assessment	Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Shopping centre	Code assessment	
		Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code

Use or Activity Group	Level of assessment	Assessment criteria
Veterinary services	Code assessment	
		Township Zone Code Infrastructure Works Code Landscaping Code Vehicle Parking and Access Code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.

5.6 Levels of assessment—local plans

There are no local plans in the planning scheme.

5.7 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.

5.7.1 Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Bushfire hazard overlay		
Material Change of Use	Self-assessment if complying with the acceptable solutions of the Flooding and Bushfire Overlays Code	Flooding and Bushfire Overlays Code (acceptable outcomes only)
	Code assessment if not self-assessment	Flooding and Bushfire Overlays Code
Reconfiguring a lot	Code assessment	Flooding and Bushfire Overlays Code
Flood hazard overlay		
All development	Self-assessment, if complying with the acceptable outcomes of the Flooding and Bushfire Overlays Code	Flooding and Bushfire Overlays Code (acceptable outcomes only)
	Code assessable if not self-assessment	Flooding and Bushfire Overlays Code
Cultural heritage overlay		
All development	Self-assessment, if complying with the acceptable solutions of the Cultural Heritage Overlays Code	Cultural Heritage Overlays Code (acceptable outcomes only)

Development	Level of assessment	Assessment criteria
	Code assessable, if not self-assessment	Cultural Heritage Overlays Code (acceptable outcomes only)
Infrastructure overlays		
All development	Self-assessment, if complying with the acceptable outcomes of the Infrastructure Overlays Code	Infrastructure Overlays Code (acceptable outcomes only)
	Code assessable, if not self-assessment	Infrastructure Overlays Code
Natural features or resource overlays		
All development	Self-assessment, complying with the acceptable outcomes of the Natural Features or Resource Overlays Code	Natural Features or Resource Overlays Code (acceptable outcomes only)
	Code assessable, if not self-assessment	Natural Features or Resource Overlays Code

* denotes that the lower level of assessment stipulated within this overlay level of assessment table overrides the higher level of assessment under the zone level of assessment table.

Note—some overlays may only be included for information purposes. This may result in no change to the level of assessment or assessment criteria under the planning scheme.

5.8 Levels of assessment—reconfiguring a lot

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

5.8.1 Reconfiguring a lot assessment table

Zone	Level of assessment	Assessment criteria
Rural Zone	Code assessment	
	If not impact assessment	Reconfiguring a Lot Code Infrastructure Works Code
	Impact assessment	
	If in an urban area and increasing the number of lots	
All zones other than the Rural Zone	Self-assessment	
	If no increase in the number of lots	N/A
	Compliance assessment	
	Reconfiguring a lot (subdividing 1 into 2) and associated operational work in a Residential or Industry zone category but not a Rural residential zone if— Compliance assessment is required under Schedule 18 of the Sustainable Planning Regulation	9.2 Reconfiguring a lot (subdividing 1 into 2) and associated operational works code

Zone	Level of assessment	Assessment criteria
	2009	
	Code assessment	
	If not Compliance assessment or Impact assessment	Reconfiguring a Lot Code Infrastructure Works Code
	Impact assessment	
	If the size of any new lot created does not comply with the acceptable solutions for minimum dimensions for the zone stated in the Reconfiguring a Lot Code	

Editor's note—the default level of assessment is code assessment unless otherwise prescribed within the *Sustainable Planning Act 2009* and Sustainable Planning Regulation 2009.

5.9 Levels of assessment—building work

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

5.9.1 Building work assessment table

Zone	Level of assessment	Assessment criteria
All Zones	Self-assessment	
	Building work for a domestic outbuilding not associated with a material change of use	Dwelling House and Duplex Code (acceptable outcomes only)
	Code assessment	
	Advertising device, if— (a) not complying with the acceptable solutions of the Advertising Devices Code; and (b) not involving minor building work	Advertising Devices Code
Exempt development		
Any other building work not listed in this table.		

5.10 Levels of assessment—operational work

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

5.10.1 Operational work assessment table

Zone	Level of assessment	Assessment criteria
All Zones	Self-assessment	
	Advertising device, if complying with the acceptable solutions of Advertising Devices Code	Advertising Devices Code (acceptable outcomes only)
	Dam, if— (a) in Rural Zone on	Dam Code (acceptable outcomes only)

	lots less than 10ha, Rural Residential Zone or Residential Zone; and (b) involving the removal of more than 100m ³ of ground material; and (c) complying with the acceptable outcomes of the Dam Code.	
Code assessment		
	Advertising device, if not complying with the acceptable solutions of the assessment criteria	Advertising Devices Code
	Dam, if— (d) in Rural Zone on lots < 10ha, Rural Residential Zone or Residential Zone; and (e) involving the removal of more than 100m ³ of ground material; and not complying with the acceptable outcomes of the Dam Code.	Dams Code
	Filling and excavation, if— (a) involving a change in ground level of 1 metre or more; or (b) involving more than 100 cubic metres if fill or extraction material	Filling and Excavation Code
	Operational work for a gate or grid	Infrastructure Works Code
General Residential Zone category or Industry Zone category	Compliance Assessment	
	Operational work associated with reconfiguring a lot requiring compliance assessment under schedule 18 of the Sustainable Planning Regulation 2009	9.2Reconfiguring a lot (subdividing 1 into 2) and associated operational works code
Exempt		
Any other operational work not listed in this table.		

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 Purposes 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; and
 - (h) Township Zone Code.

6.2 Centre Zone Code

6.2.1 Purpose of the Centre Zone Code

The purpose of the zone is to provide for a mix of uses and activities. These uses include, but are not limited to business, retail, professional, administrative, entertainment, cultural and residential activities. Centres are found at a variety of scales based on their location and surrounding uses.

Editorial note—this zone purpose statement is a mandatory state-wide provision made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the Sustainable Planning Act 2009.

- (1) The local government purpose of the code is to accommodate a mix of uses and activities that complement and reinforce the role and function of the region's centres as foci for activity.

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

- (2) each town has a centre playing a dominant 'main street' role as its commercial, social, and cultural 'heart' providing opportunities for vigorous commercial activity and social interaction;
- (3) a high level of amenity, providing the community and visitors with an appealing, convenient and safe pedestrian environment;
- (a) development infrastructure and essential services enable ;;
- (4) larger sites and projects facilitate a mixture of Business activities, Community activities, Entertainment activities and other uses;

6.2.2 Assessment criteria

Part A—criteria for self-assessable development

Table 1.1 - criteria for self-assessable development

Self-assessable outcomes	
Centre Amenity and Performance	
SO1	Centres Activities operate between the hours of 7:00am and 6:00pm.
SO2	Land owners and operators of premises: <ul style="list-style-type: none"> (a) locate air conditioning units and refrigeration units so they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises; and (b) ensure rubbish bin storage areas are unobtrusive, in terms of location and appearance.
Vehicle Servicing	
SO3	Premises have existing loading, unloading and set down areas suitable to accommodate the largest vehicle accessing the premises that allow for the— <ul style="list-style-type: none"> (a) collection and set down of passengers; (b) parking of trailers; (c) service vehicle parking; and, (d) loading and unloading of goods. <p>Where such facilities do not exist they are designed and provided in accordance with AS2890.2—Off Street Parking Part 2: Commercial Vehicles.</p>
SO4	Vehicle unloading and associated outdoor storage areas are located or screened to be unobtrusive from the street.
SO5	All vehicles accessing the premises can enter and exit the premises in a forward gear.

Part B—criteria for assessable development

Table 1.2 - criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Appropriate use</i>	

Performance outcomes		Acceptable outcomes
PO1	Only appropriate uses establish in the Centre Zone	<p>AO1.1 The following uses do not establish within the Centre Zone—</p> <ul style="list-style-type: none"> (a) Animal husbandry; (b) Animal keeping; (c) Aquaculture; (d) Cropping; (e) Extractive industry; (f) High impact industry; (g) Intensive animal industry; (h) Intensive horticulture; (i) Low impact industry; (j) Marine industry; (k) Major sport and recreation; (l) Medium impact industry; (m) Motor sport facility; (n) Permanent plantation; (o) Outdoor sport and recreation; (p) Research and technology industry; (q) Roadside stall; (r) Warehouse;
PO2	Uses in the Centre Zone are predominantly centre activities, consolidated to provide a retail core supported by a mix of commercial, business, professional, and retail activities.	no acceptable outcome identified
PO3	<p>Non centre activities are located in the Centre Zone only where—</p> <ul style="list-style-type: none"> (a) there is a clear need for such activities; (b) the consolidation of such activities in other more appropriate zones is not prejudiced; and (c) the core function, amenity, character and streetscape of the Centre Zone is not compromised. 	no acceptable outcome identified
PO4	<p>Residential development—</p> <ul style="list-style-type: none"> (a) occurs in a form and location that is consistent with the scale and efficient functioning of the centre; and (b) does not interrupt ground level activity and circulation. (c) is located above ground floor retail or commercial uses 	AO4.1 The ground floor level contains centres activities only.
PO5	Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
<i>Site suitability</i>		
PO6	<p>Sites are suitably sized and configured for the intended use and any associated works, including—</p> <ul style="list-style-type: none"> (a) building work; 	<p>AO6.1 Sites are at least 600 square metres in area.</p> <p>AO6.2 The road frontage of the site is a</p>

Performance outcomes		Acceptable outcomes
	(b) vehicle parking, manoeuvring and access; (c) landscaping, screening, or buffering; (d) waste management facilities; and (e) water cycle management.	minimum of 16 metres.
<i>Amenity and character</i>		
PO7	Development protects residential amenity by being physically and visually separated from residential uses or other sensitive receiving uses on adjacent land.	AO7.1 A 1.8 metres high solid acoustic fence is erected along side and rear boundaries where adjoining residential uses or sensitive land uses.
PO8	The operation of the use does not impact on the amenity of the surrounding uses.	AO8.1 Centre Activities only operate between the hours of 7:00am and 6:00pm.
PO9	High quality landscaping and streetscaping treatments are incorporated to reinforce a sense of place and contribute to the overall attractiveness and function of the centre.	no acceptable outcome identified
PO10	Advertising, including any illuminated devices, does not create a visual impact and does not impede the flow of pedestrians along the footpath.	AO10.1 Advertising devices on awnings do not exceed 1.2 square metres. AO10.2 Advertising devices that are signs on building facades do not exceed 2.4 square metres. AO10.3 Advertising devices on awnings are not closer to ground level than 2.4 metres.
PO11	Rubbish bin storage areas are unobtrusive, in terms of location and appearance.	AO11.1 Rubbish storage areas are screened and are located at least 5 metres from a boundary with a residential use or other sensitive land uses.
PO12	Adequate space for the storage of waste in a screened enclosure is provided.	AO12.1 Areas for the storage of waste receptacles are provided and entirely screened with a solid fence not less than 1.8 metres high.
<i>Intensity and scale</i>		
PO13	The height, scale and bulk of buildings and structures reflect the operational needs of centre whilst not adversely impacting on the amenity and character of the Centre Zone and surrounding areas.	AO13.1 Site cover is not more than 75% of site area.
<i>Site layout and design</i>		
PO14	Buildings and structures— (a) protect and maintain the amenity of the Centre Zone; (b) enhance the character and streetscape of the Centre Zone; (c) address the street frontage; and (d) complement the local traditional	no acceptable outcome identified

Performance outcomes	Acceptable outcomes
buildings.	
<i>Setbacks and clearances from boundaries</i>	
PO15 Front setbacks are consistent with those in that part of the centre.	AO15.1 Buildings are built to the front boundary.
PO16 Side and rear setbacks maintain— (a) privacy, breezes and solar access to adjoining buildings located in the General Residential Zone or Township Zone; and (b) provide areas for landscaping.	AO16.1 Where sharing a common boundary to a General Residential Zone or Township Zone, buildings are set back— (a) 5 metres to a side boundary; and (b) 10 metres to a rear boundary.
<i>Height</i>	
PO17	AO17.1 Buildings or structures, other than those within 100 metres of the boundary of an airport, are a maximum of 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level (except where establishing in an existing building and no building works are being undertaken).
<i>Natural environment</i>	
PO18 Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	AO18.1 A vegetated buffer not less than 10 metres wide extends from the high bank of any watercourse or lake.
<i>Cultural heritage</i>	
PO19 Development protects or enhances valuable historical, architectural, topographic, landscape, scenic, social, recreational and cultural features.	no acceptable outcome identified
<i>Natural hazards</i>	
PO20	AO20.1
PO21	AO21.1
PO22	AO22.1
<i>Operating hours</i>	
PO23	AO23.1
PO24	AO24.1
<i>Particular uses or development</i>	
PO25	AO25.1
PO26	AO26.1
<i>Emissions</i>	
PO27 Air conditioning units and refrigeration units are located so they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises.	AO27.1 Air conditioning units are screened and are located at least 5 metres from a boundary with a residential use or other sensitive land uses.

Performance outcomes	Acceptable outcomes
PO28 Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	no acceptable outcome identified
PO29 Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	no acceptable outcome identified
<i>Construction activity</i>	
PO30 Erosion and sediment control measures protect environmental values during construction.	AO30.1 During construction soil erosion and sediment is controlled in accordance with standards contained in ??

6.3 Community Purposes Zone Code

6.3.1 Purpose of the Community Purposes Zone Code

- (1) The purpose of the Community Purposes 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.

Editorial note—this zone purpose statement is a mandatory state-wide provision made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the Sustainable Planning Act 2009.

The local government purpose of the code is to—

- (3) recognise public land used or intended for community purposes, public utilities and similar activities; and,
- (4) 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.

Editorial 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.

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

- (5) safe, efficient and sustainable infrastructure;
- (6) safe, efficient and pleasant transport networks;
- (7) provision of publicly accessible spaces and facilities;
- (8) protection of people and premises from natural hazards including floods, bushfire and landslide and from crime;
- (9) development protects or enhances significant natural habitat areas, wildlife corridors, wetlands and waterway corridors, and historical, architectural, topographic, landscape, scenic, social, recreational and cultural features;
 - (a) community uses and infrastructure establish in locations that respect nearby uses and works; and
- (10) an intensity, scale, form and character comparable and sympathetic to nearby development.

6.3.2 Assessment criteria

Part A—criteria for assessable C—Assessable development

Table 1.3 - criteria for assessable development

Performance outcomes		Acceptable outcomes	
<i>Appropriate use</i>			
PO1	Only appropriate uses establish in the Community Purposes Zone.	AO1.1	The following uses do not establish within the Community Purposes Zone— <ol style="list-style-type: none"> (a) Hotel; (b) Function facility; (c) Nightclub; (d) Tourist attraction; (e) Accommodation activities, except Residential care facility; (f) Business Activities, except Market; (g) Industry Activities; (h) Recreational Activities, except Park; (i) Rural Activities.
PO2	Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome provided	
<i>Amenity and character</i>			

Performance outcomes		Acceptable outcomes	
PO3		AO3.1	
<i>Intensity and scale</i>			
PO4	Works contribute positively to the amenity of the Community Purposes Zone.	AO4.1	Total use area is not more than 75% of site area.
PO5		AO5.1	
<i>Setbacks</i>			
PO6	Side and rear setbacks maintain— (a) privacy, breezes and solar access to adjoining buildings located in the General Residential Zone or Township Zone; and, (b) provide areas for landscaping.	AO6.1	Where, buildings are set back— (a) 5 metres to a side boundary common with land in a General Residential Zone or Township Zone; and, (b) 10 metres to a rear boundary common with land in a General Residential Zone or Township Zone.
<i>Natural environment</i>			
PO7	Development protects or enhances significant natural habitat areas and wildlife corridors.	no acceptable outcome provided	
PO8	Development protects or enhances wetlands and waterway corridors.	no acceptable outcome provided	
PO9	Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	AO9.1	A vegetated buffer not less than 10 metres wide extends from the high bank of any watercourse or lake.
<i>Cultural heritage</i>			
PO10	Development protects or enhances valuable historical, architectural, topographic, landscape, scenic, social, recreational and cultural features.	no acceptable outcome provided	
<i>Natural hazards</i>			
PO11	The DFE does not adversely affect premises or increase the risk to life and property.	AO11.1	The premises is outside the DFE as shown on Map xyz??
PO12	Works do not have an adverse impact on the extent or magnitude of flooding.	AO12.1	The premises is outside the DFE as shown on Map xyz??
<i>Particular uses or development</i>			
PO13		AO13.1	
PO14		AO14.1	
<i>Emissions</i>			
PO15	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 arterial or other heavily-trafficked roads.	no acceptable outcome provided	
<i>Development near aerodromes</i>			
PO16	Development near an aerodrome does not	no acceptable outcome provided	

Performance outcomes	Acceptable outcomes
<p>adversely affect the safe operation or operational requirements of such aerodrome, including by—</p> <ul style="list-style-type: none"> (a) providing lighting that could confuse, distract, or interfere with a pilot's vision; (b) protruding into operational airspace; or (c) attracting flying vertebrates. 	
<i>Construction activity</i>	
<p>PO17 Erosion and sediment control measures protect environmental values during construction.</p>	<p>AO17.1 During construction soil erosion and sediment is controlled in accordance with standards contained in ??</p>

6.4 General Residential Zone Code

6.4.1 Purpose of the General Residential Zone

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.

Editorial note—this zone purpose statement is a mandatory state-wide provision made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the Sustainable Planning Act 2009.

The local government purpose of the code is to—

- (1) meet the housing needs of a wide range households with the development of dwellings at a range of densities;
- (2) facilitate residential development respectful of neighbourhood character; and,
- (3) 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.

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

- (4) the provision of a range of housing forms and tenures;
- (5) the protection of people and premises from natural hazards including floods, bushfire and landslide, and from crime;
- (6) the protection and enhancement of significant natural habitat areas, wildlife corridors, wetlands and waterway corridors, and historical, architectural, topographic, landscape, scenic, social, recreational and cultural features;
- (7) safe, efficient and sustainable infrastructure;
- (8) safe, efficient and pleasant transport networks;
- (9) non-residential uses are small-scale and provide services that are predominantly oriented to local custom;
- (10) development occurs in an orderly and sequential manner, generally as a logical extension of existing urban areas;
- (11) connection to or the efficient and timely provision of infrastructure, including any social infrastructure, appropriate to the use;
- (12) a predominantly low intensity residential scale, form and character;
- (13) a high standard of residential amenity.

6.4.2 Assessment criteria for the General Residential Zone Code

Part A—self-assessable and assessable development criteria

Table 1.4 - self-assessable and assessable development criteria

Performance outcomes		Acceptable outcomes	
<i>Appropriate use</i>			
PO1	Only appropriate uses establish in the General Residential Zone	AO1.1	The following uses do not establish within the General Residential Zone—
		(a)	Business activities, except—
		(b)	FoodBulk landscape supplies;
		(c)	Cemetery;
		(d)	Correctional facility;
		(e)	Crematorium;
		(f)	Educational establishment;
		(g)	Emergency services;

Performance outcomes		Acceptable outcomes
		(h) Funeral parlour; (i) Garden centre; (j) Hardware and drink outlet; and trade supplies; (i) Shop. (k) Community activities, except— (l) Child Health care centres services; (m) Community care Hospital; (n) Indoor sport and recreation; (o) Major sport, recreation and entertainment facility; (p) Market; (q) Motor sport facility; (r) Office; (s) Outdoor sales; (t) Place of worship; (u) Sales office; (v) Service station; (w) Shopping centre; (i) Community residence; and (ii) Community use. (x) Showroom; (y) Veterinary services; (z) Entertainment activities, except Clubs.; (aa) Industrial activities. (bb) Recreational activities, except— (i) Outdoor recreation; and (ii) Parks. (cc) Rural activities.
PO2	For land not in the Residential Mixed Activity Precinct, non-residential uses locate in the General Residential Zone only if they primarily provide a local service.	no acceptable outcome identified
PO3	The use does not create or worsen a conflict between land uses having regard to the ability of any buffering between them to mitigate potential adverse effects.	no acceptable outcome identified
PO4	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 industrial, rural or other uses likely to create a conflict between land uses.	no acceptable outcome identified
PO5	Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
PO6	The use does not create or worsen a conflict between land uses having regard to the distance between them.	AO6.1 Pens or yards associated with intensive animal activities are at least 300 metres from a sensitive land use.
<i>Site suitability</i>		
PO7	Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle	AO7.1 The site has an area of at least 800 square metres and a frontage of at least 20 metres.

Performance outcomes		Acceptable outcomes
	parking and manoeuvring areas, landscaping or buffering, waste management, and water cycle management.	
<i>Amenity and character</i>		
PO8	The use does not adversely affect the residential amenity and character of land in the General Residential Zone.	no acceptable outcome identified
PO9	Advertising devices do not adversely affect the amenity of the locality having regard to their location and design.	AO9.1 Advertising devices are no more than one square metre in area. AO9.2 Advertising devices are not illuminated.
PO10	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
PO11	Works have a domestic scale, form and character.	no acceptable outcome identified
PO12	Buildings provide an attractive presentation to the street by a design which: (a) is compatible in scale with adjoining development; (b) Is orientated towards the street with verandahs/decks and windows and other openings; (c) Limits hard stand or car parking between the building and the street; and (d) Integrates landscaping, low rise fences, pedestrian entries and vehicle entry.	no acceptable outcome identified
PO13	Works reflect the character of the locality having regard to such matters as roof form, street elevations, choice of material, fences or retaining walls, and landscaping.	no acceptable outcome identified
PO14	The use incorporates adequate waste storage space or facilities that is screened or enclosed.	AO14.1 The use incorporates space for storing waste receptacles that is entirely screened with a solid fence not less than 1.8 metres high.
<i>Intensity and scale</i>		
PO15	The intensity of residential uses is appropriate to the locality.	AO15.1 No more than one dwelling house or caretaker's residence locates on each lot. AO15.2 For land in the 'Higher Density Residential Precinct', no more than one dwelling unit per 300 square metres of site area locates on each lot.
PO16	Works contribute positively to the amenity of the General Residential Zone.	AO16.1 For other than a Dwelling House or Caretakers Residence, the total gross floor area is not more than 50% of site area.
PO17	Non-residential uses have a domestic scale	AO17.1 The Total Use Area of non-residential uses

Performance outcomes	Acceptable outcomes
and intensity.	is less than 60 square metres or 6% of the area of the lot, whichever is the lesser.
<i>Site layout and design</i>	
PO18 Uses and works do not increase the opportunity for criminal behaviour having regard to the location and design of any works.	no acceptable outcome identified
PO19 Sufficient outdoor space is available around buildings for private recreation and open space.	AO19.1 At least 30 percent of the site is available as private open space and recreation area.
PO20 Private open space is readily accessible from main habitable rooms at or about ground level.	no acceptable outcome identified
PO21 Screening provides privacy for users of recreation and open space.	no acceptable outcome identified
<i>Setbacks</i>	
PO22 Works contribute positively to the amenity of the General Residential Zone.	AO22.1 For other than a Dwelling House or Caretakers Residence, buildings are at least— (a) six metres from a rear boundary; (b) 2.5 metres from a side boundary; and (c) six metres from any road.
<i>Height</i>	
PO23 Works contribute positively to the amenity of the General Residential Zone.	AO23.1 For other than a Dwelling House or Caretakers Residence, structures are less than 8.5 metres high.
<i>Natural environment</i>	
PO24 Development conserves natural habitat.	AO24.1 Uses and works do not occur in areas of high ecological significance as shown on Map xyz??
PO25 Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	AO25.1 A vegetated buffer not less than 10 metres wide extends from the high bank of any watercourse or lake.
<i>Cultural heritage</i>	
PO26 Development protects or enhances valuable historical, architectural, topographic, landscape, scenic, social, recreational and cultural features.	AO26.1 Uses and works do not occur on or within 20 metres of a ridgeline or escarpment or within 100 metres of a watercourse.
<i>Natural hazards</i>	
PO27 The DFE does not adversely affect premises or increase the risk to life and property.	AO27.1 The premises is outside the DFE as shown on Overlay Map—Flood Hazard.
PO28 Works do not have an adverse impact on the extent or magnitude of flooding.	AO28.1 The premises is outside the DFE as shown on Overlay Map—Flood Hazard
<i>Operating hours</i>	
PO29 Non-residential uses only operate during	AO29.1 Activities only occur between the hours of

Performance outcomes		Acceptable outcomes
	hours that are appropriate for a residential locality.	7:00 am and 7:00 pm.
PO30	The loading and unloading of goods in connection with non-residential use only occurs at times that are appropriate to a residential locality.	no acceptable outcome provided
<i>Particular uses or development</i>		
PO31	For residential uses other than Dwelling house, accommodation incorporates variety such form, tenure, size, or layout.	no acceptable outcome provided
<i>Emissions</i>		
PO32	Artificial lighting does not adversely affect the amenity of the locality having regard to its intensity, direction, overspill or glare.	AO32.1 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.
PO33	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 arterial or other heavily-trafficked roads.	no acceptable outcome provided
<i>Development near aerodromes</i>		
PO34	Development near an aerodrome does not adversely affect the safe operation or operational requirements of such aerodrome, including by— (a) providing lighting that could confuse, distract, or interfere with a pilot's vision; (b) protruding into operational airspace; or (c) attracting flying vertebrates.	no acceptable outcome provided
<i>Construction activity</i>		
PO35	Erosion and sediment control measures protect environmental values during construction.	AO35.1 During construction soil erosion and sediment is controlled in accordance with standards contained in ??

