



Balonne Shire Planning Scheme 2019

Citation and commencement

This planning scheme may be cited as the Balonne Shire Planning Scheme.

A notice was published in the Government Gazette No. 01 on 03 January 2020 for the planning scheme for the Balonne Shire.

The commencement date for the planning scheme was 10 January 2020.

Community vision

Balonne's vision is to create connected, innovative communities, where economies are strong, and opportunities are abundant.

Community statement

In accordance with the Balonne Shire Council Corporate Plan 2018-2023, our 5 key themes are:

- **Community**
 - Pursuit of active and healthy lifestyles where cultures, traditions and the arts are celebrated, including the provision of safe and welcoming spaces to connect, engage and learn.
- **Economy**
 - Strong economic growth where SMEs (Small to Medium Enterprises) and agriculture-related businesses thrive, with a focus on improved connectivity, skilling, diversification and innovation.
- **Environment**
 - To enhance, protect and sustain the environment, ensuring a triple bottom line approach of balancing social and economic needs with environmental goals.
- **Infrastructure and Planning**
 - Effective town planning and infrastructure design to support the Shire's needs with a focus on visionary planning to suit changing needs into the future.
- **Governance**
 - To develop an effective governance framework that drives enhanced organisational performance through project management, financial sustainability, performance management and community engagement.

Editor's note—The community statement and vision are extrinsic material to the planning scheme.

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Part 1 About the Planning Scheme

1.1 Introduction

- (1) The Balonne Shire Planning Scheme (the Planning Scheme) has been prepared in accordance with the *Planning Act 2016* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Balonne Shire Council's (BSC) intentions for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of BSC Local Government Area (the Shire) including all premises, roads and internal waterways and interrelates with the surrounding local government areas shown in [Schedule 4 – Balonne Shire Council Context Map](#).

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - (i) Centre Zone
 - (ii) General Residential Zone
 - (iii) Industry Zone
 - (iv) Recreation and Open Space Zone
 - (v) Rural Zone
 - (vi) Rural Residential Zone
 - (vii) Township Zone
 - (g) the following development codes:
 - (i) Community residence code
 - (ii) Forestry for wood production code
 - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code
 - (h) the following use codes:
 - (i) General development code
 - (ii) Non-resident workforce accommodation code
 - (i) other codes:
 - (i) Operational works code
 - (ii) Reconfiguring a lot code
 - (iii) Flood hazard overlay code
- (2) schedules and appendices.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)

- (b) the *Planning Regulation 2018* (the Regulation)
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in subparagraph (a) to (d).
- (2) If a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
 - (3) A reference in the planning scheme to any Act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced Act.
 - (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
 - (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

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

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

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

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

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

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

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

¹ Footnote—this is an example of a footnote.

1.4 Categories of development

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

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

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

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

- (c) prohibited development.

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

- (2) The planning scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the planning scheme area in Part 5 (5.3).

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

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - (b) relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
 - (c) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

1.6 Building work regulated under the Planning Scheme

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

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code 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). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors.
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*.
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(1)(b) of the *Building Act 1975*.

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*.

1.7 Local government administrative matters

1.7.1 Zones for railway corridors

- (1) The following applies to a railway corridor in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the railway corridor is in the same zone as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the railway corridor is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
 - (c) if the railway corridor is adjoined on one side only by land in a zone—the entire railway corridor is in the same zone as the adjoining land.

Part 2 State planning provisions

2.1 State planning policy

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

Aspects of the SPP appropriately integrated

All state planning policy matters relevant to Balonne Shire, which includes the state planning policy as a whole.

Aspects of the SPP not appropriately integrated

Nil.

Aspects of the SPP not relevant

- Strategic ports
- Coastal environment and strategic ports.

Editor's note—The SPP July 2017 was approved by the Planning Minister on 19 May 2017 and commenced on 3 July 2017. In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply, and the most recent version as a whole may need to be considered to the extent of the inconsistency.

2.2 Regional plan

The Planning Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Maranoa–Balonne Regional Plan 2009 and the Darling Downs Regional Plan 2013, as they apply in the planning scheme area.

Editor's note—Section 30(2)(a)(i) of the Planning Regulation requires that for the purposes of impact assessment if the prescribed assessment manager is the local government, the assessment must be carried out against the assessment benchmarks stated in the relevant regional plan regardless of whether the aspects are appropriately integrated.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 4.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent – Encouraging Prosperity in the Shire
 - (b) the following themes that collectively represent the policy intent of the scheme:
 - (i) Encouraging economic growth
 - (ii) Supporting rural and small-town living
 - (iii) Avoiding impacts of natural and other hazards
 - (iv) Safeguarding our environment and heritage
 - (v) Providing appropriate infrastructure
 - (c) the strategic outcome(s) proposed 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 theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

Editor's note—The strategic framework is taken to be the strategic outcomes for the purpose of section 16(1)(a) of the Act.

3.2 Strategic intent - Encouraging Prosperity in the Shire

BSC and its community understands that planning for the future development of the Shire plays a critical role in achieving **prosperity**, so that development occurs on **'our terms'**.

This Planning Scheme builds upon the Shire's traditional economic strengths including agriculture (cotton, wheat, sheep, cattle and horticultural crops), tourism and remaining an important south-western Queensland service centre. BSC encourages development that is sustainable and contributes positively to the amenity of our towns whilst creating employment opportunities.

The planning scheme promotes prosperity in a way that retains our character; keeps us safe from natural hazards, emissions and hazardous activities; respects and cares for our environment and heritage; and makes best use of our infrastructure.

This is what BSC means by prosperity.

The Planning Scheme realises BSC's intent to grow its economic opportunities by establishing a framework to facilitate the future **prosperity** of the Shire through clearly articulating:

- **Outcomes** that satisfy the vision;
- A **development assessment framework** to support the strategic outcomes for growing the economic opportunities of the Shire into the future.

It does this by:

- identifying a series of key outcomes for the area, that support a prosperous future for the Shire;
- articulating specific outcomes to achieve the strategic intent and create a 'line of sight' between the strategic direction and development assessment provisions, such that development which 'value-adds' to our vision is facilitated, whilst development that is inconsistent with BSC's vision is not supported.

The Planning Scheme assists in producing a **prosperous** Shire by:

- focussing on achieving the desired outcomes;
- positively responding to change and encouraging development within the Shire;
- ensuring that development decisions are transparent and accountable to the Shire's community.

The Shire will thrive and be prosperous through having a diversified economy that protects and enhances its most significant economic drivers such as agriculture, tourism, transport, extractive resources and its important role as a service centre in south west Queensland (in terms of commercial and government services).

The planning scheme identifies development which supports our economy both in terms of **'what we do'** (i.e., having a 'fit for purpose' development assessment regime) and **'where we do it'** (i.e. ensuring an adequate supply of appropriately serviced land for a range of uses and activities).