6.5 Industry Zone Code

6.5.1 Purpose of the Industry Zone Code

The purpose of the Industry Zone Code is to provide for a range of service, low, medium, or high impact industrial uses.

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.

Editorial note—this zone purpose statement is a mandatory state-wide provision made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the Sustainable Planning Act 2009.

The local government purpose of the Industry Zone Code is to accommodate a range of industry activities and associated works that—

- (1) are consolidated to provide a diverse industry base and promote access to employment and economic growth;
- (2) generally contain all potential adverse environmental effects within their own site and do not prejudice or impact adversely on other industry activities in the industry zone or uses (particularly sensitive land uses) located within other zones; and
- (3) are not prejudiced by the intrusion of sensitive or other incompatible uses such as accommodation activities or community activities except where it can be demonstrated that uses other than industry activities:
- (4) are associated with and essential to the operation of industry activities; and
- (5) cannot reasonably be established in other more appropriate zones; and
- (6) are consistent with the scale and character of other development in the locality and achieve a high standard of industrial amenity.

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

- (7) uses and works for industrial purposes maintain safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land (particularly adjacent to sensitive land uses) having regard to their location and design;
- (8) development locates having regard to its servicing capabilities in terms of transport, water, sewage, electricity, gas, telecommunications infrastructure, other associated industries and work force;
- (9) development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure;
- (10) 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;
- (11) development incorporates sustainable practices, including maximising energy efficiency and water conservation;
- (12) development is reflective of and responsive to the environmental constraints of the land;
- (13) the scale, character and built form of development contributes to a high standard of amenity;
- (14) 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;
- (15) development has access to development infrastructure and essential services; and,
- (16) the viability of both existing and future industrial activities are protected from the intrusion of incompatible uses.

6.5.2 Assessment Criteria for the Industry Zone Code

Part A—criteria for self-assessable development

Self-assessable outcomes

Development involving a Caretaker's Residence

SO1 SO2 The Caretaker's Residence is—
a Dwelling House; or

Self-assessable outcomes	
	(a) is attached to, or within, the building in which the non-residential use occurs, and is self-contained.
SO3	The Caretaker's Residence has a direct resident pedestrian entry separate to the non-residential building.
SO4	The GFA of the Caretaker's Residence does not exceed 150m ² .
SO5	The Caretaker's Accommodation is provided with at least 35m ² of private open space at ground level having a minimum dimension of three metres that is directly accessible from the Caretaker's Residence. OR Private open space for Caretaker's Accommodation is provided above ground level and consists of a balcony having a minimum area of 8m ² and a minimum dimension of two metres, directly accessible from a living room.
SO6	The Caretaker's Residence is occupied by at least one person who is employed on the site.
<i>Industrial Amenity and Performance</i>	
SO7	SO8The building design and layout locates potential noise and noxious/offensive emission sources away from sensitive land uses.
SO9	SO10No significant emissions of contaminants occur beyond the boundary of the site.
SO11	SO12Where within 150m of a sensitive land use, outdoor activities including the loading/unloading of goods and materials occurs at only between the hours of— (b) 7:00am and 6:00pm, Monday to Friday; and (c) 7:00am and 12:00pm (noon) on Saturdays.
SO13	SO14No outdoor activities or loading/unloading of goods or materials occurs on Sundays or public holidays.
SO15	Where within 150m of sensitive land use, indoor activities occurring on Sundays or Public Holidays are limited to office and administrative tasks or are not audible or visible from outside the building.
SO16	SO17Lighting does not exceed 8.0 lux measured at 1.5m metres beyond the boundary of the site.
SO18	Fences are at least 50% transparent and not greater than 2 metres in height where located forward of a building line and where abutting trafficable roads.
<i>Car Parking and Vehicle Servicing</i>	
SO19	Premises have existing loading, unloading and set down areas suitable to accommodate the largest vehicle accessing the premises that allow for the— (e) collection and set down of passengers; (f) parking of trailers; (g) service vehicle parking; and, (h) loading and unloading of goods. Where these facilities do not exist they are designed and provided in accordance with AS2890.2—Off Street Parking Part 2: Commercial Vehicles.
SO20	SO21Vehicle unloading and associated outdoor storage areas are located or screened to be unobtrusive from the street.
SO22	All vehicles accessing the premises can enter and exit the premises in a forward gear.

Part C—criteria for assessable development

Table 1.5 - criteria for assessable development

Performance Outcomes

Acceptable Outcomes

Performance Outcomes		Acceptable Outcomes
<i>Appropriate Use</i>		
PO1	Uses within the industry zone: (a) are predominantly industrial activities, consolidated to provide a diverse industry base and promote access to employment and economic growth; and (b) are not prejudiced by the intrusion of other incompatible uses such as sensitive land uses 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 (c) do not prejudice or impact adversely on other industry activities in the industry zone or uses located within other zones.	no acceptable outcome identified
PO2	Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
<i>Site Suitability</i>		
PO3	Development is suitably serviced with infrastructure including potable water supply and wastewater management/disposal.	no acceptable outcome identified
PO4	Development has appropriate all weather road access between the premises and the local road network and avoids direct access to an arterial road or State controlled road.	no acceptable outcome identified
PO5	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
<i>Intensity and Scale of Development</i>		
PO6	The height, scale and bulk of buildings and structures reflect the operational needs of industry whilst not adversely impacting on the amenity of the industry zone and surrounding areas.	AO6.1 Buildings and structures are limited to 10 metres in height above natural ground level. AO6.2 The combined site cover of buildings and ancillary structures is not greater than 75 percent of the site area.
PO7	Buildings are setback a sufficient distance from the road frontage boundary of the site to accommodate	AO7.1 Buildings are setback at least six metres from any road frontage.

Performance Outcomes	Acceptable Outcomes
<p>visitor car parking, landscaping, signage, and pedestrian and vehicular entries to create an attractive presentation to the street.</p>	
<p>PO8 Development is setback from any common boundary to land not in the Industry Zone, or any common boundary with a sensitive land use, the distance necessary to protect the amenity and use of adjacent development and not compromise the operation of industry.</p>	<p>AO8.1 Buildings or structures are setback half the height of the building or</p> <p>(a) four metres, whichever is the lesser,</p> <p>(b) from any common boundary with land not in the Industry Zone, or any common boundary to a sensitive land use.</p>
<p>PO9 The design and character of buildings and ancillary structures reflects the industry function of the use whilst providing a high-quality of industrial design and visual amenity (particularly to a road frontage).</p>	<p>AO9.1 Building lengths of more than 30 metres are punctuated with architectural treatments such as—</p> <p>(a) variations in materials, colours or textures;</p> <p>(b) inclusion of windows or fenestration; and</p> <p>(c) steps, recesses or projections in the walls.</p> <p>AO9.2 Facades facing a road frontage comprise a maximum of 60 percent of any single colour, texture or material.</p>
<p>PO10 The architectural form and design of building/s avoids large unbroken expanses of wall and incorporates a variety of building forms, materials and treatments creating a strong sense of visual interest and consistent industrial character.</p>	<p>AO10.1 The ground storey of buildings is designed with office, display windows, entrance foyers and building forecourts presenting to the road frontage.</p> <p>AO10.2 All buildings and ancillary structures include innovative, flexible and varied treatments to the roof and any parapet(s).</p>
<p><i>Site Layout and Design</i></p>	
<p>PO11 The operation and industry function of the use is managed through a combination of effective site layout and design, landscaping and screen fencing to avoid adverse visual impacts on street frontage presentation and to adjoining development (particularly where adjoining a sensitive land use).</p>	<p>AO11.1 Vehicle unloading and associated outdoor storage areas are designed and located to be unobtrusive from the street.</p> <p>AO11.2 All rainwater tanks, storage areas and refuse storage areas are located behind the primary street frontage building setback line and screened from public view by a combination of one or more of the following measures:</p> <p>(a) fencing not less than 1.8 metres high;</p> <p>(b) landscaping consisting of dense screening shrubs to a height not less than 1.8 metres;</p> <p>(c) screened enclosures; or</p> <p>(d) contained indoors.</p> <p>AO11.3 Landscaping is provided along the full length of each road frontage (excluding vehicle crossovers and pedestrian access)</p>

Performance Outcomes	Acceptable Outcomes
	<p>with a minimum landscaping width of 2 metres.</p> <p>AO11.4 A minimum of 5 percent of the site area is landscaped with a range of trees, shrubs and groundcover species.</p> <p>AO11.5 Landscaping is incorporated into car parking areas and shade trees are provided at a rate of one tree per 6 car parking spaces.</p> <p>AO11.6 A 1.8 metre high solid screen fence or noise barrier is erected along the full length of any boundary common with a sensitive land use.</p> <p>AO11.7 The building setback space between any common boundary with a sensitive land use is provided with screen landscaping for a minimum width of two metres along the full length of the boundary.</p>
<p>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.</p>	<p>AO12.1 The main entry to the building is easily identifiable, and directly accessible, from the street</p> <p>AO12.2 A pedestrian path, which is separated from car parking areas and driveways, is provided from the footpath to the front entrance of the building.</p> <p>AO12.3 Staff entrances, if separated from the front entrance, are well lit and opportunities for surveillance are maximised.</p> <p>AO12.4 Visitor car parking is located in close proximity to the pedestrian front entrance of the building.</p> <p>AO12.5 Visitor car parking areas are separated from service vehicle facilities including loading/unloading areas, manoeuvring areas and service bays.</p> <p>AO12.6 Visitor car parking is differentiated from staff parking areas.</p>
<p>PO13 Development creates a socially, visually and physically pleasant work environment that facilitates a recreation space for employees that is comfortable and protected from sun and rain.</p>	<p>AO13.1 An outdoor employee recreation space is provided which includes shade, seating, tables, bins and protection from the weather.</p>
<p><i>Setbacks</i></p>	
<p>PO14 Side and rear setbacks maintain—</p> <p>(a) privacy, breezes and solar access to adjoining buildings located in the General Residential Zone or Township Zone; and,</p> <p>PO15 provide areas for landscaping.</p>	<p>AO15.1 Where, buildings are set back—</p> <p>(a) 5 metres to a side boundary common with land in a General Residential Zone or Township Zone; and,</p> <p>(b) 10 metres to a rear boundary common with land in a General</p>

Performance Outcomes		Acceptable Outcomes
		Residential Zone or Township Zone.
<i>Industrial Amenity and Performance</i>		
PO16	The design of the proposal minimises impacts on nearby sensitive land uses from noise or noxious/offensive emissions to air.	AO16.1 The building design and layout locates potential noise and noxious/offensive emission sources away from sensitive land uses.
PO17	Emissions of contaminants including air pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation must not cause environmental harm or nuisance.	AO17.1 No significant emissions of contaminants occur beyond the boundary of the site.
PO18	The risk of potential injury, death or damage to people or property on-site or in the surrounding community is minimised by— (a) using inherently safe designs and procedures accompanied by high quality safety management systems; (b) adopting risk management procedures that are developed in accordance with Australian Standard 4360.	no acceptable outcome identified
PO19	The hours of operation of the use are managed to protect the amenity of any nearby sensitive land uses.	AO19.1 Where within 150 metres of a sensitive land use, outdoor activities including the loading/unloading of goods and materials occurs at only between the hours of: (a) 7:00am and 6:00pm, Monday to Friday; and (b) 7:00am and 12:00pm (noon) on Saturdays. No outdoor activities or loading/unloading of goods or materials occurs on Sundays or public holidays. AO19.2 Where within 150 metres of a sensitive land use, indoor activities occurring on Sundays or Public Holidays are limited to office and administrative tasks or are not audible or visible from outside the building.
PO20	The design of lighting does not compromise local amenity.	AO20.1 Lighting does not exceed 8.0 lux measured at 1.5 metres beyond the boundary of the site.

6.6 Recreation and Open Space Zone Code

6.6.1 Purpose of the 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. 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. 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. 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.
- (2) 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 for commercial recreational use of land where appropriate, generally only when incidental to primary sport and recreation use of the land or nearby land.
- (3) The purposes 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 habitat areas, wildlife corridors, wetlands and waterway corridors;
 - (c) safe, efficient and pleasant 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 hazards including floods, bushfire and landslide;
 - (j) the protection and enhancement of significant natural habitat areas, wildlife corridors, wetlands and waterway corridors;
 - (k) safe, efficient and sustainable infrastructure;
 - (l) connection to or the provision of only limited services and infrastructure appropriate to the use and commensurate with proximity to existing networks;
- (m) town sporting facilities reflect character and amenity that is compatible with the locality.

6.6.2 Assessment criteria for the Recreation and Open Space Zone Code

Part A—criteria for assessable development

Table 1.6 - criteria for assessable development

Performance outcomes		Acceptable outcomes	
<i>Appropriate use</i>			
PO1	Only appropriate uses establish in the Recreation and Open Space Zone	AO1.1	The following uses do not establish within the Recreation and Open Space Zone—

Performance outcomes		Acceptable outcomes
		(a) Bulk landscape supplies (b) Garden centre (c) Hardware and trade supplies (d) Office (e) Outdoor sales (f) Sales office (g) Service station (h) Shop (i) Shopping centre (j) Showroom (k) Veterinary services (l) Accommodation activities.; (m) Business activities, except— (i) Food and drink outlet; and (ii) Market. (n) Entertainment activities, except Club; (o) Industry activities.; (p) Rural activities.
PO2	Public parks continue to facilitate informal recreational open space activities.	AO2.1 Privatised or intensive development does not encroach upon existing public parks.
PO3	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 and areas of nature conservation.	AO3.1 The Recreation and Open Space Zone generally only supports open space and uses that formal and informal AO3.2 Uses in the following activity groups do not establish within the Recreation and Open Space Zone— (a) accommodation activities; (b) industry activities; and (c) rural activities.
PO4	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
PO5	Uses do not locate or operate in a way likely to conflict or interfere with the safe operation of infrastructure.	no acceptable outcome identified
<i>Amenity and character</i>		
PO6	Development avoids or minimises adverse impacts on the character, or appearance of the locality or on features of architectural, historic or scientific significance.	no acceptable outcome identified
PO7	Works contribute positively to the amenity of the Recreation and Open Space Zone.	no acceptable outcome identified
<i>Site Layout and Design</i>		
PO8	Buildings and structures complement the setting of the site.	no acceptable outcome identified
PO9	Buildings and structures use locally available materials and finishes that are predominant in the surrounding natural environment.	no acceptable outcome identified

Performance outcomes		Acceptable outcomes
<i>Setbacks</i>		
PO10	Side and rear setbacks maintain— (a) privacy, breezes and solar access to adjoining buildings located in the General Residential Zone or Township Zone; and (b) provide areas for landscaping.	AO10.1 Buildings are set back— (a) 5 metres to a side boundary common with land in a General Residential Zone or Township Zone; and (b) 10 metres to a rear boundary common with land in a General Residential Zone or Township Zone.
<i>Height</i>		
PO11	Building works have no adverse impacts on the character or amenity of the locality.	AO11.1 Buildings are single-storey.
<i>Natural environment</i>		
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 extends from the high bank of any watercourse or lake.
PO13	Development protects areas that are ecologically significant.	AO13.1 Uses and works do not occur in areas of high ecological significance as shown on Map xyz??.
<i>Cultural heritage</i>		
PO14	Uses and works have no significant impact on cultural heritage and landscape values having regard to their location and design.	AO14.1 Uses and works do not occur on or within 20 metres of a ridgeline or escarpment or within 100 metres of a watercourse. AO14.2 Development does not occur within 50 metres of a cemetery or burial site identified in ??
<i>Natural hazards</i>		
PO15	For land situated in high and medium bushfire hazard areas, development incorporates all-weather road access connecting the development to the existing road network that is capable of providing access for fire fighting and other emergency vehicles, and for safe evacuation.	no acceptable outcome identified
PO16	For land situated in high and medium bushfire hazard areas, buildings locate so as to be setback from hazardous vegetation.	no acceptable outcome identified
PO17	Uses and works do not locate where there is any significant risk of landslip, erosion, land degradation or other risk to people or property.	AO17.1 Development does not occur on slopes greater than 15 percent.
PO18	The DFE does not adversely affect premises or increase the risk to life and property.	AO18.1 The premises is outside the DFE as shown on Map xyz??
PO19	Works do not have an adverse impact on the extent or magnitude of flooding.	AO19.1 The premises is outside the DFE as shown on Map xyz??
<i>Operating hours</i>		

Performance outcomes		Acceptable outcomes
PO20		AO20.1
<i>Particular uses or development</i>		
PO21	Land in the Open Space Zone remains publicly accessible.	AO21.1
<i>Emissions</i>		
PO22	Lighting does not adversely affect the amenity of the locality having regard to its intensity, direction, overspill or glare.	AO22.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with requirements of AS4282—Control of the Obtrusive Effects of Outdoor Lighting
PO23	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
PO24	Site users are not exposed to high levels of dust, light, noise, odours, vibrations and other potential environmental contaminants where close to arterial or other heavily-trafficked roads.	AO24.1 A landscaped buffer is provided where a proposed use adjoins a heavily-trafficked road.
<i>Development near Aerodromes</i>		
PO25	Development near an aerodrome does not adversely affect the safe operation or operational requirements of such aerodrome, including by— (a) providing lighting that could confuse, distract, or interfere with a pilot’s vision; (b) protruding into operational airspace; or (c) attracting flying vertebrates.	no acceptable outcome provided
<i>Construction activity</i>		
PO26	Erosion and sediment control measures protect environmental values during construction.	AO26.1 During construction soil erosion and sediment is controlled in accordance with standards contained in ??

6.7 Rural Residential Zone Code

6.7.1 Purpose of 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) purpose of the code is to enable for low density housing in a rural setting.

6.7.2 Overall outcomes

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

- (1) the provision of only limited services and infrastructure commensurate with proximity to the major centres in the region and to existing networks;
- (2) the provision of only limited community facilities or uses that provide services to residents;
- (3) the protection of people and premises from natural hazards including floods, bushfire and landslide;
- (4) the protection and enhancement of significant natural features and ecological processes;
- (5) the protection and enhancement of a rural residential amenity;
- (6) the avoidance of significant conflict with other uses, including with agriculture, animal husbandry, extractive industry, or timber production;
- (7) safe, efficient and pleasant transport networks;
- (8) infrastructure operates safely and efficiently without interference by incompatible uses or works; and
 - (a) a predominantly low intensity residential scale, form and character.

6.7.3 Assessment criteria for the Rural Residential Zone Code

1.1.1.2 Part A—criteria for assessable development

criteria for assessable development

Performance outcomes		Acceptable outcomes	
<i>Appropriate use</i>			
PO1	Only appropriate uses established in the Rural Residential Zone	AO1.1	The following uses do not establish within the Rural Residential Zone— <ol style="list-style-type: none"> (a) Caretakers accommodation; (b) Cemetery; (c) Child care centre; (d) Correctional facility; (e) Crematorium; (f) Educational establishment; (g) Funeral parlour; (h) Health care services; (i) Hospital; (j) Hostel; (k) Multiple dwelling; (l) Non-residential workforce accommodation; (m) Place of worship; (n) Relocatable home; (o) Short-term accommodation; (p) Business Activities, except Market; (q) Entertainment activities; (r) Industry activities; (s) Recreational activities, except Park;

Performance outcomes		Acceptable outcomes
		(t) Rural activities, except Animal husbandry.
PO2	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 industrial, rural or other uses likely to create a conflict between land uses.	no acceptable outcome identified
PO3	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.	AO3.1 Pens or yards associated with intensive animal activities are at least 300 metres from a sensitive land use.
PO4	Infrastructure operates safely and efficiently without interference by incompatible uses or works.	no acceptable outcome identified
<i>Site suitability</i>		
PO5	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.	AO5.1 The site has an area of at least 800 square metres and a frontage of at least 20 metres.
<i>Amenity and character</i>		
PO6	The use does not adversely affect the residential amenity and character of land in the Rural Residential Zone.	no acceptable outcome identified
PO7	Advertising devices do not adversely affect the amenity of the locality having regard to their location and design.	AO7.1 Advertising devices are no more than one square metre in area. AO7.2 Advertising devices are not illuminated.
PO8	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
PO9	Works have a domestic scale, form and character.	no acceptable outcome identified
PO10	Works contribute to a pleasant streetscape.	no acceptable outcome identified
PO11	Works reflect the character of the locality having regard to such matters as roof form, street elevations, choice of material, fences or retaining walls, and landscaping.	no acceptable outcome identified
PO12	The use incorporates adequate waste storage space or facilities that is screened or enclosed.	AO12.1 The use incorporates space for storing waste receptacles that is entirely screened with a solid fence not less than 1.8 metres high.
<i>Intensity and scale</i>		
PO13	The intensity of residential uses is	AO13.1 No more than one dwelling house or

Performance outcomes		Acceptable outcomes
	appropriate to the locality.	caretaker's residence locates on each lot.
PO14	Works contribute positively to the amenity of the Rural Residential Zone.	AO14.1 The total gross floor area is not more than five percent of site area.
PO15	Non-residential uses have a domestic scale and intensity.	AO15.1 The Total Use Area of non-residential uses is less than 100 square metres or two percent of the area of the lot, whichever is the lesser.
<i>Site layout and design</i>		
PO16	Uses and works do not increase the opportunity for criminal behaviour having regard to the location and design of any works.	no acceptable outcome identified
PO17	Sufficient outdoor space is available around buildings for private recreation and open space.	AO17.1 At least 60% of the site is available as private open space and recreation area.
PO18	Private open space is readily accessible from main habitable rooms at or about ground level.	no acceptable outcome identified
PO19	Screening provides privacy for users of recreation and open space.	no acceptable outcome identified
<i>Setbacks</i>		
PO20	Works contribute positively to the amenity of the Rural Residential Zone.	AO20.1 For other than a Dwelling House or Caretakers Residence, buildings are at least— (a) ten metres from a rear boundary; (b) five metres from a side boundary; (c) six metres from any road.
<i>Height</i>		
PO21	Works contribute positively to the amenity of the Rural Residential Zone.	AO21.1 For other than a Dwelling House or Caretakers Residence, structures are less than 8.5 metres high.
<i>Natural environment</i>		
PO22	Development conserves natural habitat.	AO22.1 Uses and works do not occur in areas of high ecological significance as shown on Map xyz??
PO23	Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	AO23.1 A vegetated buffer not less than 10 metres wide extends from the high bank of any watercourse or lake.
<i>Cultural heritage</i>		
PO24	Development protects or enhances valuable historical, architectural, topographic, landscape, scenic, social, recreational and cultural features.	AO24.1 Uses and works do not occur on or within 20 metres of a ridgeline or escarpment or within 100 metres of a watercourse.
<i>Natural hazards</i>		
PO25	For land situated in high and medium bushfire hazard areas, development incorporates all-weather road access	no acceptable outcome identified

Performance outcomes	Acceptable outcomes
connecting the development to the existing road network that is capable of providing access for fire fighting and other emergency vehicles, and for safe evacuation.	
PO26 For land situated in high and medium bushfire hazard areas, buildings locate so as to be setback from hazardous vegetation.	no acceptable outcome identified
PO27 The DFE does not adversely affect premises or increase the risk to life and property.	AO27.1 The premises is outside the DFE as shown on Map xyz??
PO28 Works do not have an adverse impact on the extent or magnitude of flooding.	AO28.1 The premises is outside the DFE as shown on Map xyz??
PO29 Uses and works do not locate where there is any significant risk of landslip, erosion, land degradation or other risk to people or property.	AO29.1 Development does not occur on slopes greater than 15 percent.
<i>Operating hours</i>	
PO30 Non-residential uses only operate during hours that are appropriate for a residential locality.	AO30.1 Activities only occur between the hours of 7:00 am and 7:00 pm.
PO31 The loading and unloading of goods in connection with non-residential use only occurs at times that are appropriate to a residential locality.	no acceptable outcome identified
<i>Particular uses or development</i>	
PO32 For residential uses other than Dwelling house, accommodation incorporates variety such form, tenure, size, or layout.	no acceptable outcome identified
<i>Emissions</i>	
PO33 Artificial lighting does not adversely affect the amenity of the locality having regard to its intensity, direction, overspill or glare.	AO33.1 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.
PO34 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 arterial or other heavily-trafficked roads.	no acceptable outcome identified
<i>Development near aerodromes</i>	
PO35 Development near an aerodrome does not adversely affect the safe operation or operational requirements of such aerodrome, including by— (a) providing lighting that could confuse, distract, or interfere with a pilot's	no acceptable outcome identified

Performance outcomes	Acceptable outcomes
vision; (b) protruding into operational airspace; or (c) attracting flying vertebrates.	
<i>Construction activity</i>	
PO36 Erosion and sediment control measures protect environmental values during construction.	AO36.1 During construction soil erosion and sediment is controlled in accordance with standards contained in ??

6.8 Rural Zone Code

6.8.1 Purposes of the Rural Zone Code

The purpose of the Rural Zone Code is to—

- (1) facilitate the sustainable use of land for a wide range of rural uses including cropping, forestry for carbon sequestration, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- (2) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the local government area;
- (3) enable uses that require isolation from urban areas as a consequence of their impacts such as noise or odour; and,
- (4) protect or manage significant natural features, resources, and processes, including the capacity for primary production.

Editorial note—this zone purpose statement is a mandatory state-wide provision made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the Sustainable Planning Act 2009.

The local government purpose of the Rural Zone Code is to—

- (5) enable land to be used efficiently for rural production free from fragmentation, alienation or encroachment from incompatible development;
- (6) minimise the potential for conflict between rural uses and other uses;
- (7) enable value-adding to primary products at the source;
- (8) facilitate economic development that is compatible with rural activities;
- (9) minimise adverse impacts on biological diversity and ecological integrity;
- (10) facilitate development that has form, scale, intensity, location, design, and character that is appropriate to its context;
- (11) for land in the urban area—
 - (a) protect the longer-term ability of settlements to expand, most likely beyond the life of the planning scheme; or,
 - (b) facilitate development that does not readily suit land in other zones but ought to situate in or adjacent to a town or village; and
- (12) 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.

6.8.2 Overall outcomes

The following overall outcomes will achieve the purposes of the Rural Zone Code—

- (1) vegetated slopes and elevated areas provide a scenic backdrop to the local government area;
- (2) the protection and enhancement of significant natural features and ecological processes;
- (3) the protection and enhancement of historical, architectural, topographic, landscape, scenic, social, recreational and cultural features;
- (4) safe, efficient and sustainable infrastructure, although at a basic level of provision;
- (5) safe, efficient and pleasant transport networks;
- (6) extractive industries and associated processing occur where the resource is available, consistent with management of impacts and site rehabilitation;
- (7) development, having regard to its location and design, protects people and premises from natural hazards such as flood, bushfire and landslide;
- (8) development protects water quality and the ecological and hydrological processes of waterways and wetlands;
- (9) development does not result in environmental harm;
- (10) uses that are not Rural Activities occur if there is a nexus
- (11) if not in an urban area, development does not compromise the capacity of rural land for primary production or associated value-adding activities; and,

- (12) if in an urban area, development is consistent with and does not compromise the likely longer-term use of other land in the locality.

6.8.3 Assessment criteria for the Rural Zone Code

1.1.1.3 Part A—criteria for self-assessable development

criteria for self-assessable development

Performance outcomes		Acceptable outcomes	
<i>Buffers to sensitive land uses</i>			
PO1	Rural activities and non-residential use areas are appropriately separated from surrounding sensitive land uses to avoid potential impacts arising from noise, odours or other noxious emissions.	AO1.1	The following facilities are setback 150 metres from any dwelling in the Rural Zone and 150 metres from land included in a residential zone: <ul style="list-style-type: none"> (a) Animal enclosures; (b) non-residential buildings used for storage, processing and packing of produce; or (c) waste disposal areas.
		AO1.2	Any part of premises used for cropping is not located within 300 metres of land included in a residential zone, township zone, centres zone or sport and recreation zone.

Part C— criteria for assessable development

Table 1.7 - criteria for assessable development

Acceptable outcomes	
<i>Appropriate use</i>	
PO1	Only appropriate uses establish in the Rural Zone.
AO1.1	The following uses do not establish within the Rural Zone— <ul style="list-style-type: none"> (a) Accommodation activities, except— <ul style="list-style-type: none"> (i) Caretaker's accommodation (ii) Dual occupancy (iii) Dwelling house (iv) Dwelling unit (v) Home based business (vi) Non-residential workforce accommodation (b) Residential child care facility centre; <ul style="list-style-type: none"> (i) Short-term accommodation (ii) Tourist park (c) Business activities, except— (d) Bulk landscape community care centre; (e) Community residence; (f) Community use; (g) Food and drink outlet; (h) Funeral parlour; (i) Hardware and trade supplies; <ul style="list-style-type: none"> (i) Garden centre; (ii) Outdoor sales;

Acceptable outcomes

		<ul style="list-style-type: none"> (j) VeterinaryHealth care services; (k) Community Activities, except— <ul style="list-style-type: none"> (i) Cemetery; (l) CorrectionalHigh impact industry; (m) Hospital; (n) Hostel; (o) Medium impact industry; (p) Multiple dwelling; (q) Noxious and hazardous industry; (r) Office; (s) Relocatable home park; (t) Retirement facility; <ul style="list-style-type: none"> (i) Crematorium; (ii) Educational facility; (iii) Emergency services; (u) Place of worshipSales office; (v) Showroom; (w) Shop; (x) Shopping centre; (y) Entertainment activities, except Function facility; (z) Industry activities, except— <ul style="list-style-type: none"> (i) Extractive industry (ii) Low impact industry (iii) Marine industry (iv) Research and technology industry (v) Service industry (vi) Warehouse (aa) Recreational activities, except Park;
		AO1.2 The following uses do not establish within the Rural Zone (Precinct ??)—
		<ul style="list-style-type: none"> (a) Intensive animal industry; (b)
PO2	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 industrial, rural or other uses likely to create a conflict between land uses.	no acceptable outcome identified
PO3	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.	AO3.1 Pens or yards associated with intensive animal activities are at least 300 metres from a sensitive land use.
PO4	Infrastructure operates safely and efficiently without interference by incompatible uses or works.	no acceptable outcome identified
<i>Site suitability</i>		
PO5	Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas,	no acceptable outcome identified

Acceptable outcomes

	landscaping or buffering, waste management, and water cycle management.	
<i>Amenity and character</i>		
PO6	The use does not adversely affect rural amenity and character of land in the Rural Zone.	no acceptable outcome identified
PO7	Advertising devices do not adversely affect the amenity of the locality having regard to their location and design.	AO7.1 Advertising devices do not establish in the locations shown on Map XYZ??? AO7.2 Advertising devices are not illuminated.
PO8	Works have a low-density rural scale, form and character.	no acceptable outcome identified
PO9	Development retains and protects significant vegetation.	no acceptable outcome identified
PO10	Works do not significantly diminish scenic amenity values.	no acceptable outcome identified
PO11	Works maintain the natural amenity values of steep land, ridge lines and escarpments.	AO11.1 Works do not occur on slopes greater than 15%.
<i>Intensity and scale</i>		
PO12	The intensity of residential uses is appropriate to the locality.	AO12.1 No more than one dwelling house or caretaker's residence locates on each lot.
PO13	Works contribute positively to the amenity of the Rural Zone.	AO13.1 The total gross floor area is not more than 5% of site area.
PO14	Non-residential uses have a rural scale and intensity.	AO14.1 The total use area is less than 200 m ² .
<i>Site layout and design</i>		
PO15	Screening provides privacy for users of recreation and open space.	no acceptable outcome identified
<i>Setbacks</i>		
PO16	Works contribute positively to the amenity of the Rural Zone.	AO16.1 For other than a Dwelling House or Caretakers Residence, buildings are at least— (a) ten metres from a rear boundary; (b) five metres from a side boundary; (c) 20 metres from any road.
<i>Height</i>		
PO17	Works contribute positively to the amenity of the Rural Zone.	AO17.1 For other than a Dwelling House or Caretakers Residence, structures are less than 8.5 metres high.
<i>Natural environment</i>		
PO18	Development conserves natural habitat.	AO18.1 Uses and works do not occur in areas of high ecological significance as shown on Map xyz??
PO19	Development protects soil quality.	no acceptable outcome identified
PO20	Development conserves, or re-establishes,	no acceptable outcome identified

Acceptable outcomes	
open space corridors and networks.	
PO21	Development protects areas of high ecological significance.
	AO21.1 Development does not locate within 100 metres of a 'protected area' under the Nature Conservation Act 1992. AO21.2 Development does not locate within areas identified on Map xyz?? as having high ecological significance.
PO22	Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.
	AO22.1 A vegetated buffer not less than 50 metres wide extends from the high bank of any watercourse or lake.
<i>Cultural heritage</i>	
PO23	Development protects or enhances valuable historical, architectural, topographic, landscape, scenic, social, recreational and cultural features.
	AO23.1 Uses and works do not occur on or within 20 metres of a ridgeline or escarpment or within 100 metres of a watercourse. AO23.2 Development does not occur within 50 m of a cemetery or burial site identified in ??
<i>Natural hazards</i>	
PO24	For land situated in high and medium bushfire hazard areas, development incorporates all-weather road access connecting the development to the existing road network that is capable of providing access for fire fighting and other emergency vehicles, and for safe evacuation.
	no acceptable outcome identified
PO25	For land situated in high and medium bushfire hazard areas, buildings locate so as to be setback from hazardous vegetation.
	no acceptable outcome identified
PO26	The DFE does not adversely affect premises or increase the risk to life and property.
	AO26.1 The premises is outside the DFE as shown on Map xyz??
PO27	Works do not have an adverse impact on the extent or magnitude of flooding.
	AO27.1 The premises is outside the DFE as shown on Map xyz??
PO28	Uses and works do not locate where there is any significant risk of landslip, erosion, land degradation or other risk to people or property.
	AO28.1 Development does not occur on slopes greater than 15 percent.
<i>Operating hours</i>	
PO29	Non-residential uses only operate during hours that are appropriate to the locality.
	no acceptable outcome identified
<i>Particular uses or development—intensive animal industries</i>	
PO30	Intensive animal industries do not adversely affect the amenity of the locality.
	no acceptable outcome identified
<i>Particular uses or development—Bed and breakfast premises</i>	
PO31	Bed and breakfast premises are at a scale and operated that do not adversely affect
	AO31.1 The premises does not accommodate more than six paying guests at any one time.

Acceptable outcomes	
	the amenity of the locality. AO31.2 The premises does not contain more than two accommodation units for accommodating guests.
<i>Particular uses or development—Home business</i>	
PO32	Home businesses are at a scale and intensity so as to not adversely affect the amenity of the locality. no acceptable outcome identified
<i>Particular uses or development—Extractive industries</i>	
PO33	Extractive industries progressively rehabilitate their sites for future reuse. no acceptable outcome identified
<i>Emissions</i>	
PO34	Artificial lighting does not adversely affect the amenity of the locality having regard to its intensity, direction, overspill or glare. no acceptable outcome identified
PO35	Development does not lead to air emissions that cause environmental harm or nuisance. no acceptable outcome identified
PO36	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 arterial or other heavily-trafficked roads. no acceptable outcome identified
<i>Development near aerodromes</i>	
PO37	Development near an aerodrome does not adversely affect the safe operation or operational requirements of such aerodrome, including by— (a) providing lighting that could confuse, distract, or interfere with a pilot's vision; (b) protruding into operational airspace; or (c) attracting flying vertebrates. no acceptable outcome identified
<i>Construction activity</i>	
PO38	Erosion and sediment control measures protect environmental values during construction. AO38.1 During construction soil erosion and sediment is controlled in accordance with standards contained in ??

6.9 Township Zone Code

6.9.1 Purpose of 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.

Editorial note—this zone purpose statement is a mandatory state-wide provision made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the Sustainable Planning Act 2009.

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 town and its surrounding rural area; and
- (4) retain the villages and small towns in the North Burnett as a focus for their own localities.

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

- (5) the protection and enhancement of the predominant low intensity residential scale, form and character having regard to the location and design of any works and likely operation of the use;
- (6) protection of people and premises from natural hazards including floods, bushfire and landslide;
- (7) development does not adversely affect the use of other premises;
- (8) the protection of township amenity;
- (9) maintenance of public health and safety;
- (10) no significant adverse impact on the environment, including avoiding the release of contaminants to soil, air and water;
- (11) has an appropriately designed access to the road network
- (12) traffic generated by uses does not adversely affect the safety and efficiency of the road network;
- (13) the protection of places that have conservation significance, including cultural and landscape values;
- (14) an efficient provision of infrastructure, including social infrastructure; and,
- (15) connection to or provision of electricity, water supply, stormwater disposal, and effluent and waste disposal appropriate for the use.

6.9.2 Assessment criteria for the Township Zone Code

1.1.1.4 Part A—criteria for self-assessable development

criteria for self-assessable development

Self-assessable outcomes

Township Amenity and Performance

SO1	Centres Activities only are only operated between the hours of 7:00am and 6:00pm.
SO2	Fences are at least 50% transparent and not greater than 2 metres in height where located forward of a building line and where abutting trafficable roads.
SO3	Land owners and operators of premises: <ol style="list-style-type: none"> (c) locate air conditioning units and refrigeration units so they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises; and (d) ensure rubbish bin storage areas are unobtrusive, in terms of location and appearance.

Self-assessable outcomes

Vehicle Servicing

SO4	<p>Premises have existing loading, unloading and set down areas suitable to accommodate the largest vehicle accessing the premises that allow for the</p> <ul style="list-style-type: none"> (i) collection and set down of passengers; (j) parking of trailers; (k) service vehicle parking; and, (l) loading and unloading of goods. <p>Where such facilities do not exist they are designed and provided in accordance with AS2890.2—Off Street Parking Part 2: Commercial Vehicles.</p>
SO5	Vehicle unloading and associated outdoor storage areas are located or screened to be unobtrusive from the street.
SO6	All vehicles accessing the premises can enter and exit the premises in a forward gear.

1.1.1.5 Part B—criteria for assessable development criteria for assessable development

Performance outcomes		Acceptable outcomes	
<i>Appropriate use</i>			
PO1	Only appropriate uses establish in the Township Zone.	AO1.1	<p>The following uses do not establish within the Township Zone—</p> <ul style="list-style-type: none"> (a) Extractive industry; (b) High impact industry; (c) Low impact industry; (d) Major sport, recreation and entertainment facility; (e) Marine industry; (f) Medium impact industry; (g) Motor sport facility; (h) Noxious and hazardous industry; (i) Outdoor sport and recreation; (j) Warehouse; (k) Rural activities, except Agricultural supply store;
PO2	The use does not create or worsen a conflict between land uses having regard to the ability of any buffering between them to mitigate potential adverse effects.	no acceptable outcome provided	
PO3	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 industrial, rural or other uses likely to create a conflict between land uses.	no acceptable outcome provided	
PO4	Infrastructure operates safely and efficiently without interference by incompatible uses or works.	no acceptable outcome provided	
<i>Site suitability</i>			
PO5	Sites are suitably-sized and configured for the intended use and any associated	AO5.1	The site has an area of at least 1000 square metres and a frontage of at least 20

Performance outcomes		Acceptable outcomes
	works, including building work, vehicle parking and manoeuvring areas, landscaping or buffering, waste management, and water cycle management.	metres.
<i>Amenity and character</i>		
PO6	Non-residential activities do not adversely affect the residential amenity of the premises within the Township Zone having regard to such matters as— (a) the nature and intensity of the use; (b) the scale of any works in relation to buildings or works in the vicinity of the site; (c) the likely movement of vehicles associated with the use; (d) artificial lighting; (e) the location and design of any vehicular access or car parking, manoeuvring, or servicing area; and (f) the hours of operation.	no acceptable outcome provided
PO7	The use does not adversely affect the village amenity and character of land in the Township Zone.	no acceptable outcome provided
PO8	Advertising devices do not adversely affect the amenity of the locality having regard to their location and design.	AO8.1 Advertising devices are not illuminated.
PO9	Works have a domestic scale, form and character.	no acceptable outcome provided
PO10	Works contribute to a pleasant streetscape.	no acceptable outcome provided
PO11	Works reflect the character of the particular settlement in which the land is situated having regard to such matters as roof form, street elevations, choice of material, fences or retaining walls, and landscaping.	no acceptable outcome provided
PO12	The use incorporates adequate waste storage space or facilities that is screened or enclosed.	AO12.1 The use incorporates space for storing waste receptacles that is entirely screened with a solid fence not less than 1.8 metres high.
<i>Intensity and scale</i>		
PO13	The intensity of residential uses is appropriate to the locality.	AO13.1 No more than one dwelling house or caretaker's residence locates on each lot.
PO14	Works contribute positively to the amenity of the Township Zone.	AO14.1 For other than a Dwelling House or Caretakers Residence, the total gross floor area is not more than 50% of site area.
PO15	Non-residential uses have a domestic scale and intensity.	AO15.1 The Total Use Area of non-residential uses is less than 100 square metres or 10% of the area of the lot, whichever is the lesser.
<i>Site layout and design</i>		

Performance outcomes		Acceptable outcomes
PO16	Sufficient outdoor space is available around buildings for private recreation and open space.	AO16.1 At least 20% of the site is available as private open space and recreation area.
PO17	Screening provides privacy for users of recreation and open space.	no acceptable outcome provided
<i>Setbacks</i>		
PO18	Works contribute positively to the amenity of the Township Zone.	AO18.1 For other than a Dwelling House or Caretakers Residence, buildings are at least— (a) six metres from a rear boundary; (b) 2.5 metres from a side boundary; (c) six metres from any road. AO18.2
<i>Height</i>		
PO19	Works contribute positively to the amenity of the Township Zone.	AO19.1 For other than a Dwelling House or Caretakers Residence, structures are less than 8.5 metres high.
<i>Natural environment</i>		
PO20	Development conserves natural habitat.	AO20.1
PO21	Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.	AO21.1 A vegetated buffer not less than 10 metres wide extends from the high bank of any watercourse or lake.
<i>Cultural heritage</i>		
PO22	Development protects or enhances valuable historical, architectural, topographic, landscape, scenic, social, recreational and cultural features.	AO22.1 Development does not occur within 50 m of a cemetery or burial site identified in ??
PO23		AO23.1
<i>Natural hazards</i>		
PO24	The DFE does not adversely affect premises or increase the risk to life and property.	AO24.1 The premises is outside the DFE as shown on Map xyz??
PO25	Works do not have an adverse impact on the extent or magnitude of flooding.	AO25.1 The premises is outside the DFE as shown on Map xyz??
<i>Operating hours</i>		
PO26	Non-residential uses only operate during hours that are appropriate.	no acceptable outcome provided
PO27	The loading and unloading of goods in connection with non-residential use only occurs at times that are appropriate.	no acceptable outcome provided
<i>Particular uses or development</i>		
PO28		AO28.1
<i>Emissions</i>		
PO29	Artificial lighting does not adversely affect	AO29.1 The vertical illumination resulting from

Performance outcomes		Acceptable outcomes
	the amenity of the locality having regard to its intensity, direction, overspill or glare.	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.
PO30	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 arterial or other heavily-trafficked roads.	no acceptable outcome provided
<i>Construction activity</i>		
PO31	Erosion and sediment control measures protect environmental values during construction.	AO31.1 During construction soil erosion and sediment is controlled in accordance with standards contained in ??

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.
- (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 and/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) Areas of Ecological Significance;
 - (b) Bushfire hazard areas;
 - (c) Declared Catchment Area;
 - (d) Declared Sub-Artesian Area;
 - (e) Extractive Industries;
 - (f) Good Quality Agricultural Land;
 - (g) Heritage Places;
 - (h) Mineral development lease;
 - (i) Mining lease;
 - (j) Protected areas;
 - (k) Railways;
 - (l) State-controlled Roads;
 - (m) Wetlands, watercourses and lakes.

8.2 Overlay Codes

The following are the overlay codes for the planning scheme—

- (1) Flooding and Bushfire Hazard Overlay Code;
- (2) Cultural Heritage Overlays Code;
- (3) Infrastructure Overlays Code; and
- (4) Natural Features or Resources Overlay Code.

8.3 Flooding and Bushfire Hazard Overlay Code

8.3.1 Purpose of the Flooding and Bushfire Hazard Overlays Code

The purpose of the Flooding and Bushfire Hazard Overlay Code is to facilitate development that ensures appropriate levels of safety for people and property in bushfire and flood hazard areas.

- (1) 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 flood or bushfire; and
 - (b) uses that pose high fire trigger risk do not locate in areas of increased bushfire risk.

1.1.1.6 Part A—criteria for self-assessable and assessable development

Table 8.1 - Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Bushfire hazard overlay</i>	
PO1 Development incorporates an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO1.1 Development, involving proposed or existing buildings with a combined gross floor area greater than 50m ² —
	(a) is connected to a reticulated water supply with a minimum flow of 10 litres per seconds at 200kPa
	OR (b) includes a storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) and is located within 50m of the building.
AO1.3	AO1.2 Where a storage system is used, it—
	(a) is fireproof;
	(b) is fitted with fire brigade tank fittings;
	(c) is accessible for fire fighting vehicles;
	(d) has a hard stand area within 6m; and
(e) is connected to a pump that is independent of mains electricity supply	
<i>Flood hazard overlay</i>	
PO2 Development maintains the safety of people on the development site from all floods up to and including a 1 in 100 year event.	AO2.1 For material change of use and building work
	AO2.2 New buildings—
	(a) are located outside the flood overlay area; or
	(b) if not practicable to locate outside the flood overlay area, include habitable rooms at least 300 millimetres above the 1 in 100 year event.
	AO2.3 Development incorporates clear and direct pedestrian and vehicle evacuation routes from the site.
AO2.4 For reconfiguring a lot	
AO2.5 All lots contain an appropriate building envelope above the 1 in 100 year flood	

Performance outcomes		Acceptable outcomes	
			level.
PO3	Development siting enables vehicular access in the event of a flood.	AO3.1	Development ensures that buildings used for passenger vehicle storage have a trafficable access to a public road during the 1 in 20 year flood event.
PO4	Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.	AO4.1	The manufacture or bulk storage of hazardous materials is located above the 1 in 100 year flood event.
PO5	Services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications) maintains its function during a 1 in 100 year flood event.	AO5.1	Any components of infrastructure that are likely to fail or may result in contamination when inundated by flood water are:
		(a)	located above the 1 in 100 year flood event; or
		(b)	designed and constructed to exclude floodwater intrusion or infiltration.