To enable this **prosperity** into the future, the planning scheme ensures that, throughout the 20-year life of this Planning Scheme (to 2039) development is strategically located and occurs in a safe and efficient manner that leaves a positive legacy for the community and landscape of the Shire.

Five key strategic outcomes will drive this strategic intent:

1. Encouraging economic growth;
2. Supporting rural and small-town living;
3. Avoiding the impacts of natural and other hazards;
4. Safeguarding our environment and heritage; and
5. Providing appropriate infrastructure.

3.2.1 Encouraging economic growth

3.2.1.1 Agriculture

Agriculture is a pillar of the Shire's economy with cotton, grain, sheep and cattle farming being the main drivers of the local economy coupled with a growing horticulture sector. The country south of St George and between the Moonie and Balonne and Narran Rivers is widely regarded as one of the best natural sheep breeding areas in Queensland. Although the south-west region has seen a transition to beef over time, sheep remain an important contributor to the local economy. Grain production in the Shire has benefited from the growth in cattle feedlots in the broader region. Over the years, the region has seen a transition from wool to beef and an increase in feedlot production of beef cattle to capitalise on local grain supplies.

The St George region has an established irrigation and channel scheme comprising of 112 kilometres of pipelines and channels between the Balonne River and Buckinbah pump station. The irrigation scheme infrastructure is integral for the continual production and development of emerging horticultural industries within the region. Areas surrounding the irrigation scheme are recognised as important agricultural areas (IAAs) and Priority agricultural areas (PAAs) due to a combination of this infrastructure and the Agricultural Land Classification (ALC) A and B land which is used to produce broad acre and horticultural crop.

Cotton is the region's dominant broad acre irrigation crop. Although cotton still dominates, the horticultural industry is on the rise with growers being encouraged to diversify into vegetables and fruits. Existing horticultural crops in the Shire with potential for further growth and development include grapes, onions, sweet onions, garlic, broccoli, rockmelons and pumpkins with the potential to develop emerging and new crops such as berries, carrots and citrus.

Given the importance the rural area plays to the economy of the Shire, the rural area will be protected from fragmentation that would result in diminished productivity of lands identified in

Agricultural Land Classification (ALC) – Class A and Class B, identified in [SPP mapping – economic growth - agriculture](#).

Development that occurs in these mapped areas, and which is consistent with rural values, will allow farms to diversify their enterprises and value-add, while not diminishing or limiting the productivity of agricultural lands in the Shire.

BSC supports the development of value-adding agricultural industries such as cattle feedlots, abattoirs and agricultural tourism, where they are in appropriate locations and do not compromise the ability of the existing land uses to function safely and effectively. BSC encourages agricultural development that adopts regenerative agricultural practices and traditional bush foods to support the creation of new resources and restoration of important agricultural land.

The function, connectivity and pasture productivity of the stock route network is also maintained for sustainable use by travelling stock on hoof. The stock route network is protected from developments (on or near stock routes) that have potential for conflict between use of the network and use of the adjoining areas. Potential for conflict between use of the network and use of adjoining areas is avoided. The stock route network is identified in [SPP mapping – agriculture - stock route network](#).

3.2.1.2 Tourism

The Shire's tourism sector plays an important role in the broader South West's regional economy, with two major highway groups including the Adventure Way and the Great Inland Way promoting the region's drive tourism sector. The Shire includes the towns of St George, Dirranbandi, Thallon, Mungindi, Nindigully, Hebel and Bollon. The Shire is a popular destination for people visiting local tourist attractions which include the Thrushton National Park and Culgoa Floodplain National Park, the famous Nindigully Pub, fishing on the Balonne or Moonie River and locating the One Ton Post at Mungindi. These assets will be protected from inappropriate development that detracts from the quality of the drive tourism experience. The Shire is also known for local events with people travelling from across Queensland to attend the varied events in the Balonne Shire, including the Yellow Belly Country Musical Festival, the River Dragon Multicultural Festival, Bollon campdraft, numerous polocrosse carnivals and the St George 399 Off-Road Racing Championship to name a few.

BSC is committed to ensuring that existing and potential opportunities and localities appropriate for tourism development are identified and protected. Through the development of the Tourism Strategy 2017, and developing the 'Queensland Southern Outback' marketing brand, there will also be opportunities to continue to market and promote the Shire based on its unique natural features, centring on key characteristics that every town in the Shire is located on a river and each is known for rich history, friendly locals, bird life, Indigenous tourism, wide open spaces and their relaxed country lifestyle.

To ensure tourism is maintained and developed, appropriate infrastructure is needed. BSC is committed to ensuring tourists and visitors enjoy their stay with the hope that extended periods of time are spent throughout the south-west region enjoying its unique environment. Developments which value-add to these experiences and the tourism economy generally, are encouraged where they are of a high quality.

3.2.1.3 Resources

The Shire is an important service junction between New South Wales and Queensland. It is strategically situated between the Surat, Cooper and Bowen Basins. It is a potential service base for expanding resource projects in the Surat Basins in the northeast of the Shire and as a service centre for the future projects in the Eromanga and Cooper Basins to the west.

3.2.2 Supporting rural and small-town living

The Shire is a location of surprising diversity and unique attractions, characterised by a rural lifestyle that is made up of large rural properties, liveable communities that are attractive, healthy and where people of all ages and backgrounds enjoy expressing their unique local culture. With a resident population of approximately 4,380 (ABS Census 2016), the Shire comprises seven towns, with the town of St George providing the main business and service centre. Rural industries have also been created and supported by the towns of Dirranbandi, Bollon, Thallon, Mungindi and Hebel. Small localities such as Nindigully, Alton, Bindle, Boolba and Dareell are places of historical significance and are important meeting places for the rural communities and travelling public.

Within the Balonne Corporate Plan 2018-2023, BSC has identified the importance of providing adequate, affordable housing and housing choice for all family types, housing which enables people to 'age in place' and innovative solutions to seasonal fluctuations in housing demand and to provide affordable housing so that young families and skilled workers are able to settle and stay in the community.

As at 30 June 2016, the estimated resident population of the Shire was 4,380 persons, or 1.3 percent of Queensland's population. According to population projections produced by the Australian Bureau of Statistics, the projected population of the Shire as at 30 June 2036 is anticipated to be 4,766 persons. If unexpected growth does occur within the life of this planning scheme, the growth will consolidate around the existing towns, and support the economic well-being of the Shire's towns. Development in the Shire will result in well-served, accessible, and attractive environments and include an adequate supply of residential land consisting of appropriate housing options to maximise the use of existing services.

3.2.2.1 St George

St George is the largest of the Shire's seven towns located on the banks of the Balonne River and is the major administrative centre of the Balonne Shire. The town is located at the junction of several highways including the Castlereagh Highway, the Moonie Highway, the Carnarvon Highway, and the Balonne Highway. St George is proud of its integration between the indigenous and non-indigenous people.