1.1.1.7 Part B—criteria for self-assessable and assessable development

Table 8.2 - criteria for self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
<i>Bushfire hazard overlay – reconfiguring a lot</i>			
PO1	Development maintains the safety of people and property by mitigating the risk through—	AO1.2	The development includes:
(a)		AO1.3	(a) a perimeter road that provides a firebreak that separates the lots from areas of bushfire hazard and that road has—
(i)	fire breaks that provide adequate setbacks between buildings and structures and hazardous vegetation and access for fire-fighting and other emergency vehicles.	(i)	a minimum width of 20 metres with no vegetation located within the 20 metres; and
(ii)	providing adequate road access for fire-fighting and other emergency vehicles and safe evacuation; and	(ii)	a constructed road width and weather standard complying with Development Works Planning Scheme Policy;
(iii)		AO1.4	OR
		(b)	Fire maintenance trails that are located as close as possible to the boundaries of the lots and between the adjoining bushfire hazard, and the fire/maintenance trails—
		(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 Development Works Planning Scheme Policy; and
		(iii)	provide passing bays and turning areas for fire-fighting appliances; and
		(iv)	are either located on public land, or within an access

Performance outcomes	Acceptable outcomes
	<p>easement that is granted in favour of the local government and Queensland Fire and Rescue Service; and</p> <p>(v) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development site (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p>
<i>Bushfire hazard overlay</i>	AO1.5
PO2 Development involving the bulk storage of hazardous materials ensures an appropriate level of safety for people and the environment.	AO2.1 The bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard A1940 are located outside of, medium and high bushfire risk areas.
PO3 Buildings and structures are sited to minimise exposure to bushfire risk.	<p>AO3.1 Buildings and structures on lots less than or equal to 2,500 square metres are set back 15 metres to areas of medium and high fire risk.</p> <p>AO3.2 Buildings and structures on lots greater than 2,500m²—</p> <ul style="list-style-type: none"> (i) are sited 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 sited 10 metres from any retained vegetation strips or small areas of vegetation; and (iv) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.

8.4 Cultural Heritage Overlay Code

8.4.1 Purpose of the Cultural Heritage Overlay Code

The purpose of the Cultural Heritage Overlay Code is to ensure development on a local heritage place is compatible with the cultural heritage significance of the place.

- (1) The purpose of the code will be achieved through the following overall outcomes—
- (a) development retains local heritage places as sited, unless there is no prudent and feasible alternative to demolition or removal;
 - (b) development maintains or encourages the appropriate use of local heritage places;
 - (c) development retains, as far as practicable, the materials and setting of local heritage places; and
 - (d) development on a local heritage place is compatible, as far as practicable, with the cultural heritage significance of the place.

Editor's note: This code is triggered for development on, and in some instances adjoining, a heritage place listed on the North Burnett Regional Council Local Heritage Register. The register does not form part of the planning scheme, due to the possibility of regular additions, but is publicly assessable from Council offices and online.

1.1.1.8 Part A—Self-assessable and Assessable development criteria

Table 8.3 - Self-assessable and Assessable development criteria

Performance outcomes		Acceptable outcomes	
<i>If a material change of use</i>			
PO1	The material change of use is compatible with the conservation and management of the cultural heritage significance of the local heritage place.	AO1.1	No acceptable outcome identified
<i>If reconfiguring a lot</i>			
PO2	Reconfiguration does not reduce public access to the place, or obscure or destroy any pattern of historic subdivisions, the landscape settings or the scale and consistency of urban precincts relating to the place.	AO2.1 AO2.2	No acceptable outcome identified
<i>If carrying out building work or operational work</i>			
PO3	Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	AO3.1 AO3.2 AO3.3	Development does not alter, remove or conceal significant features of the place. or Development is minor and necessary to maintain a significant use for the place.
PO4	Development appropriately manages and documents changes to the local heritage place.	AO4.1 AO4.2	Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance. An archival quality photographic record is made of the features of the place removed or altered as part of the development.
PO5	Development does not adversely affect the	AO5.1	The scale, location and design of

Performance outcomes		Acceptable outcomes
	character, setting or appearance of the local heritage place.	the development is compatible with the character, setting and appearance of the local heritage place.
		AO5.2 Development is unobtrusive and cannot readily be seen from the street or other public places.
PO6	Excavation or other earthworks do not have a detrimental impact on archaeological sites.	AO6.1 The impact of excavation is minor and limited to parts of the local heritage place that have been disturbed by previous excavation.
		AO6.2 If involving a high level of surface or subsurface disturbance, proposals include an archaeological investigation.

8.5 Infrastructure Overlays Code

8.5.1 Purpose of the Infrastructure Overlays Code

The purpose of the Infrastructure Overlays Code is to protect the function of existing significant infrastructure and future infrastructure areas and minimise community impacts.

8.5.2 Overall outcomes of the Infrastructure Overlays Code

- (1) 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.

1.1.1.9 Self-Assessable and Assessable development criteria

Table 8.4 - Self-Assessable and Assessable development criteria

Performance outcomes	Acceptable outcomes
Road Corridors	
PO1 Development at locations with a frontage to the identified road corridors shown on overlay map x mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights .	AO1.1 Development fronting a road corridor identified on overlay map x incorporates— <ul style="list-style-type: none"> (a) a minimum building setback of 15 metres from any boundary adjacent to the corridor; and (b) a landscaped buffer along the frontage of the site of a minimum width of five metres, incorporating trees that can grow to a minimum height of three metres and that are consistent with the landscaping policy.
Airports	
PO2 Works do not adversely affect operational airspace.	AO1.2 AO2.1 Works do not intrude into operational airspace.
Petroleum and Natural Gas Pipelines	
PO3 Development that is likely increase the number of people who live, work or congregate, or involves the storage of flammable, explosive or other hazardous materials, incorporates adequate separation from petroleum and natural gas pipelines to minimise risk to people, property and the infrastructure.	AO3.1 Development that increases the number of people living, working or congregating or involves the storage of flammable, explosive or other hazardous materials is a minimum of 200m from the identified petroleum and natural gas pipeline infrastructure on Map x. <ul style="list-style-type: none"> (a)
Electricity Infrastructure	
PO4 Development incorporates adequate buffers from the electricity infrastructure identified on map x to maintain public health and safety, residential amenity and access to infrastructure for maintenance.	AO4.1 Development that is to be used for a sensitive land use is located a minimum of 500m from the identified electricity infrastructure on Map x. <ul style="list-style-type: none"> (a)
Solid Waste Management Facility and Sewerage Treatment Plants	
PO5 Development incorporates adequate buffers from solid waste management	AO5.1 Development that increases the number of people living, working or congregating is

Performance outcomes		Acceptable outcomes	
	facilities and sewerage treatment plants to ensure residential amenity and minimise exposure to odours.		located a minimum of 250m of the identified solid waste management facility or sewerage treatment plants. (a)
	Rail Infrastructure	AO5.2	
PO6	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.	AO6.1	Development of a sensitive land use within 100 metres of the identified rail infrastructure on Map x achieves an indoor design criteria average L _{max} (10:00 pm – 6:00 am) not greater than 50dB (A).
		AO6.2	
PO7	Development incorporates buffers that maintain the existing and possible future function of the rail corridors as identified on Map x.	AO7.1	Works not associated with the rail corridor provide a separation of 20 metres from the rail corridors identified on overlay Map x.
		AO7.2	
	Stock Routes		
PO8	Development adjacent to stock routes identified on Map x has minimal impact on the function, connectivity and pasture productivity of the stock route network.	AO8.1	Development adjoining a stock route identified on map x does not significantly increase vehicular traffic along the stock route.
		AO8.2	Access to the development does not impede the ability of travelling stock to safely traverse the stock route.
		AO8.3	
PO9	Development adjoining a stock route as identified on Map x is setback a suitable distance to mitigate potential adverse impacts such as noise, odour, reduced child safety and reduced visual amenity.	AO9.1	Development on sites adjoining a stock route identified on map x incorporates— (a) A minimum building setback of 15 metres to the boundary with the stock route; and (b) Fencing along the boundary to the stock route.

8.6 Natural Features or Resources Overlays Code

8.6.1 Purpose of the Natural Features or Resources Overlays Code

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.

8.6.2 Overall outcomes of the Natural Features or Resources Overlays Code

- (1) The purpose of the code will be achieved through the following overall outcomes—
- (a) Development maintains the productive capacity of identified natural features and resources;
 - (b) Development maintains the environmental function of identified natural features and resources; and
 - (c) Development retains the physical form and visual appearance of identified natural resources, except for extractive resources.

Table 8.5 - criteria for self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
Extractive resources overlay			
PO1	Development in the Separation Area of an Extractive Resource Area identified on the Extractive Resources Overlay Map does not increase the number of people (not related to the operation of the extractive industry) living, working or congregating	AO1.1	No acceptable outcome identified
PO2	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	AO2.1	No acceptable outcome identified
Good quality agricultural land overlay			
AO2.2	Development avoids the loss or fragmentation of good quality agricultural land and demonstrates that—	AO3.1	or
	(i) there is an overriding need for the development in terms of public benefit; and	AO3.2	Development is consistent with the intent of the planning scheme zoning of the site and, where applicable, the land use category within the regulatory maps of a statutory regional plan.
	(ii) no suitable alternative site exists; and		
	(iii) loss or fragmentation of land is minimised.		
PO3			
Water resource catchments overlay			
<i>If within a Declared Catchment Area identified on the Declared Catchment Areas Overlay Map</i>			
PO4	Development—	AO4.1	Development is located a minimum of 400 metres from the top bank of a watercourse.
	(a) provides an adequate buffer to cater for nutrient and sediment capture from overland stormwater flows and on-site waste water disposal systems before entering any watercourse; and	AO4.2	Development retains endemic vegetation within 400 metres of the top bank of a watercourse.
	(b) protects the ecological and hydraulic function waterways.		
PO5	Stormwater, waste water disposal and irrigation discharges are minimised, polished or diverted from receiving surface waters to ensure no worsening	AO5.1	All stormwater and irrigation runoff diverts to a wet retention and sedimentation

Performance outcomes		Acceptable outcomes	
effect to the water quality of receiving waters.		(a)	pond that— provides permanent retention for first flush capture equivalent to the amount of runoff occurring during a one-year ARI critical duration storm over a period equal to the time of concentration plus five minutes;
		(b)	provides a permanent retention component for first flush capture of settleable matter;
		(c)	is off-line from natural drainage paths;
		(d)	is based on a catchment of between 5 and 10 hectares;
		(e)	retains for a period of not less than 24 hour.
		AO5.2	Development complies with the Stormwater Management Planning Scheme Policy.
<i>If within a Declared Groundwater Area identified on the Natural Features and Resources Overlay Map</i>			
PO6	Development causes no significant adverse affects on the quality of groundwater.	AO6.1	No acceptable outcome
		AO6.2	
<i>If within 400m of a town water supply bore identified on the Natural Features and Resources Overlay Map</i>			
PO7	Uses do not deteriorate the quality of water supplies obtainable from a town water supply bore.	AO7.1	No acceptable outcome identified
PO8	Operational works do not adversely affect the short or long-term yield of town water supply.	AO8.1	No acceptable outcome identified
<i>If within 100m of a Watercourse or within a dominant or subdominant wetland ecosystem or an area that may contain a wetland (and their buffers) identified on the Natural Features and Resources Overlay Map</i>			
PO9	There are no significant adverse affects on identified watercourses or dominant wetlands, subdominant wetlands or areas that may contain wetlands having regard to— (i) nature conservation values (ii) including aquatic and wildlife (iii) habitat; (iv) water quality; (v) water flow; (vi) weed growth in a watercourse; (vii) stream bank stability; or (viii) landscape quality.	AO9.1	Works retain all vegetation (except for declared weeds) within 100 metres of a wetland or a watercourse.
Areas of ecological significance overlay			
PO10	Vegetation disturbance or other impacts on areas of ecological significance shown on the Biodiversity areas overlay the Natural Features and Resources Overlay Map has no significant impact on the area's	AO10.1	Works locate wholly outside mapped areas of ecological significance and areas of ecological significance buffer

Performance outcomes	Acceptable outcomes
<p>ecological processes. Works minimise impacts by—</p> <ul style="list-style-type: none"> (a) minimising the total footprint containing activities, buildings, structures, driveways and other works or activities; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values to conserve areas of higher value to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio. <p>Note: Where the proposal requires assessment against PO10, the applicant may be required to submit an ecological assessment of the site and its surrounds to demonstrate compliance.</p>	<p>identified on the Biodiversity areas overlay maps xx to xx.</p>
<p>PO11 Landscaping reinforces the ecological significance of the area.</p>	<p>AO11.1 Plant species are indigenous to the local area and are in accordance with the <i>Landscaping Planning Scheme Policy</i>.</p> <p>Note: A Landscape Plan is required to demonstrate compliance with this acceptable outcome</p>
<p>PO12 The development facilitates the movement of fauna within and through the site, particularly along identified ecological corridors.</p> <p>(a)</p>	<p>AO12.1 The development and associated activities are located to maintain the movement of fauna along and within ecological corridors.</p> <p>AO12.2 Development layout directs fauna to locations of existing wildlife infrastructure, to enable wildlife to safely navigate a development area.</p> <p>AO12.3 Development layout separates fauna from potential hazards.</p>
<p>PO13 Identified corridors on the Biodiversity areas overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement), are not compromised by development</p>	<p>AO13.1 No acceptable outcome identified</p>

Part 9 Other codes

Division 1—Preliminary

9.1 Statewide and local codes

- (1) Other codes are codes for assessment where identified as an applicable code in Part 5—Tables of assessment.
- (2) Statewide codes are used in all Queensland planning schemes.
- (3) Local codes are specific for each local government area.
- (4) The following are the Statewide codes for the planning scheme—
 - (a) Reconfiguring a lot (subdividing 1 into 2) and associated operational works; and,
 - (b) Community residence.
- (5) The following are the Local codes for the planning scheme—
 - (a) (insert code names)
 - (b)

Division 2—Statewide codes

9.2 Reconfiguring a lot (subdividing 1 into 2) and associated operational works code

The purpose of the code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed under Table 1—Prescribed level of assessment.

1.1.1.10 Part A—criteria for development requiring compliance assessment

Table 9.1 - Compliance outcomes for the Reconfiguring a lot (subdividing 1 into 2) and associated operational works code

Compliance codes	
<i>Lot design</i>	
CO1	Each new lot complies with any relevant minimum lot size and frontage requirements under a relevant local planning instrument.
CO2	Each new lot complies with any relevant minimum siting rectangle or building envelope under a relevant local planning instrument.
CO3	The development includes a rear lot only if a relevant local planning instrument provides for a rear lot. AND The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under a relevant local planning instrument. AND Only one rear lot is provided behind each full street frontage regular lot. AND No more than two rear lot access strips directly adjoin each other. AND No more than two rear lots gain access from the head of a cul-de-sac.
CO4	The design of proposed lots ensures that any existing buildings and structures comply with any boundary setbacks under a relevant local planning instrument.

Compliance codes

OR

Where no minimum setbacks are prescribed under a relevant local planning instrument, the design of the proposed lots meets the minimum setback requirements under the *Queensland Development Code*.

CO5 The design of the proposed lots ensures that future buildings are able to be sited in accordance with—

(a) the relevant boundary setbacks under a relevant local planning instrument

OR

(b) where no minimum setbacks are prescribed under a relevant local planning instrument - the minimum requirements under the *Queensland Development Code*.

CO6 The design of the proposed lots ensures future buildings are able to be sited to avoid easements, such as easements for trunk sewer lines.

CO7 The provision of land for open space complies with any requirements under a relevant local planning instrument.

OR

Public open space or a contribution is provided in accordance with any requirements under a relevant local planning instrument.

Hazard Management

CO8 No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a relevant local planning instrument.

OR

Where a Defined Flood Event (DFE) is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including Annual Exceedance Probability (AEP) of 1%.

CO9 Where no bushfire hazard overlay applies to the land, no new lots are created on land which is identified as being within a Designated Bushfire Prone Area.

CO10 No new lots are created on land with a slope of 15% or greater.

Infrastructure

CO11 For premises within a reticulated water area, each new lot is able to be connected to the reticulated water supply system.

OR

For premises outside a reticulated water area, each new lot is able to be provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with any requirements under a relevant local planning instrument.

CO12 For premises within a declared sewer area, each new lot is able to be connected to the sewerage system.

OR

For premises outside a declared sewer area, each new lot is able to accommodate an on-site effluent treatment and disposal system in accordance with any requirements under a relevant local planning instrument.

CO13 Each new lot is able to be connected to an electricity supply network.

CO14 Each new lot is able to be connected to a telecommunications network.

CO15 All relevant services are located in accordance with a relevant local planning instrument.

OR

Compliance codes

Where no requirements are prescribed under a relevant local planning instrument, all relevant services are located within the street up to the property boundary.

CO16 Infrastructure contributions are made in accordance with any relevant planning scheme policies.

Access

CO17 Each new lot has lawful, safe and practical access to the existing street network via either—

- direct road frontage; or
- access strip (for rear lots); or
- access easement (only where no alternative lawful, safe or practical access by way of direct road frontage or access strip to the existing street network is available).

CO18 For a proposed lot accessed via an access strip or easement, the strip has—
(a) a minimum width in accordance with a relevant local planning instrument;
or
(b) if no minimum width is prescribed under a relevant local planning instrument, a minimum width of 5 metres in a residential zone or 8 metres in an industrial zone.

CO19 The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument.

OR

Where there is no maximum length prescribed under a relevant local planning instrument, the maximum length of an access strip or easement is 50 metres.

CO20 The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.

CO21 A driveway crossover is able to be located in accordance with any requirements under a relevant local planning instrument.

OR

Where there are no requirements under a relevant local planning instrument, a driveway crossover is able to be located in accordance with the relevant requirements of the *Queensland Development Code*.

Stormwater

CO22 Stormwater drainage is designed so that stormwater is contained and managed to achieve a lawful point of discharge without adversely affecting neighbouring properties, or other receiving areas, both during and after construction.

AND

Drainage works are designed and constructed in accordance with the *Queensland Urban Drainage Manual (QUDM)*.

CO23 The development does not result in an increase in the volume, frequency, duration and velocity of stormwater at the premises' boundaries.

AND

A Stormwater Quality Management Plan is prepared in accordance with the draft *Urban Stormwater – Queensland Best Practice Environmental Management Guidelines* (BPEM Guidelines).

CO24 Overland flow paths are designed to cater for the water from a storm event with an Annual Exceedance Probability (AEP) of 1%.

CO25 Onsite erosion and the release of sediment or sediment-laden stormwater from

Compliance codes

the site is minimised at all times.

AND

A Sediment and Erosion Control Plan is prepared in accordance with the draft *Urban Stormwater – Queensland Best Practice Environmental Management Guidelines* (BPEM Guidelines).

Earthworks

CO26 Filling and excavation on the premises does not exceed a maximum of one (1) metre vertical change in natural ground level at any point.

CO27 Filling or excavation does not cause ponding on the premises or adjoining land.

Streetscape

CO28 Where identified under a relevant local planning instrument as relevant to the subject site, the following are either provided along the frontage of the site, or a contribution paid in lieu of provision—

- kerb and channel;
- forming and grading of walkways;
- crossing over kerb and channel and footpaths;
- a constructed bikeway;
- a constructed footpath;
- reconstruction of any damaged public infrastructure, including footpaths;
- construction of the carriageway;
- construction of all required alterations to public utility mains, services or instillations;
- drainage works;
- street trees; and
- street lighting.

9.3 Community Residence Code

9.3.1 Purpose of the Community Residence Code

The purpose of the community residence code is for assessing a material change of use for community residence.

Assessment criteria

1.1.1.11 Part A—criteria for self-assessable development

Table 9.2 - self-assessable development criteria

Self-assessable outcomes	
SO1	The maximum number of residents is seven.
SO2	One support worker is permitted to reside on the premises at any time.
SO3	The maximum number of support workers attending any day time activity shall not exceed 7 hours over a 24 hour period.
SO4	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.

Division 3—Local codes

9.4 Advertising devices code

The purpose of the advertising devices code is to ensure that the advertising device has minimal impacts on the visual amenity and character of an area.

- (1) The purpose of the code will be achieved through the following overall outcomes—
- (a) advertising devices do not impact on the visual amenity of the Region and the scenic qualities including views and vistas, especially from tourist routes;
 - (b) advertising devices do not result in visual clutter;
 - (c) advertising devices are located and have dimensions that bear a reasonable relationship to the surrounding area;
 - (d) advertising devices do not dominate or otherwise adversely affect the surrounding landscape setting;
 - (e) advertising devices do not create a traffic hazard.

9.4.2 Assessment criteria

1.1.1.12 Part A—criteria for self-assessable and assessable development

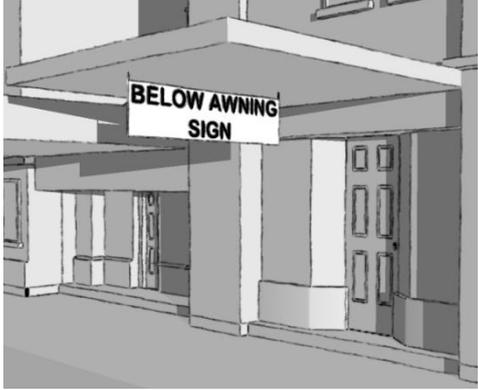
Table 9.3 - criteria for self-assessable and assessable development

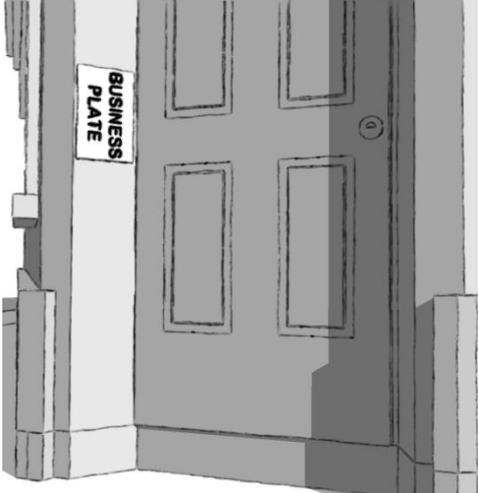
Performance outcomes		Acceptable outcomes	
Visual amenity			
PO1	Advertising devices do not adversely impact on the visual amenity of the locality, dominate their landscape setting or detract from the scenic quality of the area including views and vistas.	AO1.1	In partial fulfilment of this PO <ul style="list-style-type: none"> (a) There is not more than one advertising device located on any lot. (b) Advertising devices are not located within 1 km from other advertising devices unless it is ancillary to and associated with a lawful use of the premise on the same land. (c) Advertising devices are not located more less than 10 km from the urban edge of the principal towns or 3 km from land in the Township Zone.
PO2	Advertising devices do not impact on views, vistas or the skyline and are framed by vegetation or a topographical feature such as a ridge or hill.	No acceptable outcome prescribed	
PO3	Advertising devices do not impact on urban areas and areas of residential housing.	AO3.1	The advertising device is located in the Rural Zone and is not located within 200 metres of an existing dwelling house.
PO4	Advertising devices do not obstruct or distract vehicular traffic.	No acceptable outcome prescribed	
PO5	Advertising devices do not adversely impact on visual amenity and do not cause visual clutter.	AO5.1	No more than 1 advertising device is associated with any use.
		AO5.2	Advertising devices are designed in accordance with Table ** Sign types and acceptable dimensions/characteristics

Performance outcomes	Acceptable outcomes
Environment	AO5.3
Advertising devices do not impact on the natural environment.	AO5.4 Native vegetation including significant trees is not cleared to provide for the erection or visibility of advertising devices.
Safety	AO6.1
PO6 The advertising device does not,—	AO6.2 Provide a minimum of 2.4m high clearance between a public footpath and advertising device.
(a) (a) unduly obstruct, or distract, vehicular, pedestrian or cycle traffic; and	AO6.3 Advertising devices do not obstruct the view of any traffic signs, traffic signals or street names, and drivers' line of sight.
(b) (b) due to height or illumination, interfere with the use, operation or safety of any airport; and	AO6.4 Advertising devices do not extend over a roadway or otherwise inhibit vehicular traffic.
	AO6.5 Advertising devices are to be located so that they are clear at least 1m of existing service infrastructure.
PO7 Advertising devices visible from State controlled roads are designed in accordance with the requirements of the Transport and Main Roads Roadside Advertising Guide 2009 or any subsequent replacement.	No acceptable outcome prescribed.
Illumination	
PO8 Advertising Devices that incorporate flashing or pulsating forms of illumination do not create a nuisance or compromise traffic safety.	AO8.1 Flashing signs do not resemble official traffic signs or signals nor are they located in positions where a traffic hazard is likely to be created.
	AO8.2 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 .