The town is characterised by wide streets, in a standard grid pattern. The town has generally distinct and separated commercial, residential, and industry areas with a Rural Residential zone providing both a residential lifestyle option and a semi-urban buffer to activities within the Rural zone.

Centre development is encouraged in the Shire by promoting the adaptive reuse of existing buildings located within the town centre of St George and which consolidate the St George town centre. St George's residential built form consists of mainly single-storey houses on large allotments, with a mixture of short-term accommodation facilities located near the state-controlled roads. The industrial areas are predominantly used for accommodating low-impact industries, located away from sensitive uses in St George. Future industrial development, if appropriate to the surrounding context, will be directed beyond Johnston Road and Rimmer Road to Salmon Road. The existing meat processing facility located on the outskirts of St George is encouraged to be reactivated as a major employment base into the future.

3.2.2.2 Dirranbandi:

Dirranbandi is located to the south of St George, on the Castlereagh Highway, which forms part of the Great Inland Way. Dirranbandi is situated on the Balonne River Minor and this area is known as producing some of Australia's finest wool. Dirranbandi is well-known for its proximity to the famous Cubbie Station, which is the largest irrigated cotton farm in the southern hemisphere. With a population of approximately 800 people, it is a relatively small township, with approximately a quarter of the population identifying as indigenous. This small town comes alive during the cotton harvesting season.

3.2.2.3 Bollon

Bollon is located 112km west of St George on the Adventure Way. With a population of approximately 500 people, the township sits on the banks of Wallam Creek, which provides tourists with pleasant surroundings for camping and bird-watching opportunities. The Thrushton National Park is located 60km north of Bollon via a dirt road.

3.2.2.4 Thallon

Thallon is a district of approximately 450 people, located 76km south east of St George on the Carnarvon Highway. The surrounding rich agricultural land and irrigation from the Moonie River is the foundation of the districts main industry including grains, lambs, wool, beef and cotton production. The grain depot is the second largest in Queensland. Future prospects include development of a freight hub with Thallon being the last station on the South West rail line providing a link to the Inland Rail network. BSC supports industry growth in Thallon, taking advantage of the districts connection to the Inland Rail network.

Thallon is nationally recognised for its silos mural showcasing the icons of the district and celebrating Thallon's indigenous community. Coupled together with a giant statue of a Northern Hairy Nosed Wombat, these structures celebrate Thallon's unique connections to its indigenous cultural heritage, as well as to this critically endangered species and provide a platform to grow tourism business.

3.2.2.4 Mungindi

Mungindi is located on the Carnarvon Highway, 120km south of St George. The town is uniquely situated on both sides of the New South Wales (NSW) and Queensland (QLD) border. The town is divided by the Barwon River and it is the only border town in the southern hemisphere, with the same name in two states. Mungindi has a population of approximately 700 people, with the district producing wheat, cotton, wool, beef and sheep. The town is well-known for the One Ton Post, the last surviving original surveying peg erected by Mr John Cameron in 1881 to complete the surveying of the 20th parallel which forms the border between NSW and QLD.

3.2.2.4 Hebel

Hebel is located 4km north of the NSW border on the Castlereagh Highway. Hebel is known for its proximity to the opal mines of Lightning Ridge and the Culgoa River and the Culgoa Floodplain National Park in the east. Hebel and the surrounding area have a population of approximately 149 people.

3.2.3 Avoiding the impacts of natural and other hazards

As with all areas of Australia, the Shire is prone to natural hazards. Flooding, bushfires, drought, storm damage and heatwaves are the primary risks to the residents in the Shire.

3.2.3.1 Flooding

The Shire is subject to regional flooding. The Shire experienced major flooding in March 2010, January 2011 and in February 2012. These flooding events resulted in significant impacts to people, property and the natural landscape as well as the evacuation of residents in the area.

To ensure economic development and liveability are not adversely impacted by significant flood events, development is encouraged in those areas not known to flood. Levees constructed around the towns of St George, Bollon, Dirranbandi, Mungindi and Thallon have provided protection and, any development located within flood sensitive areas will be subject to a flood-based development assessment.

The flood hazard overlay map identifies the areas subject to actual and potential flood hazard throughout the Shire. Flood assessment will be applied only to development on sites affected by flooding and shown in those areas on [Schedule 4 – Flood hazard overlay map](#).

3.2.3.2 Bushfire

The Shire is also prone to bushfire events and these areas are shown on [SPP Mapping – Safety and Resilience to Hazards, Bushfire hazard area](#). New development must take bushfire risks into account by making sure that it does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing capabilities of emergency services. New developments avoid areas known to be bushfire-prone and, where unavoidable, are built and located to be resilient against bushfires.

3.2.3.3 Emissions and hazardous activities

Activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances are located to avoid or mitigate potential adverse impacts on surrounding uses and minimise the health and safety risks to communities and individuals.

Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including former mining activities and hazards (e.g. disused underground mines, tunnels, shafts and petroleum or gas wells) – [Schedule 4 – Online Mapping Resources – Mines Online Maps](#).

The integrity of pipelines carrying petroleum is maintained and development does not encroach on the pipeline or the pipeline easement. The pipelines are shown on SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines.

3.2.4 Safeguarding our environment and heritage

3.2.4.1 Waterways

The Balonne Shire covers 31,119 km of the Queensland section of the Murray-Darling Basin. The Balonne Shire is located in the catchments of the Maranoa and Balonne Rivers. This catchment is one of the largest in the Murray-Darling Basin. The major water assets of the region include (to name a few) the Balonne and Moonie Rivers, the Great Artesian Basin, and alluvial aquifers, wetlands and water storages. There are numerous significant natural water resources within the Shire. Two-thirds of the catchment is flat floodplain country, with complex systems of rivers and creeks joining and breaking away from the Balonne River. Landscape management in the Queensland Murray-Darling Basin, of which the Shire forms a significant part, affects the internationally important (Ramsar) wetland, the Narran Lakes, in northern NSW. The lower Balonne floodplains are highly developed for agriculture, mainly dryland cropping and grazing.

Economic resources of the Shire and therefore new development, will maintain appropriate levels of water availability and water quality.

3.2.4.2 Biodiversity

The region is located within the Southern Brigalow Belt and the Mulga lands. Native remnant vegetation has been extensively cleared in these areas, but significant strands of remnant vegetation have been retained in the upland areas. These vegetation communities include the brigalow eucalypt and cypress pine forests and woodlands on various soil types, as well as restricted areas of softwood forests and riparian communities. The floodplains of the Balonne are ecologically significant because they support endangered ecological communities, such as the brigalow-gidgee woodland/shrub land in the Mulga Lands and Darling Riverine Plains Bioregions. The wetlands support a diverse range of flora and fauna providing habitat for migratory birds and vulnerable and endangered species.

An array of significant fauna and flora species have been listed for the Shire as follows:
<https://apps.des.qld.gov.au/report-request/species-list/>

Biodiversity is important to both agriculture and tourism in the Shire. Development must be located within areas that avoids significant adverse impacts on state biodiversity values and protects these while maintaining ecological connectivity. The state biodiversity areas are identified in [SPP mapping — Environment and Heritage - Biodiversity](#).

3.2.4.3 Cultural heritage

The Shire has a proud Indigenous and European cultural heritage. Considerable effort has been made to record the rituals, significant places, stories and customs of the Shire's indigenous people - the Kamilaroi, Kooma and Mandandanji. The rich history links to a living culture increasingly appreciated for its uniqueness and spiritual value. This is also reflected in the Shire for Aboriginal cultural tourism experiences. Aboriginal people have elaborate cultural rituals, sacred sites and social structures, often aligned with their strong relationship to country. Remaining sites and cultural items significant to Aboriginal people need to be harnessed, conserved and integrated into new and evolving communities. The Shire is home to important matters of Aboriginal cultural heritage and Torres Strait islander cultural heritage. BSC supports these matters being appropriately recognised, conserved and considered, with all persons undertaking development in accordance with the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003 duty of care provisions*.

Editor's note— The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* (the Acts) require anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage.

The duty of care applies to any activity where cultural heritage is located. This includes cultural heritage located on freehold land and regardless of whether or not it has been identified or recorded in a database. Consultation with the Aboriginal or Torres Strait Islander party for an area may be necessary if is a high risk that the activity may harm Aboriginal or Torres Strait Islander cultural heritage.

Guidelines have been developed to assist land users in assessing reasonable and practicable measures for meeting the cultural heritage duty of care. Land users should consult the duty of care guidelines before undertaking a land-use activity.

European settlement of the Shire started in mid-1800s. A heritage of numerous historic buildings, Cobb and Co coach sites, farm cottages and equipment remains. These include St George Hospital, St George War Memorial, Cameron's 1 Ton Survey Post and the Noondoo Station Building. This rich rural history plays an important role in the development of the tourism industry. The unique cultural and historic qualities of these places contribute to the Shire's local heritage values and are listed in the schedule of local heritage places in [Schedule 5 - Local Heritage Places](#).

BSC supports the adaptation and re-use of local heritage places for the benefit of the community, to ensure that the Shire's history is kept alive for future generations whilst facilitating appropriate development and ongoing use. Development conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place, and avoids changes to the setting or context of the local heritage place that could reduce understanding or appreciation of its cultural heritage significance. Any changes as a result of the development will be appropriately managed, documented and interpreted by encouraging their retention for appropriate development and ongoing use.

3.2.5 Providing appropriate infrastructure

3.2.5.1 Roads

Given the dispersed settlement pattern, long distances to services and markets and dependence on private vehicle use, transport infrastructure is fundamentally important to the economic function in the Shire. The Shire is serviced by the Castlereagh Highway, the Moonie

Highway, the Carnarvon Highway and the Balonne Highway. These highways form the Adventure Way and the Great Inland Way, which are used to promote the region's tourism sector.

Construction materials required for new road developments and the efficient repair of existing infrastructure must be anticipated by road managers. To allow for their future use known extractive resources need to be protected from incompatible surrounding land uses.

Any new development is to be considered by relative agencies with reference to mitigating effects on the safety and efficiency of the road network identified in [SPP mapping — Infrastructure, State Transport Infrastructure](#).

3.2.5.2 Rail

The Balonne Shire is serviced by the South-Western line proceeding west from Warwick and terminating at Thallon. Rail is a significant piece of infrastructure for Balonne as it caters primarily for agricultural products, particularly for the transport of grain. Intermodal facilities operate from Thallon to transport grain to the market. An upland warehouse report has been prepared to support the development of an intermodal hub at Thallon.

3.2.5.3 Air

The St George Airport plays a vital role in delivering freight and personnel across the south-west region. The St George airport also provides a direct link to other regional centres with passenger services currently operating from Brisbane and Wellcamp (Toowoomba) to St George and from St George to Cunnamulla and Thargomindah. Any new developments located within St George must not create incompatible intrusions or compromise aircraft safety of the airport and associated aviation navigation and communication facilities.

3.2.5.4 Energy and communications

Due to the remote nature of the Shire, electricity infrastructure, substations and telecommunication services are of vital importance, to ensure the safety and well-being of residents. These areas, identified in [SPP mapping — Infrastructure, Major Electricity Infrastructure](#), must not be adversely impacted upon by new developments.

3.2.5.5 Town-based infrastructure

BSC will continue to provide dedicated infrastructure services including sewerage, water, road networks and open space areas to the extent possible within the budget framework.

Part 4 Local government infrastructure plan

There is no local government infrastructure plan for infrastructure charging. However, BSC has a priority infrastructure plan which is contained in Schedule 3 – Local government priority infrastructure plan including mapping and supporting material.

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area, as well as any relevant requirements for accepted development.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development—code or impact;
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone
- (3) the assessment benchmarks for assessable development and requirements for accepted development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
 - (b) any other applicable code(s) (shown in the 'assessment benchmark' column)
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in Schedule 10 of the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people.

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
 - (a) the zone that applies to the premises, by reference to the zone map in Schedule 4
- (3) determine if the development is accepted development under schedule 6 of the Regulation

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

- (4) determine if the development is assessable development under Schedule 10 of the Regulation or section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation
- (5) if the development is not listed Schedule 6 of the Regulation or section 5.4, Regulated categories of development and categories of assessment, determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of development and of assessment—Material change of use
 - section 5.6 Categories of development and assessment—Reconfiguring a lot
 - Section 5.7 Categories of development and assessment—Operational work.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, the category of development or assessment for that aspect is the highest category under each of the applicable zones.
- (5) The category of development prescribed under Schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency

Editor's note—Schedule 7 of the Regulation also identifies development that the State categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- (6) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be only taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment:
- (4) Code assessable development:
 - (a) is to be assessed against the assessment benchmarks identified in the assessment benchmarks column.
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in Section 26 of the Regulation.

Editor's note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

- (1) Impact assessable development:
- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone.

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

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

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

Table 5.4.1—Development under Schedule 6 of the Regulation: material change of use

Use	Categories of development and assessment	Assessment benchmarks
Community residence	Accepted development subject to requirements	
	Editor's note – Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development.	Community residence code. Editor's note – requirements for community residence development that may not be made assessable under a planning scheme are set out in Schedule 6, part 2 item 6 of the Regulation.
Particular cropping (involving forestry for wood production)	Accepted development subject to requirements	
	If in a rural zone. Editor's note—Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.	Forestry for wood production code. Editor's note – requirements for cropping (involving forestry for wood production) are prescribed in Schedule 13 of the Regulation.
Dwelling house	Accepted development subject to requirements	
	If in a residential zone, where identified in Schedule 6, part 2(2) of the Regulation.	Editor's note- The Queensland Development code also applies to dwelling houses.

Table 5.4.2—Regulated categories of development and categories of assessment: reconfiguring a lot

Zone	Category of development and assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 (part 12) of the Regulation.	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code. Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in Schedule 12 of the Regulation.