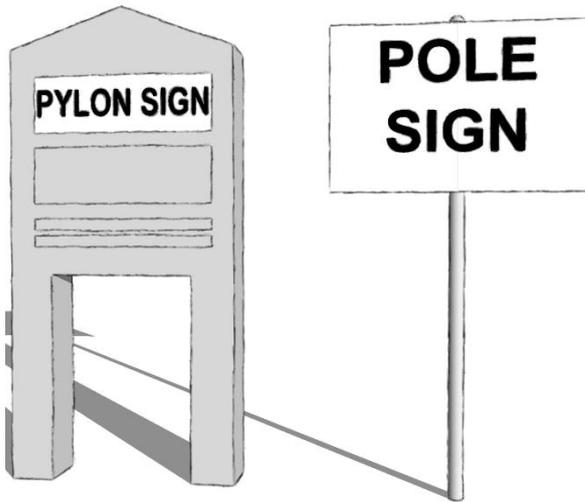
Table 9.4 - Signs types and acceptable dimensions/characteristics

Type of sign	Acceptable dimensions/characteristics
Above Awning Sign: means a sign attached to and supported above an awning.	<p>Above Awning Sign</p> <p>(a) maximum height of 1 m; and</p> <p>(b) maximum width of 0.3 m; and</p> <p>(c) no projection beyond the width of the awning or greater than 2.4 m in length, whichever is the shorter; and</p> <p>(d) minimum setback from the face of</p>

	<p>the awning fascia of 0.3 m; and</p> <ul style="list-style-type: none"> (e) not closer than 0.4 m from any other above awning sign or horizontal projecting wall sign; and (f) attached to the side returns of the awning fascia; and (g) no more than 1 sign per two tenancies
<p>Awning Fascia Sign: means a sign attached or painted to the fascia of an awning.</p> 	<p>Awning Fascia Sign</p> <ul style="list-style-type: none"> (a) no projection above or below the fascia of the awning; and (b) no projection within 0.45 m of the vertical projection of the kerb; and (c) minimum ground clearance of 2.4 m; and (d) no more than 1 sign per tenancy
<p>Below Awning Sign: means a sign attached to and supported below the awning.</p> 	<p>Below Awning Sign</p> <ul style="list-style-type: none"> (a) maximum height of 0.5 m; (b) maximum width of 0.3 m; (c) no projection beyond the width of the awning or greater than 2.5 m in length, whichever is the shorter; (d) no projection within 0.45 m of the vertical projection of the kerb; (e) not closer than 2.5 m to any other below awning sign; (f) minimum ground clearance of 2.4 m; and nothing suspended from it; and (g) no more than 1 sign per tenancy.
<p>Hamper Sign: any advertising sign located above the door head or its equivalent height and below that awning level or verandah of a building. It may be painted or otherwise affixed upon the building.</p>	<p>Hamper Sign</p> <ul style="list-style-type: none"> (a) not greater than two-thirds the depth of the fascia, or 0.95 m, whichever is the lesser; and (b) no projection more than 0.2 m from the vertical face of the fascia; and (c) does not extend below the door head of the main entrance; and (d) have a maximum sign face area limited to that area between the

 <p>A perspective drawing of a building entrance. A large, rectangular sign is mounted above the doorway, reading "HAMPER SIGN". The sign is white with black text. The building has a modern, clean design with a flat roof and large windows.</p>	<p>door head and the underside of the verandah or awning roof; and</p> <ul style="list-style-type: none"> (e) do not extend beyond the length of the building wall above the door head; and (f) no more than 1 sign per tenancy.
<p>Business Plate: means a sign identifying a business operating in premises, such as medical practitioners and professionals.</p>  <p>A perspective drawing of a door. A small, rectangular sign is mounted on the wall to the left of the door, reading "BUSINESS PLATE". The sign is white with black text. The door is dark grey with a handle.</p>	<p>Business Plate</p> <ul style="list-style-type: none"> (a) maximum content is the name, business, qualifications, and phone number; and (b) no more than one sign per tenancy; and (c) maximum sign face area of 0.25m².
<p>Home Based Business Sign: means a sign identifying a business, which is operated as a Home Based Business (Classes 1 – 3).</p>  <p>A perspective drawing of a fence. A rectangular sign is mounted on the fence, reading "HOME BASED BUSINESS SIGN". The sign is white with black text. The fence is made of vertical wooden posts.</p>	<p>Home Based Business Sign</p> <ul style="list-style-type: none"> (a) only one sign per lot; (b) this is the only sign on the lot; (c) maximum content is the name, business, qualifications, and phone number; and (d) maximum area of 0.6m².

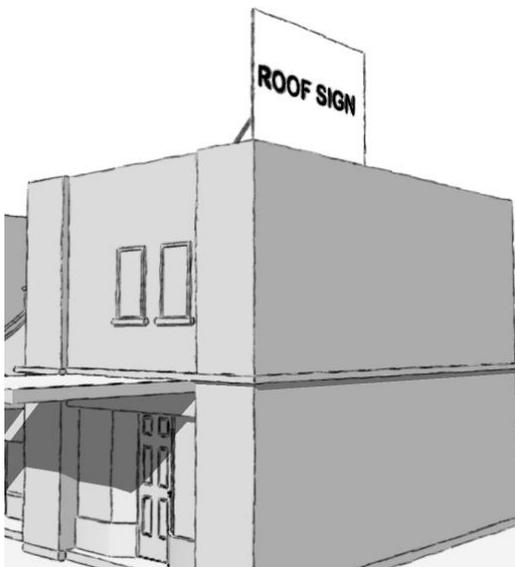
Pole or Pylon Sign: means a sign erected on a single pole or pylon independent of any building or other structure.



Pole or Pylon Sign

- (a) maximum height of 6 m;
- (b) minimum ground clearance of 2.7 m;
- (c) maximum area of 6.0 m² for each face;
- (d) maximum length of 2.5 m;
- (e) maximum width of 0.3 m; and
- (f) no movement or rotation; and
- (g) no more than one sign per two tenancies

Roof Sign: means a sign erected on a roof or parapet of a building.

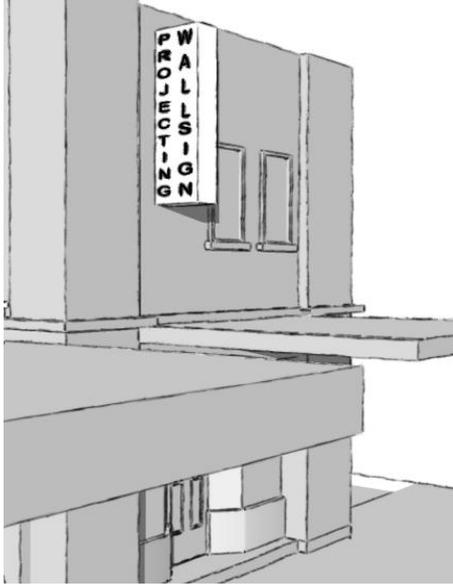


Roof Sign

- (a) maximum length of 3 m;
- (b) maximum width of 0.3 m;
- (c) roof signs do not exceed 2.5 m in height when measured from the top of the roof; and
- (d) the height of the entire structure (including the building and roof) does not exceed any applicable height limit defined elsewhere in this planning scheme;
- (e) no projection beyond the walls or highest point of the roof;
- (f) may be provided by painting advertising material onto the roof inclination rather than a fixed structure; and
- (g) no more than one sign per two tenancies.

•
roof signs are designed to be complementary to the design of the building or place to which it relates.

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.

Projecting Wall Sign

- (a) if a vertical projecting sign, has a maximum display area of 1m² with a maximum width of 0.5m;
- (b) if a horizontal projecting sign, has a maximum display area of 1m² with a maximum width of 2.5m;
- (c) minimum ground clearance of 3.6 m;
- (d) no projection above the eaves or the parapet of the façade;
- (e) minimum distance to side boundaries of 1.5 m;
- (f) minimum 0.6 m above any awning roof measured from the bottom of the awning; and
- (g) no movement or rotation; and
- (h) no more than one sign per two tenancies

Wall Sign means a sign attached to, projected onto or painted on the wall of a building.



Wall Sign

- (a) no more than two signs on any wall;
- (b) no projection beyond the walls; and
- (c) total maximum area of 12 m² for all wall signs or 25% of the area of the wall, whichever is the lesser.

9.5 Dam Code

9.5.1 Purpose of the Dam Code

- (1) The purpose of the Dam Code is to facilitate the construction of dams to reduce minimise visual impact hat bears minimal impact on existing physical conditions.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) the protection of the amenity of properties in the locality;
 - (b) appropriate safety for people and property.

9.5.2 Assessment criteria

9.5.3 Part A—criteria for assessable and self-assessable development

Table 9.5 - criteria for assessable and self-assessable development

Performance outcomes		Acceptable outcomes	
<i>General outcomes</i>			
PO1	The visual prominence of the dam does not adversely affect the amenity and character of the area.	AO1.1	The dam has a maximum wall height of four metres.
PO2	The dam avoids amenity and safety risks to people and property on adjoining residences.	AO2.1	The full supply level of the dam is set back six metres from the front boundary and three metres from side and rear boundary clearances.
PO3	Stormwater flows resulting from dam works cause no adverse impact on surrounding properties.	AO3.1	The dam does not change the existing flow of downstream stormwater discharge to surrounding properties.

9.6 Dwelling House and Duplex Code—self-assessment only

9.6.1 Purpose of the Dwelling House and Duplex Code

The purpose of the Dwelling house and duplex code is—

- (a) safe, convenient, pleasant and suitable accommodation;
- (b) housing is 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.

9.6.2 Assessment criteria

1.1.1.13 Part A—criteria for self-assessable development

- (1) The following are the acceptable outcomes for the Dwelling House and Duplex Code—
- (2) Density—
 - (a) the lot has an area of at least 500 square metres per dwelling unit;
- (3) Scale and siting for carrying out building work—
 - (a) for land in the General Residential Zone—no part of any building or structure is more than 8.5 metres high;
 - (b) for land in other than the General Residential Zone—no part of any building or structure is more than 10 metres high;
 - (c) the site cover is not more than 50%;
- (4) Parking—
 - (a) not less than one car parking space complying with *Australian Standard AS 2890.1* (only Figure 5.2 where the 'space width' from Figure 2.2 is taken to be 2.4 metres) is provided entirely within the lot.
- (5) Domestic Outbuildings — a non-habitable domestic outbuilding (class 10 building) does not exceed—
 - (a) In the General Residential Zone, Centres Zone or Township Zone—
 - (i) 110m² maximum gross floor area; and
 - (ii) 4m maximum building height; and
 - (iii) 12m maximum horizontal dimension measured in any direction from the outermost projections along a horizontal plane.
 - (b) In the Rural Residential Zone—
 - (i) 150m² gross floor area; and
 - (ii) 6m maximum building height; and
 - (iii) 15m maximum horizontal dimension measured in any direction from the outermost projections along a horizontal plane
 - (c) In the Rural Zone—
 - (i) 500m² gross floor area; and
 - (ii) 8m maximum building height.
- (6) Fences –
- (7) Are not greater than 50% transparent and not greater than 2 metres in height where located forward of a building line and where abutting trafficable roads.

Editorial note—A Class 1 building constructed in a designated bushfire prone area is subject to Performance Requirement P2.3.4 of the BCA. See [section ?? and Map ??](#) for the application of designated bushfire prone areas in the local government area.

9.7 Extractive Industry Code

9.7.1 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 a use that would introduce a sensitive land use or other incompatible development in proximity to extractive industry operations.
- (2) The purpose of the code will be achieved through the following overall outcomes—
 - (a) development for extractive industry is located, designed and operated to avoid and mitigate significant adverse environmental, public safety or amenity impacts;
 - (b) separation areas are provided and maintained between extractive industry operations and surrounding land uses likely to be adversely impacted by extractive industry operations such as sensitive land uses in order to—
 - (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 are—
 - (i) provided along roads constructed or otherwise upgraded to a standard suitable to accommodate heavy vehicle traffic;
 - (ii) provided along routes that avoid access through the General Residential Zone or Rural Residential Zone; and
 - (iii) provided along routes such that the capacity of the local road network is not compromised;
 - (d) noise emissions, emissions to air or water, emissions of industrial waste, or any other emissions with the potential to cause environmental harm are managed, mitigated, contained, treated or recycled as appropriate to avoid adverse impacts on surrounding uses or the natural environment beyond the site boundaries; and
 - (e) areas disturbed through extraction of a resource are rehabilitated at the completion or cessation of resource extraction to achieve a stable landform suitable for an agreed land use.

9.7.2 Assessment criteria

1.1.1.14 Part A—criteria for assessable development

Table 9.6 - criteria for assessable development

Performance outcomes		Acceptable outcomes
Site suitability and planning		
PO1	Development for extractive industry is located, designed, and implemented to provide for: <ol style="list-style-type: none"> (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 	no acceptable outcome prescribed Note: The submission of an Environment Impact Statement and Environmental Management Plan is required to assist in demonstrating compliance with the performance criteria.

Performance outcomes	Acceptable outcomes
<p>terms of visual impacts or significant emissions of noise, dust or other noxious, offensive or hazardous emissions;</p> <p>(d) public safety;</p> <p>(e) appropriate and adequate access and transport routes for the removal of the extracted resource and other associated vehicle movements; and</p> <p>(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.</p>	
<p>PO2 Environmental management requirements must be properly identified, and their effective implementation and monitoring properly planned so as to ensure acceptable levels of environmental impact.</p>	<p>no acceptable outcome prescribed</p> <p>Note: The submission of an Environment Impact Statement and Environmental Management Plan is required to assist in demonstrating compliance with the performance criteria.</p>
<p>PO3 Extraction volumes must be planned and staged so that a suitable and sustainable landscape form remains on the extraction site.</p>	<p>no acceptable outcome prescribed</p> <p>Note: The submission of an Environment Impact Statement and Environmental Management Plan is required to assist in demonstrating compliance with the performance criteria.</p>
<p>Management of Operations</p>	
<p>PO4 Vehicle access to and from, and within, the site must be provided so as to:</p> <p>(a) be adequate for the type and volume of traffic to be generated;</p> <p>(b) avoid access through the General Residential Zone or Rural Residential Zone;</p> <p>(c) not to create or worsen any traffic hazards;</p> <p>(d) not to have adverse effects on the amenity of the locality; and</p> <p>(e) ensure any disturbance to surrounding land uses is minor and that impacts from traffic noise or dust emissions are minimised.</p>	<p>no acceptable outcome prescribed</p> <p><i>Note: The submission of a traffic impact assessment is expected to assist in demonstrating compliance with the performance criteria.</i></p>
<p>PO5 The siting and extent of operations must allow for an area to be provided at the perimeter of the site to effectively buffer surrounding areas from noise, dust, and visual impacts as necessary to:</p> <p>(a) protect the amenity of surrounding uses;</p> <p>(b) ensure public safety; and</p> <p>(c) protect the operation of extractive industry from encroachment by incompatible land uses.</p>	<p>AO5.1 No hard rock extraction, processing activities or blasting are carried out within 10 metres of any boundary of the site or within 500m of any existing or approved sensitive land use.</p> <p>AO5.2 A densely vegetated buffer strip or mound having a minimum width of 10 metres is provided to all boundaries of the site.</p> <p>AO5.3 Extraction and processing activities are screened from view from any sub-arterial or higher order roads, and any urban areas, by natural features and landscaping.</p>

Performance outcomes	Acceptable outcomes
<p>PO6 Extractive Industry operations including blasting, crushing, screening and loading activities must be carried out safely and so that disturbance to surrounding land uses is minor.</p>	<p>AO6.1 Extractive industry operates to ensure:</p> <ul style="list-style-type: none"> (a) Blasting operations are limited to the hours of 9am to 5pm Monday to Friday. (b) Other operations are limited to the hours of 6am to 6pm (c) Monday to Saturdays. (d) No operations are conducted on Sundays or public holidays. (e) Regard is to be given to the best available current standards regarding vibration (such as British Standard BS6472:1992 - (f) Evaluation of Human Exposure to vibration in buildings (1hz to 80hz) in relation to vibration). <p>AO6.2 The site is suitably signed to warn the public of operations and safety hazards.</p> <p>AO6.3 The site is fenced to prevent unauthorised or accidental public entry with fencing having a minimum height of 1.8 metres erected and maintained at a safe distance around any excavated areas or ponded water having a depth of one metre or more.</p> <p>AO6.4 Development and use achieves the air emission standards set out in the State's Environmental Protection (Air) Policy provisions, and under that policy are not "unreasonable".</p>
<p>PO7 Water and wastewater from around and within the area of extraction and operation must be managed so that it does not adversely affect the environmental values of groundwater and receiving surface waters.</p>	<p>AO7.1 Banks and channels are constructed to divert stormwater runoff away from excavated areas.</p> <p>AO7.2 Sediment basins are provided as required to detain stormwater runoff from disturbed areas such that there is no off-site discharge likely to cause environmental harm.</p> <p>AO7.3 Bunding, treatment and disposal of industrial wastes is carried out such that no environmental harm is caused.</p> <p>AO7.4 Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.</p>
<p>PO8 The proposal must be designed and operated so as to minimise and manage noise impacts on the surrounding area and sensitive land uses.</p>	<p>no acceptable outcome prescribed</p>
<p>PO9 Emissions of air pollutants must not cause significant environmental harm or nuisance impacts.</p>	<p>no acceptable outcome prescribed</p>
<p>Rehabilitation</p>	
<p>PO10 Rehabilitation is carried out in accordance with a management plan providing for:</p>	<p>no acceptable outcome prescribed</p>

Performance outcomes	Acceptable outcomes
<p>(a) progressive/staged rehabilitation works;</p> <p>(b) appropriate clean-up works (taking particular account of areas of possible soil contamination);</p> <p>(c) agreed landform and soil profiles;</p> <p>(d) suitable revegetation; and</p> <p>(e) establishment phase requirements.</p> <p>PO11 Rehabilitation must allow for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.</p>	<p>AO11.1 Rehabilitation is carried out to provide water quality of a standard which can support aquatic vertebrates and invertebrates.</p> <p>AO11.2 The perimeter of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p>

9.8 Filling and Excavation Code

9.8.1 Purpose of the Filling and Excavation Code

- (1) The purpose of the Filling and Excavation Code is to manage development for filling and excavation to ensure it is carried out in a safe and ecologically responsible manner without adverse impacts on any flood hazard or the amenity (including visual amenity) of the site and surrounding land.
- (1) The purpose of the code will be achieved through the following overall outcomes—
- (a) ground level changes are carried out in safe manner in accordance with sound geotechnical engineering standards and are ecologically sound;
 - (b) filling or excavation does not increase the extent or duration of any flood hazard for upstream, downstream or adjoining properties 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.

Assessment Criteria

1.1.1.15 Part A—criteria for self-assessable development

Table 1.8 - criteria for self-assessable development

Performance outcomes		Acceptable outcomes
Visual amenity and land stability		
PO1	Filling or excavation and associated works such as retaining walls do not impact adversely on the visual amenity or stability of the site or surrounding properties.	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 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped. AO1.3 Retaining wall finishes that present to adjoining land contain a high quality appearance and are compatible with the surrounding development.
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.	AO2.1 Demolition material or construction waste is not used as fill material. AO2.2 Only the following fill material is used: (a) soil/earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean inert material free of organic, putrescible or refuse material.
PO3	Filling or excavation does not adversely impact on the slope stability or increase the erosion potential of the site or adjoining premises.	no acceptable outcome prescribed
Environmental impacts		
PO4	Filling or excavation does not result in any contamination of land or receiving water bodies, wetlands and waterways.	AO4.1 For filling, only clean fill material is used AO4.2 Acid sulfate soils are— (a) not disturbed; or (b) are treated and managed to avoid the release of

Performance outcomes	Acceptable outcomes
	<p>sulphuric acid and metal contaminants to drainage waters in accordance with an ASS Environmental Management Plan prepared in accordance with Appendix 4 of the <i>SPP2/02 Guideline and the Management Principles</i> of the latest version of the <i>Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines</i>.</p> <p>AO4.3 Filling or excavation is not carried out on land included on the Contaminated Land Register or Environmental Management Register under the Environmental Protection Act 1994; or</p> <p>AO4.4 Filling or excavation is carried out in accordance with an approved site management plan or disposal permit issued under the Environmental Protection Act 1994</p> <p>AO4.5 Works minimise onsite erosion and the release of sediment or sediment-laden stormwater from the site.</p> <p>AO4.6 A Sediment and Erosion Control Plan is prepared in accordance with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).</p>
<p><i>Flooding and Drainage</i></p> <p>PO5 Filling or excavation does not directly, indirectly or cumulatively, cause any increase in flooding or drainage problems on the site or upstream or downstream properties and does not result in an unacceptable risk to people or property from flood hazard.</p>	<p>AO5.1 Filling or excavation does not occur—</p> <p>(a) within 100 metres of a wetland or waterway; or</p> <p>(b) within the 1% Annual Exceedance Probability (AEP) flood extent.</p> <p>AO5.2 Stormwater drainage is designed so that stormwater is contained and managed to achieve a lawful point of discharge without adversely affecting neighbouring properties, or other receiving areas, both during and after construction.</p> <p>AO5.3 Drainage works are designed and constructed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i>.</p> <p>AO5.4 The development does not result in an increase in the volume, frequency, duration and velocity of stormwater at the premises' boundaries.</p> <p>AO5.5 A Stormwater Quality Management Plan is prepared in accordance with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines (BPEM Guidelines)</i>.</p> <p>AO5.6 Overland flow paths are designed to cater for the water from a storm event with an Annual Exceedance Probability (AEP) of 1%.</p>
<p><i>Management of works</i></p> <p>PO6 Emissions of air pollutants from filling or excavation, particularly dust, must not have significant environmental harm or nuisance impacts.</p>	<p>AO6.1 Dust emissions and air emissions are managed and contained within the site boundaries in accordance with a management plan detailing measures such as—</p> <p>(a) water spaying of exposed areas (where in accordance with the sediment and erosion control plan);</p> <p>(b) placing of protective coverings or sealing of exposed earthworks; and</p> <p>(c) installation of wind barriers.</p>

Performance outcomes		Acceptable outcomes
		AO6.2 No other noxious air emissions or odours are 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 The total duration of filling or excavation operations does not exceed 4 weeks. AO7.2 Filling or excavation operations occur only between 7am to 6pm Monday to Saturday. AO7.3
PO8	Traffic generated by filling or excavation must not impact on the amenity of the surrounding area	AO8.1 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 in the road hierarchy. AO8.2 Truck movements generated by filling or excavation activities do not exceed 20 truck movements per day. AO8.3 Truck movements generated by filling or excavation do not occur for periods longer than 4 weeks.

9.9 Higher Density Residential Code

9.9.1 Purpose of the Higher Density Residential Code

The purpose of the Higher Density Residential Code is to facilitate consolidated residential development in appropriate locations that is attractive, meets the needs of residents and tourists and is well integrated with the locality.

- (1) The purpose of the code will be achieved through the following overall outcomes—
- (a) higher density residential development is preferably located in areas that are nearby commercial, recreational and entertainment uses and public transport routes;
 - (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.