Table 5.4.3 Regulated categories of development and categories of assessment: operational work

Zone	Category of development and assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 12 division 2 of the Regulation.	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code. Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in Schedule 12 of the Regulation.

5.5 Categories of development and assessment—Material change of use

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

Table 5.5.1—Centre zone

Category of development and assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> • Park. • Home based business: <ul style="list-style-type: none"> (a) where a maximum of 80m² GFA (b) does not include bed and breakfast style accommodation • (a) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC 	<ul style="list-style-type: none"> • If located in the Schedule 4 – Flood hazard overlay map area must comply with Flood hazard overlay code.

	<p>(b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving water treatment plant or a waste management facility.</p> <ul style="list-style-type: none"> • Commercial activities: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed; or (b) the reuse of a local heritage place and requires no building or operational work in relation to it; or (c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by BSC. • Community use: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed; or (b) the reuse of a local heritage place and requires no building or operational work in relation to it; or (c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by BSC. • Emergency services – if provided by a public entity or BSC. • Community activities – if provided by a public entity or BSC. 	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> • General development code. • Centre zone code. • Flood hazard overlay code.
	<ul style="list-style-type: none"> • Caretaker’s accommodation. 	<ul style="list-style-type: none"> • General development code. • Centre zone code. • Flood hazard overlay code.
	Dual occupancy: <ul style="list-style-type: none"> • if on a lot greater than 1,000m². 	<ul style="list-style-type: none"> • General development code. • Centre zone code. • Flood hazard overlay code.
	Multiple dwelling: <ul style="list-style-type: none"> • if on a lot greater than 1,000m². 	<ul style="list-style-type: none"> • General development code.

		<ul style="list-style-type: none"> • Centre zone code. • Flood hazard overlay code.
	<p>Commercial activities – if:</p> <p>(a) the reuse of a local heritage place</p> <p>(b) requires building or operational work in relation to it.</p>	<ul style="list-style-type: none"> • General development code. • Centre zone code. • Flood hazard overlay code.
	<ul style="list-style-type: none"> • Agricultural supplies store. • Garden centre. • Low- impact industry. • Hardware and trade supplies. • Indoor sport and recreation. • Outdoor sales. • Service industry. • Service station. • Market. • Showroom. • Veterinary services. • Telecommunications Facility – up to 10m in height. 	<ul style="list-style-type: none"> • General development code. • Centre zone code. • Flood hazard overlay code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

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

Table 5.5.2—General residential zone

Category of development and assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> • Park. • Home-based business: <ul style="list-style-type: none"> (a) where a maximum of 80m² GFA (b) does not include bed and breakfast style accommodation (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: 	<ul style="list-style-type: none"> • Flood hazard overlay code.

	<ul style="list-style-type: none"> (a) provided by a public sector entity or BSC (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving water treatment plant or a waste management facility. • Community use: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed; or (b) the reuse of a local heritage place and requires no building or operational work in relation to it; or (c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by BSC. • Dwelling House: <ul style="list-style-type: none"> (a) Where not located in a flood hazard area on Schedule 4 – Flood hazard overlay map or a bushfire hazard area on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire. <p>Editor's note—BSC is using the state-wide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</p> <ul style="list-style-type: none"> (b) not exceeding 8.5m in building height. • Emergency services – if provided by a public entity or BSC. • Community activities – if provided by a public entity or BSC. 	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> • General development code. • General residential zone code. • Flood hazard overlay code.
	<ul style="list-style-type: none"> • Caretaker's accommodation. 	<ul style="list-style-type: none"> • General development code.

	<ul style="list-style-type: none"> • Telecommunications Facility – up to 10m in height. • Child Care Centre. • Educational Facility. 	<ul style="list-style-type: none"> • General residential zone code. • Flood hazard overlay code.
	<p>Dual occupancy:</p> <ul style="list-style-type: none"> • if on a lot greater than 1,000m². 	<ul style="list-style-type: none"> • General development code. • General residential zone code. • Flood hazard overlay code.
	<p>Multiple dwelling:</p> <ul style="list-style-type: none"> • if on a lot greater than 1,000 m². 	<ul style="list-style-type: none"> • General development code. • General residential zone code. • Flood hazard overlay code.
Impact assessment		
	All other uses not listed in this table.	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.3—Industry zone

Category of development and assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> • Park. • Home-based business: <ul style="list-style-type: none"> (a) where a maximum of 80m² GFA (b) does not include bed and breakfast style accommodation (c) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC 	<ul style="list-style-type: none"> • Flood hazard overlay code.

	<p>(b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving water treatment plant or a waste management facility.</p> <ul style="list-style-type: none"> Emergency services – if provided by a public entity or BSC. 	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> General development code. Flood hazard overlay code.
	<ul style="list-style-type: none"> Caretaker's accommodation. 	<ul style="list-style-type: none"> General development code. Flood hazard overlay code.
	<ul style="list-style-type: none"> Warehouse. Transport Depot. 	<ul style="list-style-type: none"> General development code. Industry zone code. Flood hazard overlay code.
	<p>Commercial activities:</p> <p>(a) If the reuse of a local heritage place</p> <p>(b) requires building or operational work in relation to it.</p>	<ul style="list-style-type: none"> General development code. Industry zone code. Flood hazard overlay code.
	<ul style="list-style-type: none"> Agricultural supplies store. Garden centre. Low-impact industry. Medium-impact industry. Hardware and trade supplies. Indoor sport and recreation. Outdoor sales. Service industry. Service station. Telecommunications Facility – up to 10m in height. 	<ul style="list-style-type: none"> General development code. Industry zone code. Flood hazard overlay code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

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

Table 5.5.4—Recreation and open space zone

Category of development and assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<p>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 4 – Online Mapping Resources – Mines Online Maps for the following uses:</p> <ul style="list-style-type: none"> • Park. • Roadside stall. Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving water treatment plant or a waste management facility • Outdoor sport and recreation - If provided by a public sector entity or BSC. • Market. • Environment Facility – if provided by BSC. • Emergency services – if provided by a public entity or BSC. 	<p>No requirements apply.</p>
Code assessment		
	<p>Any use above that is not accepted development subject to requirements.</p>	<ul style="list-style-type: none"> • General development code. • Flood hazard overlay.
	<ul style="list-style-type: none"> • Club. • Outdoor sport and recreation where not provided by a public sector entity or BSC. 	<ul style="list-style-type: none"> • Recreation and open space zone code. • Flood hazard overlay

	<ul style="list-style-type: none"> • Food and drink outlet. • Telecommunications Facility. 	<ul style="list-style-type: none"> • General development code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

Table 5.5.5—Rural zone

Category of development and of assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<p>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 4 – Online Mapping Resources – Mines Online Maps for the following uses:</p> <ul style="list-style-type: none"> • Rural Activities other than cropping where involving forestry for wood production and intensive animal industry. • Park. • Roadside stall. Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>. • Winery. • Permanent Plantation - Where not located in a mapping category on SPP mapping – Economic Growth, Agriculture. • Dwelling House: <ul style="list-style-type: none"> (a) Where not located in a flood hazard on Schedule 4 – Flood hazard overlay map or a bushfire hazard area on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire <p>Editor's note— BSC is using the state-wide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009).</p> <ul style="list-style-type: none"> (b) not exceeding 8.5m in building height. • Home based business – If: <ul style="list-style-type: none"> (a) not for bed and breakfast style accommodation 	<ul style="list-style-type: none"> • Flood hazard overlay code.

	<p>(b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work.</p> <ul style="list-style-type: none"> • Short term accommodation for farm stay style accommodation if not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> • provided by a public sector entity or BSC • not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving water treatment plant or a waste management facility. • Outdoor sport and recreation - If provided by a public sector entity or BSC. • Rural workers accommodation – If: <ul style="list-style-type: none"> (a) directly related to the rural activities on the same site (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Extractive Industry – if for a borrow pit. • Emergency services – if provided by a public entity or BSC. 	
Code assessment		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> • General development code. • Flood hazard overlay code.
	<ul style="list-style-type: none"> • Veterinary services. • Intensive Animal Industries: <ul style="list-style-type: none"> a) 1,000 or less birds of poultry. b) 400 or less standard pig units. c) 150 or less standard cattle units. d) 1,000 or less standard sheep units. 	<ul style="list-style-type: none"> • General development code. • Rural zone code. • Flood hazard overlay code.

	<ul style="list-style-type: none"> • Extractive Industry (under 5,000 tonnes and associated with rural activities on the same site). • Rural Industry (where associated with activities on the same site). • Aquaculture. • Environment facility. • Nature-based tourism. • Outdoor sport and recreation if not provided by a public sector entity or BSC. • Renewable energy facility. • Service station. • Animal keeping. • Tourist park. • Telecommunications Facility. • Permanent Plantation. 	<ul style="list-style-type: none"> • General development code. • Rural zone code. • Flood hazard overlay code.
	<ul style="list-style-type: none"> • Home-based business for bed and breakfast style accommodation. 	<ul style="list-style-type: none"> • General development code. • Rural zone code. • Flood hazard overlay code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

Table 5.5.6—Rural Residential zone

Category of development and assessment	Use term	Assessment criteria
Accepted development		
	<ul style="list-style-type: none"> • Park. • Roadside stall. Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i> • Dwelling House: <ul style="list-style-type: none"> (a) Where not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map or on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire <p>Editor's note— BSC is using the state-wide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</p> 	<ul style="list-style-type: none"> • Flood hazard overlay code.

	<p>(b) not exceeding 8.5m in building height.</p> <ul style="list-style-type: none"> • Home-based business – If: <ul style="list-style-type: none"> (a) a maximum of 80m² of GFA (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (d) provided by a public sector entity or BSC (e) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC; and (b) not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving water treatment plant or a waste management facility. • Emergency services – if provided by a public entity or BSC. 	
Code assessment		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> • Rural residential zone code. • General development code. • Flood hazard overlay code.
	Dwelling house where not identified accepted.	<ul style="list-style-type: none"> • Rural residential zone code. • Flood hazard overlay code. • General development code.
	Home-based business - where greater than 80m ² of GFA.	<ul style="list-style-type: none"> • Rural residential zone code. • Flood hazard overlay code. • General development code.
	Telecommunications Facility – up to 10m in height.	<ul style="list-style-type: none"> • Rural residential zone code. • Flood hazard overlay code.

		<ul style="list-style-type: none"> General development code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

Table 5.5.7—Township Zone

Category of development and assessment	Use term	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> Park. Home-based business: <ol style="list-style-type: none"> where a maximum of 80m² GFA does not include bed and breakfast style accommodation not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving building work. Major electricity infrastructure - If provided by a public sector entity or BSC. Substation – If: <ol style="list-style-type: none"> provided by a public sector entity or BSC not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map. Utility installation – If: <ol style="list-style-type: none"> provided by a public sector entity or BSC not located in a flood hazard area shown on Schedule 4 – Flood hazard overlay map if involving water treatment plant or a waste management facility. Commercial activities: <ol style="list-style-type: none"> the reuse of an existing building and no external building work is proposed; or the reuse of a local heritage place and requires no building or operational work in relation to it; or the reuse of a local heritage place requiring building or operational work in relation to 	<ul style="list-style-type: none"> Flood hazard overlay code.

	<p>it and an exemption certificate has been granted by BSC.</p> <ul style="list-style-type: none"> • Community use: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed; or (b) the reuse of a local heritage place and requires no building or operational work in relation to it; or (c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by BSC. • Community activities if provided by a public entity or BSC. • Dwelling House: <ul style="list-style-type: none"> (a) Where not located in a flood hazard area on Schedule 4 – Flood hazard overlay map or a bushfire hazard area on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire <p>Editor's note—BSC is using the state-wide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</p> <ul style="list-style-type: none"> (b) not exceeding 8.5m in building height. • Emergency services – if provided by a public entity or BSC. 	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> • General development code. • Township zone code. • Flood hazard overlay code.
	Caretaker's accommodation.	<ul style="list-style-type: none"> • General development code. • Township zone code. • Flood hazard overlay code.
	Dual occupancy: <ul style="list-style-type: none"> • on a lot greater than 1,000m². 	<ul style="list-style-type: none"> • General development code. • Township zone code. • Flood hazard overlay code.
	Multiple dwelling: <ul style="list-style-type: none"> • on a lot greater than 1,000m². 	<ul style="list-style-type: none"> • General development code.

		<ul style="list-style-type: none"> • Township zone code. • Flood hazard overlay code.
	<ul style="list-style-type: none"> • Warehouse. • Transport Depot. 	<ul style="list-style-type: none"> • General development code. • Township zone code. • Flood hazard overlay code.
	<p>Commercial activities:</p> <p>(a) If the reuse of a local heritage place</p> <p>(b) requires building or operational work in relation to it.</p>	<ul style="list-style-type: none"> • General development code. • Township zone code. • Flood hazard overlay code.
	<ul style="list-style-type: none"> • Agricultural supplies store. • Garden centre. • Low-impact industry. • Hardware and trade supplies. • Indoor sport and recreation. • Outdoor sales. • Service industry. • Service station. • Market. • Showroom. • Veterinary services. • Telecommunications Facility – up to 10m in height. 	<ul style="list-style-type: none"> • General development code. • Township zone code. • Flood hazard overlay code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

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

5.6 Categories of development and assessment— Reconfiguring a lot

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

Table 5.6.1—Reconfiguring a lot

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code Assessment	<ul style="list-style-type: none"> • Reconfiguring a lot code. • Flood hazard overlay code.