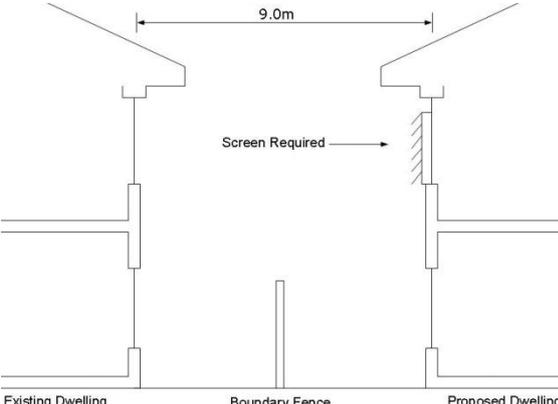
9.9.2 Assessment criteria

1.1.1.16 Part A—criteria for assessable development

Table 9.7 - criteria for assessable development

Performance outcomes		Acceptable outcomes
<i>Site suitability and planning</i>		
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 prescribed
PO2	Higher density housing locates in areas highly accessible to a range of community services and recreational opportunities.	no acceptable outcome prescribed
PO3	Higher density residential development locates on appropriate sites so that— <ol style="list-style-type: none"> (b) building form is compatible with surrounding residences in scale and visual bulk; and (c) boundary setbacks provide residents appropriate access to open space and sunlight and the amenity of adjoining owners is protected. 	AO3.1 Development is located on lots with a minimum primary road frontage of 20 metres and— <ol style="list-style-type: none"> (a) If in the Centre Zone - a minimum lot size of 700 square metres; or (b) In any other zone - a minimum lot size of 1000 square metres
PO4	Natural hazards do not pose unreasonable risks on development sites	AO4.1 Development occurs on sites with a flood free area of at least 18 m by 18 m at natural ground level. AO4.2 Development occurs on part of a site with a slope of less than 15%.

Performance outcomes	Acceptable outcomes
Access	
<p>PO5 Pedestrians (including people with a disability), vehicles, and cyclists have access to the site in a safe and integrated manner.</p>	<p>AO5.1 Provide access via a sealed constructed road in accordance with the Vehicle Parking and Access Code and the Development Infrastructure Works Code.</p> <p>AO5.2 If over 15 metres long or 6 metres wide, concrete driveways are treated to reduce glare from concrete.</p>
Building design and layout	
<p>PO6 The design of the use—</p> <ul style="list-style-type: none"> (a) is complementary and compatible with surrounding uses, (b) addresses the street in a positive way, (c) facilitates access to sunlight and open space, (d) is designed to be comfortable with regard to the climate and achieve 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, and (f) incorporates appropriate landscaping. 	<p>AO6.1 Building site cover is limited to—</p> <ul style="list-style-type: none"> (a) 50 percent for all parts one storey in height; and (b) 40 percent for all parts two storeys in height; and (c) 35 percent for all parts more than two storeys in height. <p>AO6.2 Provide a front setback within 20 percent of the average of adjoining dwellings, or if none exist, at least six metres from the primary street frontage and three metres from any secondary street frontage.</p> <p>AO6.3 A side boundary setback of two metres to the external walls of buildings and a one metre setback from eaves.</p> <p>AO6.4 A 6 metre rear boundary setback to external walls.</p> <p>AO6.5 An area of at least four metres by four metres for private open space for each unit, including covered outdoor areas or balconies.</p> <p>AO6.6 Balconies or windows of living rooms overlook the street and provide casual surveillance of the street.</p> <p>AO6.7 On sloping sites, the building and landscaping is stepped so that cut and fill is no greater than one metre.</p> <p>AO6.8 Buildings incorporate a covered balcony or minimum overhang (eave) of 500 millimetres, particularly on the north facing façade/s.</p> <p>AO6.9 Garages are set back behind the front building line. No manoeuvring area (other than a through driveway) whether covered or uncovered is located within the setback from any street.</p> <p>AO6.10 Garage doors and carport openings—</p> <ul style="list-style-type: none"> (a) face the street when associated with dwellings that have street frontage; and (b) form no more than 50% of the

Performance outcomes	Acceptable outcomes
	<p>building façade facing the street.</p> <p>AO6.11 Walls built up to a boundary are limited to—</p> <ul style="list-style-type: none"> (a) 9 m in length; (b) 3 m in height and 2.7 m average height; and (c) Non-habitable rooms with no windows or openings below 1.8 m high. <p>AO6.12 If located on ground level, each dwelling has access to at least six cubic metres of externally accessible private storage space.</p>  <p>The diagram illustrates a cross-section of a boundary fence. On the left is an 'Existing Dwelling' and on the right is a 'Proposed Dwelling'. A 'Boundary Fence' is positioned between them. A dimension line above the fence indicates a width of 9.0m. An arrow labeled 'Screen Required' points to a hatched section on the fence, indicating a specific requirement for the fence's appearance or structure.</p>
<p>Landscaping</p> <p>PO7 Landscaping softens the appearance of the built form and provides visual interest.</p>	<p>AO7.1 The landscaped area includes:</p> <ul style="list-style-type: none"> (a) a strip at least four metres wide along the street frontage excluding any driveways and pedestrian pathways; and (b) a strip at least one metre wide adjacent to all side and rear boundaries.
<p>Special Care Facilities and Retirement Villages</p> <p>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 disabled and other residents, visitors and carers.</p>	<p>AO8.1 For special care facilities and retirement villages, the sum of all communal open space areas (both indoor and outdoor)—</p> <ul style="list-style-type: none"> (a) occupy a minimum of 30 percent of the area of the site; (b) include 70 percent of these areas with a minimum dimension of five metres and gradients of no more than 1:20; and (c) are accessible to all residents and users of the site via landscaped covered walkway
<p>Environment</p> <p>PO9 Mature vegetation is retained and integrated into the site layout</p>	<p>no acceptable outcome prescribed</p> <p>AO9.1</p>

Performance outcomes	Acceptable outcomes
where possible.	
<i>Flooding and safety</i>	
PO10 The siting of uses achieves appropriate immunity from natural hazard.	Habitable rooms are located 500mm above the defined flood level and non-habitable rooms are located 300mm above the defined flood level.
PO11 Where underground car parking is proposed and it is located below the defined flood level, the electricity supply for the building is above the defined flood level	no acceptable outcome prescribed
PO12 Access to dwellings on the site have appropriate flood immunity.	The entire vehicular access to the site is, at a minimum, at the 20 year ARI flood level.

9.10 Home Based Business Code

- (1) The acceptable outcomes for self-assessable development for the Home based business code are—
- (a) the person conducting the home based business uses the dwelling as their principal place of residence;
 - (b) not more than one person, living in the dwelling works within the home based business;
 - (c) the home based business does not impose a load on any utility greater than that normally required for a dwelling;
 - (d) except in the case of family day care or rural farm stay or bed and breakfast businesses, the home based business operates between the hours of 8.00 am and 7.00 pm daily Monday to Saturday, excluding public holidays.
 - (e) the home based business does not use more than 50 m² of gross floor area, including any storage;
 - (f) the home based business does not involve—
 - (i) fuelling vehicles;
 - (ii) servicing or repairing vehicles for gain or reward;
 - (iii) the parking of more than two customer or client vehicles at any one time;
 - (iv) the parking at or near the premises of any commercial vehicle exceeding two tonnes capacity;
 - (v) more than one sign of up to 0.3 m² in area and bearing only the name, occupation and contact details of the occupier;
 - (vi) storage of any goods external to a building;
 - (vii) the sale of any goods other than those manufactured or serviced in the home based business;
 - (viii) displaying of any goods as to be visible from outside the site;
 - (ix) the release of any contaminants from the site; and
 - (x) the storage of chemicals, gases or other hazardous materials.

9.11 Infrastructure Works Code

9.11.1 Purpose of the Infrastructure Works Code

- (1) The purposes of the Infrastructure works code are to—
 - (a) identify appropriate requirements for providing non-trunk infrastructure associated with making a material change of use of premises and for reconfiguring a lot; and,
 - (b) state relevant standards for non-trunk infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes intensive animal industry code is to ensure that intensive animal industries—
 - (a) uses have an adequate supply of potable water;
 - (b) uses dispose of wastewater with minimal adverse environmental effects;
 - (c) uses manage stormwater with minimal adverse environmental effects;
 - (d) uses connect to suitable telecommunications networks;
 - (e) uses access a suitable source of electricity;
 - (f) non-trunk infrastructure is cost-effective and efficient; and
 - (g) non-trunk infrastructure creates no significant adverse environmental effects.

9.11.2 Interpretation

- (1) For the purposes of section 9.11, “infrastructure” means non-trunk infrastructure.
Editorial note—see Part 4 Priority infrastructure plan in relation to trunk infrastructure.

9.11.3 Table A—criteria for assessable development

Table 9.8 - criteria for assessable development

Performance outcomes		Acceptable outcomes
<i>General outcomes</i>		
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 provided
PO2	infrastructure operates safely and efficiently without interference by incompatible uses or works;	no acceptable outcome provided
PO3	development in the vicinity of an aerodrome does not adversely affect the safe operation or operational requirements of such aerodrome;	no acceptable outcome provided
PO4	Landscaping and external spaces provide a pleasant and functional built form, passive climatic control, and adequate space for recreation.	no acceptable outcome provided
<i>Water supply</i>		
PO5	The use has an adequate quantity and quality water supply for potable use and for fire fighting purposes.	AO5.1 The premises connects to a reticulated water supply system. or AO5.2 If not in the Priority Infrastructure Area, residential premises connect to a rainwater tank with a minimum

Performance outcomes		Acceptable outcomes
		capacity of 45 000 litres.
PO6	The use minimises use of and reliance upon water supplied from a reticulated water supply system.	AO6.1 For residential uses, premises connect to a rainwater tank with a minimum capacity of 9 000 litres if connected to a reticulated water supply system.
<i>Effluent disposal</i>		
PO7	The use has an adequate means of treating and disposing of effluent and other wastewater.	AO7.1 For all zones other than the Rural Zone and the Open Space Zone, all premises connect to a reticulated sewerage system. AO7.2 If not connected to a reticulated sewerage system, the use incorporates an on-site effluent disposal system.
<i>Roads</i>		
PO8	Traffic generated by uses does not adversely affect the safety and efficiency of the road network.	no acceptable outcome provided
PO9	Traffic does not unduly interfere with the safety of pedestrians and cyclists or their amenity.	no acceptable outcome provided
PO10	Traffic associated with the use does not adversely affect the residential amenity of the locality.	no acceptable outcome provided
PO11	Footpath treatments are compatible with the locality.	AO11.1 For the Centre Zone, the footpath is paved along the frontage of the site from the property boundary to the back of the kerb and channel. AO11.2 For the General Residential Zone, a 1.2 metre wide paved footpath extends the full length of the site frontage.
PO12	Cycle and pedestrian paths enable active modes of transport along desirable routes.	no acceptable outcome provided
<i>Stormwater</i>		
PO13	Development incorporates a method of collecting and discharging stormwater that protects the stability of buildings, and protects and maintains environmental values.	no acceptable outcome provided
<i>Electricity</i>		
PO14	Uses connect to or generate a supply of electricity adequate for the use.	AO14.1 For all zones other than the Rural Zone and the Open Space Zone, all premises connect to the reticulated electricity network. AO14.2 For premises not connected to a reticulated electricity network, uses

Performance outcomes	Acceptable outcomes
	generate an adequate supply of electricity.
PO15 For land adjacent to electricity transmission line easements, uses and works locate to ensure community safety.	no acceptable outcome provided

9.12 Intensive Animal Industry Code

9.12.1 Purpose of the Intensive Animal Industry Code

- (1) The purpose of the Intensive Animal Industry Code is to ensure that intensive animal industries—
 - (a) do not have significant adverse impacts on surface and ground water quality, air quality, soil quality, vegetation and wildlife;
 - (b) do not have significant adverse impacts on residents and occupants of nearby premises;
 - (c) do not have significant adverse impacts on scenic amenity;
 - (d) do not have significant adverse impacts on the productive value of agricultural land; and,
 - (e) have adequate transport infrastructure available to meet the needs of traffic generated by the use.
- (2) The purpose of the Intensive animal industry code will be achieved through the following overall outcomes—
 - (a)

9.13 Landscaping Code

9.13.1 Purpose of the Landscaping Code

The purpose of the Landscaping code is to incorporate soft and hard landscaping within development to create a pleasant environment for people for people who engage with the site.

- (1) The following overall outcomes will achieve the purposes of the code—
- (2) an attractive environment suited to the local government area;
- (3) landscaping that is functional and complementary to the climate;
- (4) landscaping that complements and enhances the uses and other works with which it is associated;
- (5) visually pleasant townscapes, streetscapes and landscapes;
- (6) the protection of privacy of occupiers of nearby premises;
- (7) the maximisation of personal safety;
- (8) retention of vegetation of ecological, aesthetic and cultural significance;
- (9) landscaping in the public and private realms are complementary; and
- (10) landscaping is—
 - (a) easily maintained, and
 - (b) conserves energy and water.

9.13.2 Assessment criteria

1.1.1.17 Part A—criteria for self-assessable development

- (1) The acceptable outcomes applicable to self-assessable development include—
 - (a) Amenity—
- (2) Landscaping protects the amenity of any existing or future residential areas.
- (3) Landscaping protects and enhances the amenity along arterial roads.
- (4) Landscaping disguises or screens aesthetically undesirable features of development including—
 - (a) service areas; and
 - (b) outdoor storage areas such as those used to store refuse receptacles.

Landscaping is consistent with the established and desired landscape character of the street or locality.

- (c) Character—

Landscaping makes a positive contribution to the character of the locality in which it is situated.

Where a street or locality has a specific character derived from existing vegetation, landscaping accommodates the retention of existing vegetation, including street trees, and the planting of similar species to achieve continuity (except where the species is identified as an undesirable species, or listed on any noxious plant register).

- (d) Suited to its context—

Landscaping is sensitive to site attributes such as streetscape character, natural landform, views, land capability, drainage and availability of water.

Landscaping is sympathetic to the local environment having regard to—

- (i) the ability of the landscaping to minimise the need for irrigation;
- (ii) the extent of areas that are suitable for the on-site absorption of stormwater;
- (iii) the ability for permeable surfaces to properly drain.

Landscaping reduces erosion through the incorporation of measures such as using vegetation for soil stabilisation and sediment screening.

Landscaping integrates well with the future use and other works situated on the lot.

Landscaping preserves access to infrastructure services and facilities and ensures that plants, materials, and irrigation devices are sited taking into consideration the location and accessibility of overhead and underground infrastructure services and facilities.

(e) Convenience and safety—

Landscaped areas are accessible to all persons.

Landscaping provides protection from climatic elements including shade in summer and the screening of wind in winter.

Landscaping provides visual relief and shade throughout outdoor carparking areas.

Landscaping accommodates clearly visible pedestrian and vehicle sight lines to minimise the likelihood of accidental collision by—

- (iv) not locating structures that are more than 700 mm high within sight lines;
- (v) not planting species that are likely to grow higher than 700 mm within a sight line;
- (vi) constructing pathways for pedestrians and cyclists on desire lines.

Landscape design discourages crime and vandalism and enhances personal and property security based on the principles of *Crime Prevention Through Environmental Design* by—

- (vii) providing security and path lights around building entries, driveways, parking areas and walking paths; and,
- (viii) maintaining or establishing a high degree of visibility along pathways, at access points and other publicly accessible spaces; and,
- (ix) restricting opportunities for people to conceal themselves.

Landscaping incorporates safety features including adequate lighting, non-slip surfaces and handrails.

Any play areas within the landscaping are—

- (x) separated, either by distance or a suitable barrier, from areas on which vehicles are driven; and,
- (xi) substantially shaded between the hours of 10:00 AM and 2:00 PM

Natural environmental values

The ecological values of a site and of adjoining land are enhanced, taking into account the proximity to any environmentally sensitive area, or any element of high community value, habitat, waterway corridor or wetland.

The landscaped area minimises the demand for potable water from the local government's water reticulation system.

Landscaping works can be efficiently and effectively maintained, having regard to—

- (xii) the selection of endemic species to minimise maintenance and for longevity; and,
- (xiii) the provision of suitable irrigation systems.

9.13.3 Part B—criteria for assessable development

Solutions applicable to the whole of the local government area

(i) For subsections 0 to 0—

Only endemic vegetation (i.e. local species) as identified in *Planning Scheme Policy 3—Landscaping (Division 3)* are situated within the landscaped area.

No 'undesirable species' as listed in *Planning Scheme Policy 3—Landscaping (Division 3)* are included in the landscaping.

For subsection 9.13.1(5)—

No service areas and outdoor storage areas are visible from locations off the site.

Solutions for other than the Rural Zone

Error! Reference source not found. (Column 3) contains probable solutions or acceptable outcomes that apply in the circumstances identified in Columns 1 and 2 of such table.

Table 9.9 - Additional acceptable outcomes—landscaping associated with development in the Centre Zone, Community Purposes Zone, Industry Zone, and General Residential Zone

Column 1: Zone				Column 2: Applicable circumstances	Column 3: Acceptable Outcomes
Centre	Community Purposes	Industry	General Residential		
Yes	Yes	Yes	Yes	All	<i>For subsection 0 above—external car parking areas include one shade tree for every 8 parking space distributed throughout such parking areas.</i>
Yes	Yes	Yes		where the lot abuts land included in the Residential Zone	<i>For subsection 9.13.2(2) above—Landscaping not less than 3 metres wide that visually screens the lot is provided along the full length of boundaries common to land in the Residential Zone.</i>
Yes	Yes	Yes	Yes	all non-residential uses within 50 metres of land used for a residential use or land in the Residential Zone	<i>For subsection 9.13.2(2) above—Landscaping buffer not less than 3 metres wide that visually screens the non-residential use is provided between the residential use or the land in the Residential Zone and the non-residential use.</i>
Yes		Yes		for frontages other than a frontage to an arterial road	<i>For subsection (3) above—Landscaping not less than 3 metres wide and which visually enhances the lot and the works located thereon is provided along the full length of the road frontage, other than at approved access points.</i>
			Yes	for frontages other than a frontage to an arterial road	<i>For subsection (3) above—A landscaped area not less than 2 metres wide and which visually enhances the lot and the works located thereon is provided along the full length of the road frontage, other than at approved access points.</i>
Yes	Yes	Yes	Yes	where the lot fronts an arterial road	<i>For subsection (3) above—A landscaped area that is not less than 5 metres wide is provided along the full length of the road frontage, other than at approved access points.</i>

Column 1: Zone				Column 2: Applicable circumstances	Column 3: Acceptable Outcomes
Centre	Community Purposes	Industry	General Residential		
	Yes		Yes	all	<i>For subsections (5) and (6) above—Not less than 25% of the site is developed with landscaping</i>
		Yes		all	<i>For subsections (5) and (6) above—Not less than 10% of the site is developed with landscaping</i>

Solutions for the Rural Zone

Error! Reference source not found. (Column 2) contains probable solutions or acceptable solutions that apply in the circumstances identified in Column 1 of that table.

Additional acceptable solutions—landscaping associated with development in the Rural Zone

Column 1: Applicable circumstances	Column 2: Probable solutions
All	<i>For subsection (15) above—External car parking areas include one shade tree for every 8 parking space distributed throughout such parking areas.</i>
where the lot abuts land included in the Residential Zone	<i>For subsection (2) above—Landscaping not less than 10 metres wide that visually screens the lot is provided along the full length of boundaries common to land in the Residential Zone.</i>
all non-residential uses within 50 metres of land used for a residential use or land in the Residential Zone	<i>For subsection (2) above—Landscaping not less than 3 metres wide that visually screens the non-residential use is provided between residential use, or the land in the Urban Residential Zone or Hinterland Residential Zone, and the non-residential use.</i>
where the lot fronts an arterial road	<i>For subsection (3) above—Landscaping that is not less than 10 metres wide is provided along the full length of the road frontage, other than at approved access points.</i>
other than where the lot fronts an arterial road	<i>For subsection (5) above—Landscaping not less than 5 metres wide is provided along the full length of the road frontage, other than at approved access points.</i>

9.14 Planning Scheme Building Matters Code—self-assessment only

The following **compliance outcomes** comprise the Planning Scheme Building Matters Code—

No part of any building or structure is more than 8.5 metres high;

Site cover is not more than 50%.

9.15 Reconfiguring a Lot Code

9.15.1 Purpose of the Reconfiguring a Lot Code

- (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 planning scheme zone in which the site is included;
 - (b) there is adequate clearances between existing buildings and new boundaries;
 - (c) the reconfiguring avoids exposing people and premises from risks associated with flood, bushfire, and landslide;
 - (d) the reconfiguring avoids creating access to lots that is likely to create or exacerbate a traffic problem or adversely affect the function of a road;
 - (e) the proposed lots satisfy a community need;
 - (f) lots are or will be connected to services in a cost-effective sequence in the local government area considering the feasibility of such connections;
 - (g) lots do not compromise the future development of adjoining land;
 - (h) the reconfiguring protect environmental values, include areas and sites of conservation significance, cultural heritage, and scenic amenity;
 - (i) the reconfiguring does not compromise the productivity of good quality agricultural land;
 - (j) the reconfiguring contributes to achieving overall outcomes sought with respect to the zone in which the reconfiguring occurs.

9.15.2 Assessment criteria

1.1.1.18 criteria for assessable development

- (1) The **performance outcomes** for the Reconfiguring a Lot Code are—
 - (a) The reconfiguring is compatible with other development in the locality and is suitable for its intended use, or probable use, considering—
 - (i) the area, proportion and orientation of the lots; and,
 - (ii) the frontage to a road; and,
 - (iii) the topography of the site; and,
 - (iv) *if in the Rural Zone*—the capability of the land to be sustainably used for crop or animal production, other than *intensive animal husbandry*, with a reasonable level of inputs and without causing degradation of land or other natural resources; and,
 - (v) the location of existing features, uses and works on the land or on adjacent land; and,
 - (vi) existing and proposed access.
 - (b) The reconfiguring does not result in increased risk to life or property as a result of flooding, landslip, wildfire, or other natural hazard, having regard to the likely subsequent development on the land.
 - (c) Adequate pedestrian and vehicular access is available to all lots.
- (2) If an increase in the number of lots—
 - (a) The reconfiguring protects areas of high conservation value, significant habitat and other natural features, including watercourses.
 - (b) The reconfiguring integrates well with—
 - (i) existing uses and works; and,
 - (ii) likely future development in the locality.
- (3) For lots in a Residential Zone or on which 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) Lots are orientated to facilitate the siting of dwellings to take account of micro-climatic benefits.
 - (c) Lots in the Residential Zone are designed to enable buildings to be oriented to enable climatic extremes to be moderated using energy conservation principles.
 - (d) Each lot on which a dwelling may be built has an adequate supply of water available for fire fighting purposes.
 - (e) Lots incorporate appropriate buffers to minimise conflicts with rural or other incompatible uses.
- (4) For lots in a designated bushfire prone area—
- (a) The reconfiguring includes a fuel-modified buffer that—
 - (i) has been selectively cleared where necessary; and,
 - (ii) includes landscaping that is designed and provided to protect buildings and not increase the level of bushfire risk.
- (5) If involving the opening of a road—
- (a) The design of each new road conveys its primary function in road network in the local government area.
 - (b) The design of each new road encourages safe and proper driver behaviour considering the primary function of that road.
 - (c) The road layout does not compromise the safe and efficient use of the existing or future road network.
 - (d) The road layout, design and construction take account of the need for access by emergency vehicles and possible evacuation.
- (6) Nature conservation—
- (a) The reconfiguration of land does not result in degradation of the natural environment.
 - (b) Reconfiguration does not adversely impact on the drainage of the subject land or adjacent lands.
 - (c) Each lot is able to accommodate any use that is exempt or self-assessable without—
 - (i) increasing any adverse ecological 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;
 - (ii) increasing any health risks during a system failure;
 - (iii) deteriorating the water quality of existing and proposed water supplies;
 - (iv) limiting the sustainable disposal of domestic effluent.
- (7) The **acceptable outcomes** for the Reconfiguring a lot code are—
- (a) General site suitability—for subsections (1)(a) to (1)(c)—
 - (b) Lots are regular in shape.
 - (c) Lot sizes and frontages are not less than the minimum identified in Column 2 of **Error! Reference source not found.** Minimum sizes for lots to be applicable in the zones, and circumstances if any, stated in Column 1.