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

5.7 Category of development and assessment—Operational work

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

Table 5.7.1 —Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code assessment	
	If operational works for: A category 2 Levee as identified under the <i>Water Act 2000</i> .	<ul style="list-style-type: none"> • Operational works code. • Flood hazard overlay code.
	Operational works that is excavation and/or filling where there would be a change 1m or more in the level of any part of the land or where any drainage path is affected; or Operational works for urban purposes that involve disturbing more than 2,500m ² of land.	<ul style="list-style-type: none"> • Operational works code. • Flood hazard overlay code.
	Operational work that is filling, excavating, compacting, drilling, boring or piling within 20m of a high pressure pipeline.	<ul style="list-style-type: none"> • Operational works code. • Flood hazard overlay code.
	If for clearing native vegetation associated with a material change of use or reconfiguring a lot on a lot that is less than 5ha.	<ul style="list-style-type: none"> • Operational works code. • Flood hazard overlay code.
	Impact assessment	
	If operational works for a Category 3 Levee as identified under the <i>Water Act 2000</i> .	<ul style="list-style-type: none"> • The planning scheme.
	Accepted development	
	Any other operational work not listed in this table.	

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

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 4.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) 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
- (6) The following are the zone codes for the planning scheme:
 - (a) Centre zone
 - (b) General residential zone
 - (c) Industry zone
 - (d) Recreation and open space zone code
 - (e) Rural zone code
 - (f) Rural Residential zone code
 - (g) Township zone code.

6.2 Zone codes

6.2.1 Centre zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.1.1 Purpose

The purpose of this code is to:

Provide for the urban development of the towns of St George and Dirranbandi as community and service centres. Development located in this zone provides for a mix of uses which support the needs of the local community. The zone provisions aim to:

- (a) maintain the character and amenity of St George and Dirranbandi.
- (b) provide for the continuation of existing infrastructure such as community schools, halls and recreation facilities
- (c) allow for tourist uses where these can be successfully integrated into the character and fabric of the towns.
- (d) ensure that development provides an appropriate level of infrastructure; and
- (e) facilitate economic development and vibrant main streets by:
 - (i) promoting re-use of existing buildings
 - (ii) providing for a wide range of commercial uses where it does not conflict with sensitive uses.

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

- (a) a range of uses including retail, business and education are supported in the zone where they do not impact on neighbouring uses.
- (b) development is serviced with BSC infrastructure where BSC infrastructure exists.
- (c) development is located in areas that are flood protected and where bushfire hazard risk is low.

The purpose of the zone will also be achieved through the following additional overall outcomes for particular zones:

- (a) this zone promotes the commercial, professional, government and retail uses that service the Shire and south-west Queensland, and that are consolidated in the St George and Dirranbandi town centres.
- (b) new developments create a highly attractive and pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.
- (c) new commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape.
- (d) new businesses are encouraged to use existing buildings to help keep the Centre zone vibrant.

Development provides a high level of amenity through a compatible mixing of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design.

Table 6.2.1.2 Assessment criteria: Centre zone code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the SPP mapping – Environment, Cultural heritage.</p>	<p>AO1 No acceptable outcome is prescribed.</p>
<p>PO2 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.</p>	<p>AO3 As per Queensland Development Code requirements.</p>
<p>PO4 All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road and/or rail network.</p>	<p>AO4 As per Queensland Development Code requirements.</p>
<p>PO5 Tourist accommodation, in the form of a caravan park or motel is provided in a location where it can be serviced with infrastructure, where it:</p>	<p>AO5 No acceptable outcome is prescribed.</p>

<p>(a) is complementary to the existing character of the area</p> <p>(b) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation</p> <p>(c) does not lead to a reduced quality of accommodation experiences available within the location.</p>	
<p>PO6 Commercial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>PO7 The character of the Centre zone is enhanced by the design of new buildings that are sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.</p>	<p>AO7.1 Developments are no higher than 2 storeys or 8.5m above the ground level within the Centre zone.</p> <p>AO7.2 Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas.</p>
<p>PO8 New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>AO8 Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.</p>
<p>PO9 New uses developed in the zone do not detract from the zone's predominant commercial nature.</p>	<p>AO9 No acceptable outcome is prescribed.</p>

6.2.2 General residential zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.2.1 Purpose

The purpose of this code is to:

Provide for the urban development for the towns of St George and Dirranbandi for a mix of uses which support the needs of the local rural community. The zone provisions aim to:

- (a) maintain the character and amenity of St George and Dirranbandi.
- (b) provide for the continuation of existing infrastructure and community uses such as schools, halls and recreation facilities.
- (c) allow for tourist uses where these can be successfully integrated into the character and fabric of the towns.

- (d) ensure that development provides an appropriate level of infrastructure.

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

- (a) a range of uses including residential and small-scale commercial are supported in the zone where there will not impact on neighbouring uses.
- (b) development is serviced with BSC infrastructure where BSC infrastructure exists.
- (c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of the use.
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.
- (e) this zone supports predominantly dwelling houses on residential lots where lot size is consistent with the traditional character.
- (f) residential dwelling choices are provided in the zone including dual occupancy, multiple dwelling, and retirement facilities. These are established in locations with appropriate access to infrastructure and facilities, where the design complements the existing urban character, and where the density of development is generally consistent with the density achieved through existing residential development in the zone.

The code also seeks to ensure that development within the Limited Residential precinct:

- (a) where for an urban purpose, is limited to flood resilient dwelling houses (including associated outbuildings, and structures) and works associated with this use.
- (b) where for non-urban purpose, is of a low intensity and scale and is reflective and responsive to the flooding constraints of the land.
- (c) does not create any new lots and, amalgamations of existing lots is encouraged to facilitate non-urban use.

The code also seeks to ensure that development within the Resilient Residential precinct:

- (a) maintains a focus on flood resilience notwithstanding the protective function of the St George levee by ensuring land use within the Precinct does not place additional vulnerable persons at risk and built form reflects the previous flood-prone nature of the land.

Note—While the Resilient Residential Precinct is now protected by a flood mitigation levee, residents and land owners within the Precinct should be aware that residual flood risk through levee overtopping or failure remains. Residents and land owners are to ensure that new buildings and structures developed on the land reflect the previous flood-prone nature of the land through raised habitable floor heights and other measures. The Flood Hazard Overlay code in section 7.4.3 (while not applicable to the Residential Resilient Precinct) may be used as a reference to guide flood resilient development in the Precinct.