Table 9.10 - Minimum sizes for lots

Column 1: Zone (and circumstances, if any)	Column 2: Minimum sizes	
	Minimum area	Minimum frontage
Centres	400 square metres	10 metres
Community Purposes	4,000 square metres	40 metres
General Residential	500 square metres	16 metres
General Residential (if a rear lot)	800 square metres (not including access strip)	6 metres
Industry	1,000 square metres	20 metres
Open Space	none identified	none identified
Rural Residential	as stated on Map Series ??	70 metres
Rural	as stated on Map Series ??	200 metres
Sport and Recreation	none identified	none identified
Township	1,000 square metres	20 metres

- (d) A suitable building platform is available that—
- (i) is not below the highest recorded flood level or otherwise subject to flooding or inundation;
 - (ii) has an area of not less than 80 square metres;
 - (iii) has a width-to-depth ratio of at least 1:2;
 - (iv) has a maximum slope of natural ground level less than 20%.
- (8) In the Residential Zone and if an increase in the number of lots—for subsection (2)(b)—
- (a) The land is located within a Town Services Area.
- (9) In the Rural Zone—if an increase in the number of lots—for subsection (1)(b)—
- (a) In bushfire prone areas the reconfiguring incorporates—
 - (i) a perimeter road that has a minimum cleared width of 20 metres;
 - (ii) a constructed road width of 6 metres;
 - (iii) construction to an all-weather standard.
 - (iv) a ring road system that provides a fire break and access for fire fighters.
 - (b)

9.16 Parking, Access and Movement Code

9.16.1 Purpose of the Parking, Access and Movement Code

- (1) The purpose of the Parking, access and movement code is to ensure that uses 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 Parking, access and movement code will be achieved through the following overall outcomes—
 - (a) uses maintain the safety and efficiency of the road network by not generating or attracting excessive traffic, parking, manoeuvring or servicing on nearby roads; and,
 - (b) uses provide safe, efficient and convenient, pedestrian, cycle, mobility-impaired, and vehicular access to the site and movement within it; and,
 - (c) uses provide adequate on-site facilities for servicing by delivery, refuse and other service vehicles; and,
 - (d) uses do not provide excessive off-site impacts associated with the manoeuvring and parking of vehicles.

9.16.2 Assessment criteria

Part A—criteria for assessable development

Table 9.11 - Performance outcomes and Acceptable outcomes for Parking, Access and Movement Code

Performance outcomes		Acceptable outcomes	
<i>Cycles and pedestrians</i>			
PO1	Uses provide safe pedestrian access from the street and within the site, including from any vehicle parking or set down area to the main entrance of any building by— <ol style="list-style-type: none"> (a) including direct pedestrian-only pathways between the footpath, the parking area and the building's main entrance; (b) not constructing or erecting solid walls or fences adjacent to pedestrian walkways; (c) providing a low-speed traffic environment within the site; (d) installing appropriate lighting, directional signs, and pavement marking. 	no acceptable outcome provided	
PO2	The use incorporates adequate bicycle parking on the lot.	AO2.1	For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of bicycle parking facilities provided on the site is not less than that set out in <i>Main Roads Road Planning and Design Manual (Table 5.12)</i> .
		AO2.2	The premises incorporates bicycle facilities that are designed and constructed in accordance with AS2890.3, <i>Parking Facilities Part 3</i> :

Performance outcomes		Acceptable outcomes	
<i>Bicycle Parking Facilities.</i>			
PO3	<p>Access ways and footway systems within the site provide for safe and convenient access so that—</p> <p>(a) the main pedestrian access from the street to the building is easily identified; and</p> <p>(b) the vehicular access to the site is separate from the pedestrian access; and</p> <p>(c) design features are used to delineate areas of potential conflict between vehicles and pedestrians.</p>	no acceptable outcome provided	
PO4	The premises incorporate access for persons with disabilities or mobility difficulties.	AO4.1	Parking spaces for the people with disabilities is available at the rate set out in <i>Standard AS2890.1 Part 1: Off-Street Car Parking</i> (Appendix C Table C1).
		AO4.2	Access and internal manoeuvring is available in accordance with Australian Standard AS1428.1—2001 Design for access and mobility.
<i>Vehicular access</i>			
PO5	Premises have safe and efficient vehicular access.	AO5.1	Vehicular access between the local government area-wide road network and the areas referred to in ?? is constructed to the standards set out in <i>Planning Scheme Policy ??—Design and Construction Standards for Non-trunk Infrastructure</i> .
<i>Vehicle parking</i>			
PO6	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.	AO6.1	The number of vehicle parking spaces is not less than that identified as applicable to the specific use, defined use in ??
PO7	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.	AO7.1	Vehicle parking areas have no gateways, doors, or similar devices that restrict vehicular access by employees or visitors.
PO8	Vehicle parking areas, driveways and associated accesses function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.	AO8.1	All vehicle-parking areas are provided on the lot in accordance with Australian Standard AS2890.1 Part 1: Off-Street Car Parking (excepting for sections 4.3 and 4.4 and Appendix C).

Performance outcomes	Acceptable outcomes
	<p>AO8.2 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 are designed to the high turnover or Class 3 requirements in <i>Australian Standard AS2890.1 Part 1: Off-Street Parking</i>.</p> <p>AO8.3 Vehicle parking areas are constructed with a hard stand surface to the standards set out in <i>Planning Scheme Policy xyz??—Design and Construction Standards for Non-trunk infrastructure</i>.</p> <p>AO8.4 Signs and line marking are provided in accordance Queensland Department of Main Roads Manual of Uniform Traffic Control Devices.</p> <p>AO8.5 There is no increase in the number of access points to arterial roads.</p>
<i>Vehicle manoeuvring</i>	
<p>PO9 Premises avoid the use of the public road system for movement between car parking and vehicle service areas in the development.</p>	<p>AO9.1 Manoeuvring and circulation is provided within the site in accordance with AUSTRROADS AP-34/95 Design Vehicles and Turning Path Templates, <i>AS2890.1-Parking Facilities Part 1 Off Street Parking and AS2890.2 Off Street Parking Part 2 Commercial Vehicles</i>.</p>
PO10	AO10.1
PO11	AO11.1
<i>Loading, unloading and service areas</i>	
<p>PO12 Service vehicles can properly service the use.</p>	<p>AO12.1 Premises incorporate loading, unloading and set down areas in accordance with <i>AS2890.2—Off Street Parking Part 2: Commercial Vehicles</i> that allow for the—</p> <ul style="list-style-type: none"> (a) collection and set down of passengers; (b) parking of trailers; (c) service vehicle parking; and, (d) loading and unloading of goods. <p>AO12.2 For sites greater than 4,000m² in area, provision is made for service vehicles in accordance with ?? , otherwise in accordance with ??</p>
<i>Amenity</i>	
<p>PO13 Vehicle parking areas do not detract from the amenity of the locality.</p>	no acceptable outcome provided
PO14 Vehicle parking and manoeuvring	AO14.1 All areas on the site on which

Performance outcomes	Acceptable outcomes
<p>areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to—</p> <ul style="list-style-type: none"> (a) the appearance of such areas; (b) dust emissions; (c) noise from vehicle movement; and, (d) erosion and sediment control. 	<p>vehicles drive are constructed and surfaced to the standards set out in <i>Planning Scheme Policy ??—Design and Construction Standards for Non-trunk Infrastructure</i>.</p>
<p>PO15 Refuse storage areas are screened from view and positioned to avoid nuisance to neighbours.</p>	<p>no acceptable outcome provided</p>
<i>Infrastructure</i>	
<p>PO16 Vehicle access is provided to ensure safe and functional operation for motorists and pedestrians.</p>	<p>AO16.1 All premises have vehicle access to a formed road. AO16.2 Access is designed and constructed in accordance with ??.</p>

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 the table has the meaning in the Act.
- (3) A use listed in the first column has the meaning set out beside that term in the second column.
- (4) Uses listed in the third or fourth column which are not listed in the first column have their common meaning.
- (5) The use definitions listed here are the definitions for the purpose of the planning scheme.

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 material and materials and devices associated with or used in a sexual practice or activity.	Sex shop	shop, newsagent, registered pharmacist, video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> (a) the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or (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

Column 1—Use	Column 2—Definition	Column 3—Examples include	Column 4—Does not include the following examples
Air services	Premises used for the following: <ul style="list-style-type: none"> (a) the arrival and departure of aircraft; (b) the housing, servicing, maintenance and repair of aircraft; (c) the assembly and dispersal of passengers and/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, 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
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary and/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 and/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
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. Note—definition from the <i>Prostitution Act 1999</i> .		Adult store, club, nightclub, 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
Car park	Premises used for parking vehicles where the parking is not ancillary to	Parking station	

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
	another use.		
Caretaker's accommodation	A dwelling provided for a caretaker of a non residential use on the same premises..	Rural workers accommodation	Dwelling house
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 or care, but not residence, of children.	Crèche, early childhood centre, kindergarten, after school care	Educational establishment, home based child 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, place of worship, theatre
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	Childcare centre, family day 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, hostel, 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, place of worship
Correctional facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependant 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	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production,	Permanent plantations, intensive horticulture, rural industry

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
	machinery used on the site.	sugar cane growing, vineyard	
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.		Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, hostel, 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 after school care for students and/or on-site student accommodation.	Primary school, secondary school, college, university, technical institute	Childcare centre, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services, 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	Community use, hospital, residential care facility
Extractive industry	Premises used for the extraction and processing of extractive resources and associated activities, including their transportation to market. Note—definition from State Planning Policy 2/07.	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, meals on wheels distribution centre, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub
Function facility	Premises used for conducting receptions or functions which may include the preparation and provision of food and liquor for consumption on	Conference centre, reception centre	Community use, hotel

Column 1—Use	Column 2—Definition	Column 3—Examples include	Column 4—Does not include the following examples
	site.		
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but does 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.		
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	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> (a) potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, (b) potential for 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. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry.</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, noxious and hazardous industry

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, farm stay, home office, home based childcare	Hobby, office, shop, warehouse transport
Hospital	Premises used for medical or surgical care or treatment of patients whether or not residing on the premises. 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
Hostel	Premises used for the accommodation of more than one household where each resident: (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) does not occupy a self-contained unit; (d) shares communal rooms, or communal facilities outside of the resident's room, with one or more of the other residents. It may include: (a) rooms not in the same premises; or (b) provision of a food or other service; or (c) on site management and/or staff and associated accommodation.	Boarding house, monastery, rooming accommodation, off-site student accommodation	Hospice, community residence, dwelling house, short term accommodation, multiple dwelling
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and entertainment facilities.	Bar , pub, tavern	Nightclub
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, theatre

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
Intensive animal industry	<p>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.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>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.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p>	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	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> (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. 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds</p>	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, noxious and hazardous industry

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
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
Market	<p>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.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> (a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, (b) generates high traffic flows in the context of the locality or the road network, (c) generates an elevated demand on the local infrastructure network, (d) potential for offsite impacts in the event of fire, explosion or toxic release, (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. 	<p>Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, noxious and hazardous industry

Column 1—Use	Column 2—Definition	Column 3—Examples include	Column 4—Does not include the following examples
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
Multiple dwelling	Premises which contains three or more dwellings where the use is primarily residential.	Apartments, flats, units, townhouses	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nightclub	Premises operating predominately during the night hours used to provide entertainment which may include cabaret, dancing and music. The use includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation
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.
Noxious and hazardous industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, 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, (b) potential for 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	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers. Note—additional examples may be shown in SC1.1.2 industry thresholds	Low impact industry, medium impact industry, high impact industry, service industry

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
	<p>and handling of large volumes of dangerous goods,</p> <p>(f) requires significant separation from non-industrial uses.</p>		
Office	<p>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 the following:</p> <p>(a) business or professional advice;</p> <p>(b) service of goods that are not physically on the premises;</p> <p>(c) office based administrative functions of an organisation.</p>	Bank, real estate agent	Home-based business, shop, outdoor sales
Outdoor sales	<p>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 and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and which requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>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.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club	Major sport, recreation and entertainment facility, motor sport, park
Park	<p>Premises used by the public generally for free recreation and enjoyment, and may be used for community events.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource	Forestry for wood production, biofuel production

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
		management	
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social and educational activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: (a) the arrival and departure of vessels; (b) the movement of passengers or goods on or off vessels; (c) any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.	Marina	Ferry terminal, landing
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, food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
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	
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

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
Retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.		Market
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where the processing and packaging is ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Sales office	<p>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.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	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, noxious and hazardous industry
Service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet,</p>		

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
	maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		
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	Adult shop, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.		
Short-term accommodation	<p>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.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers, cabins, serviced apartments, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <p>(a) a large area for handling, display or storage; and</p> <p>(b) direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</p>	Bulky goods sales	Food and drink outlet shop, outdoor sales

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> (a) converting or transforming electrical energy from one voltage to another; or (b) regulating voltage in an electrical circuit; or (c) controlling electrical circuits; or (d) switching electrical current between circuits; or (e) a switchyard; or (f) communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the site.	Cinema, movie house, concert hall, dance hall	Community hall, hotel, indoor sport and recreation facility
Tourist attraction	<p>Premises used for providing on-site entertainment, recreation or similar facilities for the general public.</p> <p>The use may include provision of food and drink for consumption on site.</p>	Theme park	Hotel, major sport, recreation and entertainment facility, nightclub
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, and/or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park	Relocatable home park, tourist attraction, short-term accommodation

Column 1— Use	Column 2—Definition	Column 3— Examples include	Column 4—Does not include the following examples
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 and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractors depot, bus depot	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: (a) supply of water, hydraulic power, electricity or gas; (b) sewerage or drainage services; (c) transport services including road, rail or water; (d) waste management facilities; (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	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 the storage. The use does not include retail sales from the premises.	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. The use may include sale of gardening materials where these are ancillary to the primary use.		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.2 Defined activity groups

Defined uses listed in SC1.1 are able to be clustered into activity groups.

An activity group listed in column one clusters the defined uses listed in column two.

An activity group is able to be referenced in Part 5.

The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1—Index of defined activity groups

<insert activity group>	<insert activity group>	<insert activity group>
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Table SC1.1.1.2—Defined activity groups

Activity group	Uses
Accommodation activities	<ul style="list-style-type: none"> Caretaker's accommodation Dual occupancy Dwelling house Dwelling unit Home based business Hostel Multiple dwelling Non-residential workforce accommodation Relocatable home park Residential care facility Retirement facility Short-term accommodation Tourist park
Business activities	<ul style="list-style-type: none"> Bulk landscape supplies Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Sales office Service station Shop Shopping centre Showroom Veterinary services
Community activities	<ul style="list-style-type: none"> Cemetery Child care centre Community care centre Community residence Community use Correctional facility Crematorium Educational establishment Emergency services

Activity group	Uses
	Funeral parlour Health care services Hospital Place of worship
Entertainment activities	Club Function facility Hotel Nightclub Theatre Tourist attraction
Industry activities	Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Noxious and hazardous industry Research and technology industry Service industry Warehouse
Recreational activities	Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
Rural activities	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery

SC1.3 Administrative definitions

Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.

A term listed in the first column has the meaning set out beside that term in the second column under the heading.

The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Use	Additional examples include
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adjoining premises	Means premises that share all or part of a common boundary
access strip	Means that part of a site which is used for providing access to a road.
basement	Means a storey substantially below ground level where the floor level of the level above projects no more than one metre above ground level.
buffer	Means an area of the land including watercourses required for maintaining separation distances— (a) between different land uses; or (b) from a major noise source; or (c) from a conservation area or a public recreation area
building height	Means the vertical distance between the ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.
building work	As defined in the Sustainable Planning Act 2009.
dwelling	Means a building or part of a building used or capable of being used as a self contained residence which 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.
filling or excavation	Means removal or importation of material to or from a lot that will change the ground level of the land.
gross floor area	Means 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: building services, plant and equipment access between levels; ground floor public lobby; a mall; the parking, loading and manoeuvring of motor vehicles; unenclosed private balconies whether roofed or not.
ground level	Means: (a) the existing level of the site providing it has not been unlawfully altered; or (b) where the land has been unlawfully altered the level of land prior to the alteration; or (c) the 'as-constructed' level of the land in accordance with an approval for filling and excavation.
habitable room	As defined in the Building Code of Australia as amended from time to time.
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.
local plan	Means the planning strategy that provides - for example, the form, type and density of future development specific to a local area or district within the planning scheme area. It includes a local area plan, a neighbourhood plan or a

	development control plan.
minor building work	Means an alteration, addition or extension to an existing building where the floor area including balconies is less than 5 per cent of the building or 25 square meters, whichever is the lesser
non-resident workers	Means workers who reside in areas for extended periods when employed on projects directly associated with mining, major industry or major infrastructure, 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.
overland flow path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where 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.
plot ratio	Means the ratio of gross floor area to the area of the site.
primary street 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	Means an outdoor space for the exclusive use of occupants of a building.
public open space	Means outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
rear lot	Means a lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
secondary dwelling	Means a self contained dwelling where used in conjunction with a dwelling house on the same lot and where subordinate to the existing dwelling. A secondary dwelling may be constructed under a house, be attached to a house or be free standing.
secondary street frontage	Means the frontage of a lot which abuts a second street.
setback	Means the shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.
site cover	Means the proportion of the site covered by buildings.
storey	Means the 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 above. For the purposes of this definition a basement and a mezzanine is a storey.
streetscape	Means the collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
structure	As defined in the Building Code of Australia as amended from time.
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

Mapping

SC1.4 <Insert> map

<insert mapping>

Approvals affecting the planning scheme under s391 *Sustainable Planning Act 2009*

Location (Real Property Description)	Type of approval	Date approved	File reference
<insert details>	<insert details>	<insert details>	<insert details>

Schedule 2 Planning scheme policies

SC2.1 Consultation

SC2.1.1. When local government may consult on a development application

Without limiting its discretion under SPA⁵, 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:

the development may conflict with a code;

specialised technical advice is required to assess the development; or

the development may affect premises being of special interest to a person.

SC2.1.2. Who may be consulted

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.

- (6) Without limiting subsection (1), the local government may seek advice or comment about an application for development if:
- (a) Mineral resources
 - (i) within 1 km of identified mineral resources or a gravel pit—from the Department of Natural Resources and Mines;
Native Title
 - (ii) 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; and,
Indigenous cultural heritage
 - (iii) on land identified as high probability indigenous cultural heritage land—from designated aboriginal representatives; and,
Good quality agricultural land
 - (iv) on *cropping land* or *mixed farming land*—from the Department of Natural Resources and Mines; and,
Designated bushfire prone area
 - (v) on land in a designated bushfire prone area—from the Department of Emergency Services; and,
A use identified as an 'inconsistent use'
 - (vi) for a material change of use identified as an 'inconsistent use' in the applicable zone code—owners, occupiers of adjoining or nearby premises, or the public generally.

SC2.1.3. How consultation may be undertaken

- (7) 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) public notification in a newspaper;
 - (b) placing a notice on the premises;
 - (c) placing a notice at a public place;

⁵ SPA, section 195 (Additional third party advice or comment)

- (d) personal notification or contact;
- (e) placing an advertisement in the electronic media;
- (f)

a. Information local government may request

Guideline about making an application—

Under SPA section, 260 each application must—

- (1) be accompanied by any supporting information the approved form states is mandatory supporting information for the application; and
- (2) be accompanied by the appropriate application fee; and
- (3) the consent of the owner of the land if, under SPA, section 263,

Division 1—Preliminary

- (8) The Local Government may request the information identified in Division 2 from the applicant, by written request (an information request) to assist—
 - (a) the assessment of an application;
- (9) Without limiting subsection (1), an assessment manager or concurrence agency may, within the limits of their jurisdiction, include in an information request advice to the applicant about how the applicant may change the application.

Division 2—Information for assessment of development application

The Local Government may request the following information—

SC2.1.4. Zone assessment

- (10) 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 detraction from achievement of the outcomes.
- (11) if an application involving subdivision of land—
 - (a) a report detailing an appropriate Soil Erosion and Sediment Control Program prepared in accordance with Section A4 of the Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites – Institution of Engineers, Australia, Qld Division.
- (12) for development involving subdivision in an unsewered area—
 - (a) a report prepared by a suitably qualified person, in accordance with the Department of Natural Resources and Mines On Site Sewerage Code, detailing the suitability of the site for on site effluent disposal;
- (13) for development involving a 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.
- (14) for development involving Intensive Animal Husbandry—
 - (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) location of the 1:50 ARI level 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 agricultural land report prepared by a suitably qualified person in accordance with section 6 of the Planning Guidelines: The Identification of Good Quality Agricultural Land; and,
 - (d) a report prepared by a suitably qualified person detailing how wastes from the site will be treated and disposed of.
- (15) 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*.
- (16) for development that may result in significant environmental impact—an impact assessment and management report for development including—
- (a) Aquaculture; or,
 - (b) Display Yard; or,
 - (c) Extractive industry; or,
 - (d) Farm; or,
 - (e) General industry; or,
 - (f) Intensive industry; or,
 - (g) Intensive animal husbandry; or,
 - (h) Public utility; or,
 - (i) Rural industry; or,
 - (j) Service station; or,
 - (k) Special industry; or,
 - (l) Other.

SC2.1.5. Assessment against overlays

SC2.1.6. Mineral resources

- (17) if an application for use or works located within 1 km of an identified 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;

SC2.1.7. Cropping land and mixed farming land

- (18) if an application involving land identified as cropping land or mixed farming land—information in accordance with State Planning Policy 1/92 Planning Guidelines—The Identification of Good Quality Agricultural Land, including—
- (a) an agricultural land report prepared by a suitably qualified person in accordance with section 6 of such guidelines; and
 - (b) an agricultural economics report prepared by a suitably qualified person detailing the long term agricultural viability of the proposed lots having regard to—
 - (i) a range of crop types;
 - (ii) a range of market conditions;
 - (iii) a range of climatic conditions;
 - (iv) proposed water supply; and
 - (v) sufficient area for proposed crops, a *dwelling* and ancillary buildings and uses;

SC2.1.8. Creeks and rivers

- (19) an impact assessment and management report detailing—
 - (a) likely impacts of the development on the integrity and function of the watercourse; and,
 - (b) 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,
 - (c) retention of existing on-site vegetation; and,
- (20) an impact assessment and management report detailing measures taken in the design of the development to—
 - (a) if involving reconfiguring a lot—
 - (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

SC2.1.9. Other overlay assessment

- (21) if an application requiring assessment against an overlays code (other than covered elsewhere in this policy)—
 - (a) an assessment of how the development or effects of the development may affect the values of the relevant feature or resource; or
 - (b) an assessment of how the development may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
 - (c) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development;

SC2.1.10. Assessment involving infrastructure or operational works

SC2.1.11. General

- (22) Division 2—Presentation of Drawings, applies to engineering plans submitted by an RPEQ for approval of operational work and internal and external civil work with other approved developments.
- (23) Engineering Drawings and Specifications, and Inspection and Testing Plans are to be submitted accompanied by the statement of compliance sheets.
- (24) Engineering calculations for the design of any stormwater drainage catchments. 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.

10.1.2 Requirements for drawings

- (1) 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.

SC2.1.12. General requirements

- (2) 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;

SC2.1.13. If involving infrastructure works

- (3) 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 5 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.
- (4) Failure to submit required certification may result in delays or rejection of the data provided and an information request from the local government.
 - (a) drainage calculations and catchment plans demonstrating that the works would not compromise the achievement of the objectives and design philosophy of QUDM;
 - (b) any additional calculations in support of overland flow path capacities, weir flows over kerbs, flood fill studies;
 - (c) 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;
 - (d) certification from a suitably qualified consultant that the proposal would achieve the specific outcomes for stormwater drainage in the planning scheme Infrastructure Works Code.
 - (e) *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
- (5) *The use of appropriate computer programs in the design or modelling of drainage is encouraged provided results are presented on a calculation sheet*

SC2.2 Landscaping

Division 1—General

- (6) 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.

Division 2—Information requirements for plans

SC2.3 Circumstances in which plans may be required—

(7) if the application involves reconfiguring a lot resulting in additional lots; or if planning scheme code identifies that landscaping, buffering or screening within a *performance outcome* or a *acceptable outcome*; or

(8) if the application proposes any of the following uses—

- (a) Adult store
- (b) Agricultural supplies store
- (c) Air services
- (d) Animal husbandry
- (e) Animal keeping
- (f) Aquaculture
- (g) Brothel
- (h) Bulk landscape supplies
- (i) Car park
- (j) Caretaker's accommodation
- (k) Cemetery
- (l) Child care centre
- (m) Club
- (n) Community care centre
- (o) Community residence
- (p) Community use
- (q) Correctional facility
- (r) Crematorium
- (s) Cropping
- (t) Dual occupancy
- (u) Dwelling house
- (v) Dwelling unit
- (w) Educational establishment
- (x) Emergency services
- (y) Extractive industry
- (z) Food and drink outlet
- (aa) Function facility
- (bb) Funeral parlour
- (cc) Garden centre
- (dd) Hardware and trade supplies
- (ee) Health care services
- (ff) High impact industry
- (gg) Home based business
- (hh) Hospital
- (ii) Hostel
- (jj) Hotel
- (kk) Indoor sport and recreation

(ll)	Intensive animal industry
(mm)	Intensive horticulture
(nn)	Landing
(oo)	Low impact industry
(pp)	Major electricity infrastructure
(qq)	Major sport, recreation and entertainment facility
(rr)	Marine industry
(ss)	Market
(tt)	Medium impact industry
(uu)	Motor sport facility
(vv)	Multiple dwelling
(ww)	Nightclub
(xx)	Non-resident workforce accommodation
(yy)	Noxious and hazardous industry
(zz)	Office
(aaa)	Outdoor sales
(bbb)	Outdoor sport and recreation
(ccc)	Park
(ddd)	Permanent plantation
(eee)	Place of worship
(fff)	Port services
(ggg)	Relocatable home park
(hhh)	Renewable energy facility
(iii)	Research and technology industry
(jjj)	Residential care facility
(kkk)	Retirement facility
(lll)	Roadside stall
(mmm)	Rural industry
(nnn)	Sales office
(ooo)	Service industry
(ppp)	Service station
(qqq)	Shop
(rrr)	Shopping centre
(sss)	Short-term accommodation
(ttt)	Showroom
(uuu)	Substation
(vvv)	Telecommunications facility
(www)	Theatre
(xxx)	Tourist attraction
(yyy)	Tourist park
(zzz)	Transport depot
(aaaa)	Utility installation
(bbbb)	Veterinary services
(cccc)	Warehouse
(dddd)	Wholesale nursery
(eeee)	Winery

SC2.3.1. Standards of landscape plans and specific information required

- (9) 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*.

- (10) 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.
 - (c)
 - (d)

Table 10.1 - Table 1: Landscape plans—standards

<i>Specific information required</i>	<i>Standard of Plan</i>		
	<i>Concept</i>	<i>Limited</i>	<i>Full</i>
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 0 Error! Not a valid bookmark self-reference.			Yes

SC2.3.2. Additional information for Full Landscape Plans

- (11) 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.
- (12) 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.
- (13) 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.
- (14) 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.

Division 3—Acceptable and unacceptable plant species for landscaping

SC2.3.3. Unacceptable plant species

The following plant species are unacceptable in landscaping in the local government area.

Species	Common Name
<i>Acacia farnesiana</i>	Mimosa Bush
<i>Acalypha sinensis</i>	Chinese Acalypha
<i>Acetosa sagittata</i>	Rambling Dock
<i>Agave americana</i>	Century Plant
<i>Agave sisalana</i>	Sisal
<i>Agave vivipara</i> var. <i>vivipara</i>	Sisal
<i>Ageratina adenophora</i>	Crofton Weed
<i>Ageratina riparia</i>	Mistflower
<i>Ageratum houstonianum</i>	Blue Billygoat Weed
<i>Alternanthera philoxeroides</i>	Aligator Weed
<i>Anredera cordifolia</i>	Madeira Vine, Lamb's Tail, Potato Vine
<i>Araujia horotum</i>	White Moth Vine
<i>Ardisia crispa/crenata</i>	Coral Berry, Ardisia
<i>Ardisia humilis</i>	Spice Berry
<i>Arecastrum</i> (syn. <i>Syagrus</i>) <i>romanzoffianum</i>	Cocos Palm
<i>Aristolochia elegans</i>	Dutchman's Pipe or Calico Flower

Species	Common Name
Arunda donax	Giant Reed
Asclepias curassavica	Red Cotton Bush
Asparagus africanus	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. diagamontianum 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
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

Species	Common Name
<i>Desmodium uncinatum</i>	Silver-leaved Desmodium
<i>Digitaria eriantha</i>	Pangola Grass
<i>Duranta erecta</i>	Duranta, Blue Sky Flower
<i>Eichornia crassipes</i>	Water Hyacinth
<i>Eleusine indica</i>	Crowsfoot Grass
<i>Eragrostis curvula</i>	African Lovegrass
<i>Erythrina crista-galli</i>	Cockspur Coral Tree
<i>Eugenia uniflora</i>	Brazilian Cherry
<i>Euphorbia cyathophora</i>	Painted Spurge
<i>Euphorbia heterophylla</i>	Milk Weed
<i>Furcraea foetida</i>	Cuban Hemp
<i>Furcraea selloa</i>	Hemp
<i>Gleditsia triacanthos</i> (+ all ornamental varieties)	Honey Locust Tree
<i>Gloriosa superba</i>	Glory Lilly
<i>Gomphocarpus physocarpus</i>	Balloon Cotton Bush
<i>Gymnocoronis spilanthoides</i>	Senegal Tea
<i>Hymenachne amplexicaulis</i>	
<i>Hypoestes phyllostachya</i>	Polka-dot Plant
<i>Impatiens walleriana</i>	Balsam
<i>Ipomoea cairica</i>	Mile a Minute
<i>Ipomoea indica</i>	Morning Glory
<i>Juncus articulatus</i>	Jointed Rush
<i>Koelreuteria elegans</i>	Golden Rain Tree
<i>Lantana camara</i> var. <i>camara</i>	Lantana
<i>Lantana montevidensis</i>	Creeping Lantana
<i>Leucaena leucocephala</i>	Leucaena
<i>Ligustrum lucidum</i>	Privet Broad Leaf
<i>Ligustrum sinense</i>	Privet Small Leaf, Chinese Privet
<i>Lilium formosanum</i>	Taiwan Lily
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Ludwigia ochoualis</i>	
<i>Lycium ferocissimum</i>	African Boxthorn
<i>Macfadyena unuis-cati</i>	Cats Claw Creeper
<i>Macroptilium atropurpureum</i>	Siratiro
<i>Macrotyloma axillare</i>	Perrenia Horse Gram
<i>Melinis minutiflora</i>	Molasses Grass
<i>Melinis repens</i>	Red Natal Grass
<i>Mimosa pudica</i>	Common Sensitive Plant
<i>Murraya paniculata</i> cv. <i>Exotica</i>	Murraya, mock orange

Species	Common Name
<i>Myriophyllum aquaticum</i>	Parrot's Feather
<i>Nasella neessiana</i>	Chilean Needle Grass
<i>Neonotonia wightii</i>	Glycine
<i>Nephrolepis cordifolia</i>	Fish bone fern
<i>Nymphaea caerulea</i> subsp. <i>zanzibarensis</i>	Blue Lotus
<i>Ochna serrulata</i>	Ochna, Mickey Mouse Bush
<i>Oenothera drummondii</i> subsp. <i>drummondii</i>	Beach evening Primrose
<i>Olea africana</i>	African Olive
<i>Olea europea</i>	Olive
<i>Opuntia</i> spp.	Drooping Pear Tree, prickly pears
<i>Oxalis corniculata</i>	Creeping Oxalis, Yellow Wood Sorrell
<i>Panicum maximum</i>	Green Panic / Guinea Grass
<i>Parkinsonia aculeata</i>	Jerusalem Thorn
<i>Paspalum conjugatum</i>	Paspalum
<i>Paspalum dilatatum</i>	Paspalum
<i>Paspalum mandiocanum</i>	
<i>Paspalum notatum</i>	Bahia Grass
<i>Passiflora edulis</i>	Passion Fruit
<i>Passiflora foetida</i>	Stinking Passion Vine
<i>Passiflora suberosa</i>	Corky Passion Vine
<i>Passiflora subpeltata</i>	White Passion Fruit
<i>Parthenium hysterophorus</i>	Parthenium Weed
<i>Paulownia</i> spp	Paulownia
<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum purpureum</i>	Elephant Grass
<i>Pennisetum setaceum</i>	African Fountain Grass
<i>Phyla canescens</i>	Condamine Couch / Lippia
<i>Phyllostachys aurea</i>	Fishpole Bamboo
<i>Phytolacca octandra</i>	Inkweed
<i>Pinus caribaea</i>	Caribbean Slash Pine
<i>Pinus elliottii</i>	Slash Pine
<i>Pistia stratiotes</i>	Water Lettuce
<i>Prosopis pallida</i>	Algaroba
<i>Prunus munsoniana</i>	Wild Goose Plum
<i>Psidium guajava</i>	Guajava, Guava
<i>Pueraria lobata</i>	Kudzu
<i>Pyrostegia venusta</i>	Flame Vine
<i>Rhaphiolepis indica</i>	Indian Hawthorn

Species	Common Name
<i>Ricinus communis</i>	Castor Oil Plant
<i>Rivina humilis</i>	Spice Berry
<i>Rorippa nasturtium-aquaticum</i> (syn. <i>Nasturtium officinale</i>)	Watercress
<i>Rubus bellobatus</i>	Kittatinny Blackberry
<i>Rubus discolor</i> (<i>R. fruticosus</i> complex)	a Blackberry
<i>Rubus ellipticus</i>	Yellow Berry
<i>Rubus fruticosus</i>	Blackberry
<i>Ruellia malacosperma</i>	Ruellia
<i>Ruppia maratima</i>	Sea Tassel
<i>Salvia coccinea</i>	Red Salvia
<i>Salvinia molesta</i>	Salvinia
<i>Sansevieria trifasciata</i>	Mother in Laws Tongue
<i>Scheffera actinophylla</i>	Umbrella Tree
<i>Schinus molle</i>	Pepper Tree
<i>Schinus terebinthifolia</i>	Broad Leafed Pepperina Tree, Pepper Tree
<i>Senecio madagascariensis</i>	Fire Weed
<i>Senecio tamoides</i>	Canary Creeper
<i>Senna pendulina</i>	Easter cassia, Winter senna
<i>Senna septentrionalis</i> (syn. <i>floribunda</i>)	Arsenic Bush
<i>Setaria sphacelata</i>	South African Pigeon Grass
<i>Sida rhombifolia</i>	Paddy's Lucerna
<i>Solanum erianthum</i>	Tobacco Bush
<i>Solanum hispidum</i>	Giant Devil's Fig
<i>Solanum mauritianum</i>	Wild tobacco tree
<i>Solanum seaforthianum</i>	Brazilian nightshade
<i>Solanum torvum</i>	Devil's Fig
<i>Solidago canadensis</i> var. <i>scabra</i>	Canadian Goldenrod
<i>Spathodea campanulata</i>	African Tulip Tree
<i>Sphagneticola</i> (syn. <i>Wedelia</i>) <i>trilobata</i>	Singapore Daisy
<i>Sporobolus africanus</i>	Paramatta Grass
<i>Sporobolus fertilis</i>	Giant Paramatta Grass
<i>Sporobolus jacquemontii</i>	American rat's tail Grass
<i>Sporobolus pyramidalis</i> and <i>S. natalensis</i>	Giant Rat's Tail Grass
<i>Stylosanthes scabra</i>	Shrubby Stylo
<i>Tagetes minuta</i>	Stinking Roger
<i>Stenolobium stans</i>	Yellow Bells, Yellow Bell Flower
<i>Themada quadrivalvis</i>	Grader Grass, Thatch Grass
<i>Thunbergia alata</i>	Black-eyed Susan
<i>Thunbergia grandiflora</i>	Blue Thunbergia

Species	Common Name
<i>Tithonia diversifolia</i>	Mexican Sunflower
<i>Tradescantia albiflora</i>	Wandering jew
<i>Tradescantia zebrina</i>	Zebrina
<i>Triumfetta rhomboidea</i>	Chinese Burr
<i>Verbesina enceloides</i>	Crownbeard
<i>Xanthium spinosum</i>	Bathurst Burr

SC2.3.4. Acceptable plant species

SC2.3.5. Open forests and woodlands

The following species are acceptable for open forests and woodlands around the local government area—

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

SC2.3.6. Scrubs and vine forests

The following species are acceptable for scrubs and vine forests around the local government area.

Species	Common Name	Features
* <i>Cadellia pentastylis</i>	ooline, solid wood	terrific shade tree, hardy, v. attractive flowers and fruits, locally v. well-known
* <i>Brachychiton australis</i>	* <i>Brachychiton australis</i>	great shade tree, large white flowers, seasonal changes with periodic leaf shed
<i>Brachychiton rupestris</i>	Qld bottletree	common around district, well-liked, slow growing, strange shape main feature
* <i>Flindersia collina</i>	leopardwood	attractive bark, green and white spotted, can be shady
* <i>Flindersia australis</i>	crows ash	well-known, attractive when flowering, large interesting woody fruits (star-shaped)
* <i>Casuarina cristata</i>	belah	v. good shade tree, fast-growing, attractive and shapely, great habitat tree

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?

SC2.3.7. Banks of watercourses

The following species are acceptable for banks of watercourses within the local government area.

<i>Species</i>	<i>Common Name</i>	<i>Features</i>
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
*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

SC2.3.8. Smaller trees and tall shrubs

The following species are acceptable smaller trees and tall shrubs around the local government area.

<i>Species</i>	<i>Common Name</i>	<i>Features</i>
*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.

b. Design and construction standards for infrastructure works

Division 1—Standards

The standards for drainage, road (excepting for State-controlled roads), sewerage, and water supply in the local government area are—

Infrastructure works item:	Standard:	Exceptions:
<i>Drainage</i>	AUS-SPECS #1	
<i>Roads</i>	AUS-SPECS #1	State-controlled roads
<i>Sewerage</i>	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	
<i>Water supply</i>	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	

Division 2—Standard drawings

The local government's standard drawings are—

No. R-01—Concrete kerb and channel: Profiles and dimensions;

No. R-02—Kerb & channel invert cross over—disabled person, pram ramp and dwelling house type vehicular;

No. R-03—Kerb & channel invert cross over—concrete commercial type;

No. R-04—Standard alignments for services in footpaths;

No. R-05—Single lane motor grid.

c. Good quality agricultural land

10.1.3 Purpose

The purpose of this policy is to protect good quality agricultural land (GQAL) from development that leads to its alienation or diminished productivity in accordance with the good quality agricultural land code.

Good quality agricultural land should not be built on unless there is an overriding need for the use in terms of the public benefit and no other site is suitable for the particular use, or it is within the urban footprint of a statutory regional plan.

- (1) An explanation of the first two criteria is set out below.
 - (a) Overriding need for the use in terms of the public benefit—
 - (i) Overriding need is achieved if the land is demonstrated through an appropriately detailed independent land suitability assessment report not to be GQAL; or
 - (ii) only a minor portion of the site is classified as GQAL; 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 GQAL; or
 - (iii) alienation will, or is likely to, adversely affect the existing use and ongoing operation of the rural enterprise on the property; or
 - (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.
- (2) 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 GQAL; 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.

Urban development located in close proximity to good quality agricultural land should not adversely affect, either directly or indirectly, normal farming practice. This can be achieved through consistency with the following principles:

- (3) 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 300m; 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 m minimum) acceptable to council prior to the development of residential areas within 150 m of the agricultural land
 - (c) Other measures which meet the performance outcome and are acceptable to council.
- (4) 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 m.
 - (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.
 - (c) Other measures which meet the performance criteria and area are acceptable to council.
- (5) 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 m for intermittent noise and 500 m 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 dwelling within the development.
 - (i) The separation distance between the sensitive receptor and agricultural land is a minimum of 1000 metres.
 - (ii) Other measures which meet the performance criteria and are acceptable to council.
 - (iii)
 - (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 m to comply with Air Navigation Order 20.21 which prohibits aircraft flying close than 100 m to a private dwelling.
 - (ii) Other measures which meet the performance criteria and which are acceptable to council.

-
- (d) Locate new residential areas so that the impact of dust, smoke and ash generated by agricultural activities on residential areas is minimised.
- (i) The separation distance between the sensitive receptor and agricultural land is a minimum of 150 metres; or
 - (ii) 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
 - (iii) Other measures which meet the performance criteria which are acceptable to council.
- (e) Design new residential areas so that the impact of run-off and sediment from residential development areas on agricultural land is minimised.
- (6) 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.

For further information, refer to SPP Guideline 1/92: Development and the Conservation of Agricultural Land; and Planning Guidelines: The Identification of Good Quality Agricultural Land.

Schedule 3 Land designated for community infrastructure

10.1.4 Burnett River Dam

Description of the Land

(a) The lots are as shown below:

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 the parcels of land described below:

Lot	Plan	Approximate Area of Land Affected (ha)
1	RP56328	18.61
2	RP151435	23.71
2	RP56328	63.88
16	BON1281	1.03
23	BON293	2.43
44	BON652	37.07
46	BON319	251.22
26	BON690	66.26
1	RP151435	5.43
57	BON348	44.04
89	BON1257	5.612
65	BON1097	24.85
27	BON705	0.28
2	RP159428	22.74
25	BON705	0.67
1	BN37317	127.07
1	RP159428	84.03
2	BON68	22.02
15	BON512	39.58
23	BON854	316.24
24	RP234293	49.74
39	BON704	2.125
43	BON1379	11.88
62	BON453	29.02
21	BON664	30.02
29	BON304	92.78
32	BON340	76.05
33	BON321	57.15
34	BON640	51.14
35	BON321	16.96

82	BON640	16.85
30	BON310	126.17
66	BON1146	6.40
83	BON310	74.61
87	BON1146	0.9882
49	BON347	52.11
58	BON349	2.01
59	BON349	5.92
41	RP861167	82.79
24	BON294	6.26
45	BON319	12.82
86	BON690	33.58
16	SP160044	597.22
17	BON663	522.45
18	MZ80	65.15
1	SP158196	0.52
1	SP160044	3.18
1	SP163112	15.17
22	MCK37102	89.03
22	SP163112	379.8
27	SP158196	78.47
2	SP160044	2.99
80	BON180	244.03

Type of Infrastructure

- (b) The type of designated infrastructure is community infrastructure for the construction and operation of the proposed Burnett River Dam.

Day the Designation was made

- (c) The land was designated as community infrastructure on 10 October 2002 by the Minister for State Development.

Other matters included as part of the designation

- (d) Nil.

Appendix 1 Index and glossary of abbreviations and acronyms

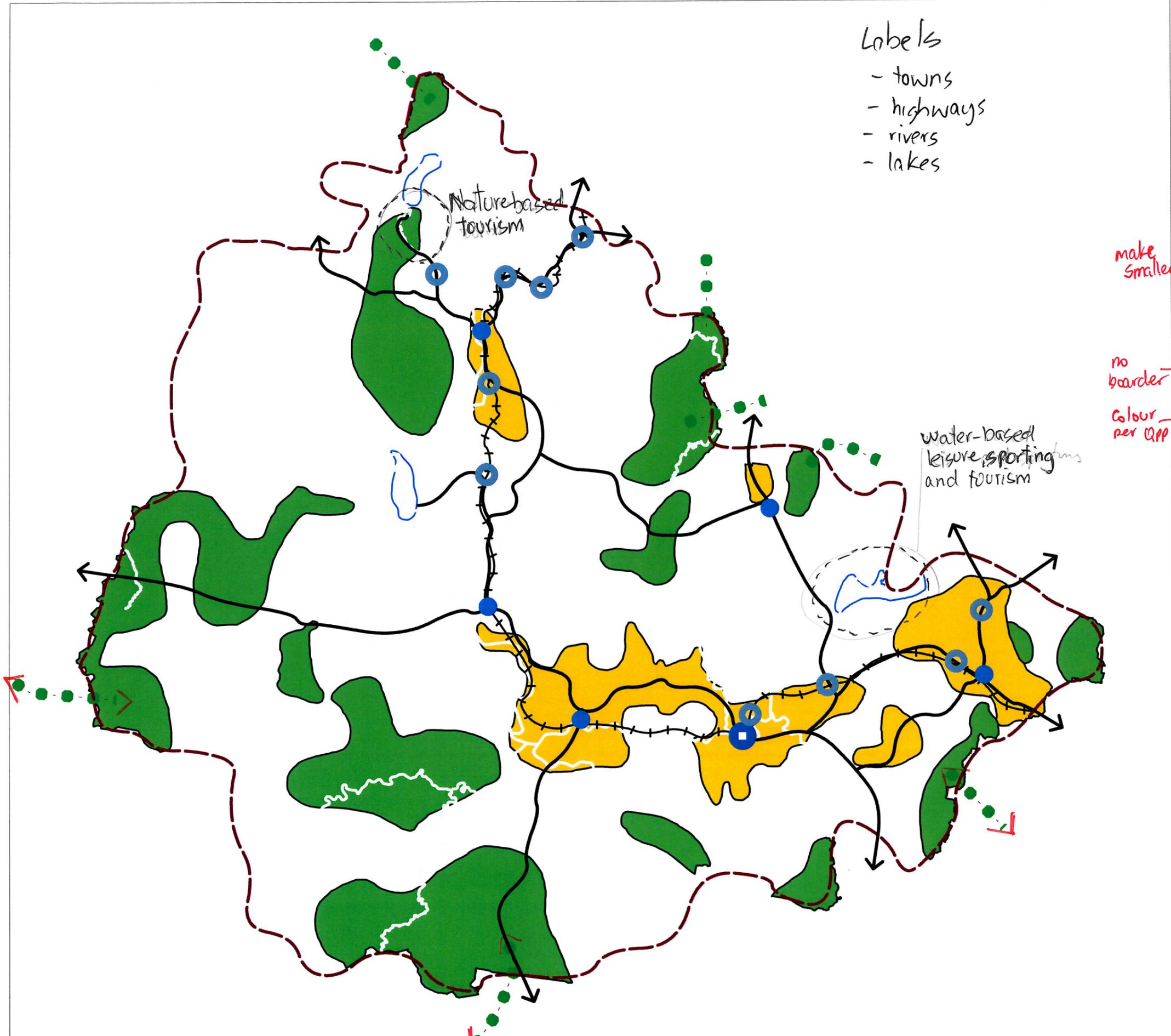
Table 10.2 - Abbreviation/acronym	Table 10.3 - Description
MCU	Material change of use as defined in the Sustainable Planning Act 2009
ROL	Reconfiguring a lot as defined in the Sustainable Planning Act 2009

Appendix 2 Table of amendments

Table 10.4 - Date of adoption	Table 10.5 - Planning scheme version number	Table 10.6 - Amendment type	Table 10.7 - Summary of amendments
<insert details>	<insert details>	<insert details>	<insert details>
<insert details>	<insert details>	<insert details>	<insert details>

END

Labels
 - towns
 - highways
 - rivers
 - lakes



-  District Regional Activity Centre
-  Local Activity Centre
-  Village
-  Local government area
-  Natural corridor or link
-  State and major road network
-  Railway network
-  Nature conservation and open space
-  Waterbody and waterway
-  Intensive farming
-  Rural

make smaller →

no boarder

Colour per QPP

water-based leisure, sporting and tourism

Nature-based tourism

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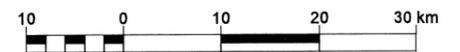
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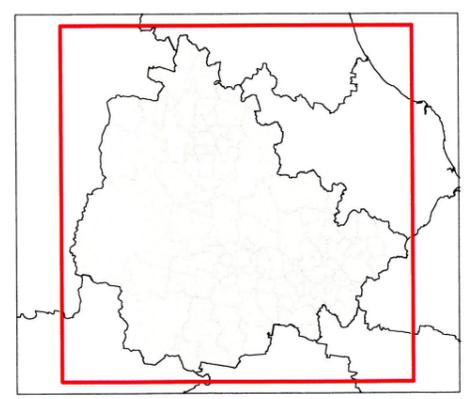
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Strategic Plan Map - Region