Table 6.2.2.1 Assessment criteria: General residential zone code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the SPP mapping – Environment, Cultural heritage.</p>	<p>AO1 No acceptable outcome is prescribed.</p>

<p>PO2 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the State-controlled road.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the State-controlled road corridor.</p>	<p>AO3 As per Queensland Development Code requirements.</p>
<p>PO4 All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road.</p>	<p>AO4 As per Queensland Development Code requirements.</p>
<p>PO5 Commercial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO5 No acceptable outcome is prescribed.</p>
<p>For the Limited Resilient Precinct and the Resilient Residential Precinct Residential Development (Dwelling Houses and Dual Occupancy)</p>	
<p>Height</p>	
<p>PO6 Sensitive land uses are not established within or adjacent to industrial uses.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>Site Coverage and Setbacks</p>	
<p>PO7 (a) Residential building design and siting maintains the character of the locality in terms of building bulk. (b) Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.</p>	<p>AO7.1 Residential buildings do not exceed the site coverage thresholds as follows:</p> <ul style="list-style-type: none"> • Dwelling House – 50% • Dual occupancy – 40% • Site coverage of outbuildings not to exceed 15% of the remaining area. <p>For Dual Occupancies:</p> <p>AO7.2 Setback is not less than 6m from any road frontage; or</p> <p>AO7.3 Setback is within 20% of the existing setbacks of adjoining properties; and</p> <p>AO7.4 Side boundary clearances of not less than 1.5m and rear boundary clearance of not less than 6m from property boundaries.</p>

Residential Amenity for Dual Occupancies	
<p>PO8 The location and design of dual occupancies provides for adequate privacy, sunlight, ventilation and open space.</p>	<p>AO8.1 No acceptable outcome is prescribed.</p>
Landscaping for Dual Occupancies	
<p>PO9 Landscaping on the site should be: (a) visually pleasing and create an attractive environment. (b) located to take account of the direction of the breezes and sun. (c) located to give privacy and buffering from any potential incompatible uses. (d) located to avoid interference with electricity lines and infrastructure. (e) constructed so as not to block visibility at intersections on the state-controlled road.</p>	<p>AO9 No acceptable outcome is prescribed.</p>
For the Resilient Residential Precinct	
Community Infrastructure	
<p>PO10 Development for new community infrastructure (including that defined as Sensitive Land Uses and Community Orientated Uses under this planning scheme) is not undertaken in the Precinct, and expansion of existing community infrastructure does not increase risk to life or property.</p>	<p>New Uses AO10.1 No acceptable outcome is prescribed.</p> <p>Existing Uses AO10.2 Development for the purposes of extension of existing community infrastructure is informed by additional flood hazard, risk management and emergency management.</p>
For the Limited Resilient Precinct only	
Land Use	
<p>PO11 Development for urban purposes (including increases in scale and intensity of existing urban uses) is avoided and non-urban development is compatible with the flood hazard.</p>	<p>Urban Purposes AO11.1 Land use for urban purposes consists of single dwelling houses and ancillary outbuildings on existing allotments.</p> <p>AO11.2 Additional lots are not created.</p> <p>Non-urban Purposes AO11.3 No acceptable outcome is prescribed.</p>

6.2.3 Industry zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.3.1 Purpose

The purpose of this code is to:

Provide for the industrial development of the town of St George and Dirranbandi. Development located in this zone provides for a mix of uses which supports the needs of the local community. The Industry zone provisions aim to:

- (a) maintain the character and amenity of St George and Dirranbandi.
- (b) provide for the continuation of existing infrastructure and community uses such as schools, halls and recreation facilities.
- (c) ensure that development provides an appropriate level of infrastructure.
- (d) facilitate economic development in the industry zone by:
 - i. promoting re-use of existing buildings in industrial areas.
 - ii. providing for a wide range of industrial uses where they don't conflict with sensitive uses.

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

- (a) a range of uses including retail, business, education and industrial are supported in the zone where they do not impact on neighbouring uses.
- (b) development is serviced with BSC infrastructure where BSC infrastructure exists.
- (c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of the use.
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.

The purpose of the zone will also be achieved through the following additional overall outcomes:

- (a) this zone promotes establishment of a wide range of industries in a manner compatible with the scale and character of the area.
- (b) industries are established and consolidated in this zone to minimise potential conflict with nearby sensitive land uses.
- (c) the location of industrial development does not compromise the safety or efficiency of the local and state-controlled road and rail systems.
- (d) non-resident workforce accommodation can be established in green field industrial areas away from affected existing uses, where it does not alienate potential industrial land in the long term.

Table 6.2.3.2 Assessment criteria: Industry zone code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the SPP mapping – Environment, Cultural heritage .	AO1 No acceptable outcome is prescribed.

<p>PO2 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.</p>	<p>AO3 As per Queensland Development Code requirements.</p>
<p>PO4 All uses are located, designed, orientated and constructed to minimise the impacts from noise, vibration and dust emissions from the state-controlled road and/or rail network.</p>	<p>AO4 As per Queensland Development Code requirements.</p>
<p>PO5 Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO5 No acceptable outcome is prescribed.</p>
<p>PO6 Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>PO7 Industrial development does not result in sensitive land uses located outside of the industrial zone being affected by industrial air, noise and odour emissions.</p>	<p>AO7 No acceptable outcome is prescribed.</p>
<p>PO8 Uses, other than industrial uses, such as food and drink outlets are consistent with and make a positive contribution to the economy and character of the industry zone.</p>	<p>AO8 No acceptable outcome is prescribed.</p>
<p>PO9 Sensitive land uses are not established within or adjacent to the industry zone.</p>	<p>AO9 No acceptable outcome is prescribed.</p>
<p>PO10 Non-residential workforce accommodation is located and designed to avoid adverse impacts on rural sensitive uses including impacts on privacy, safety, noise, odour and fumes, and by lighting and traffic generation.</p>	<p>AO10 No acceptable outcome is prescribed.</p>

6.2.4 Recreation and open space zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.4.1 Purpose

The purpose of the recreation and open space zone code is to:

- (a) protect the areas within the Shire with the most significant ecological and landscape values including MSES areas, state forests, national parks, significant habitat, wetlands and waterways, wildlife corridors, timber reserves, regional parks and areas of high scenic amenity.
- (b) maintain public accessibility to publicly-owned open space consistent with the protection of the environmental values of the area.
- (c) provide recreation opportunities that are compatible and sustainable with the environmental values of the land.
- (d) ensure that buildings, structures and other developments are sympathetic to, and integrated with, the environment and values of the land.
- (e) protect areas and sites of MSES and conservation importance, including cultural and high landscape values.
- (f) ensure development does not inhibit the safe and efficient operation of pipelines.

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

- (a) where possible, development contributes to the provision of facilities for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, and outdoor courts.
- (b) structures ancillary to outdoor sport and recreation uses, such as clubhouses, shelters, amenity facilities, may be provided where appropriate.
- (c) development protects and enhances matters of state and local environmental significance, landscape values and ecological connectivity.

Table 6.2.4.2 Assessment criteria: Recreation and open space zone code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Buildings and other works are consistent with the scale of buildings in the area and do not adversely impact on the visual amenity of the area.	AO1 A building or other structure does not exceed 4.5m in height.
PO2 Development is compatible with the environmental, open space and recreation values of the zone (including MSES and important protected areas of ecological significance).	AO2 No acceptable outcome is prescribed.

<p>PO3 There are no significant adverse impacts on amenity, public health or safety resulting from:</p> <ul style="list-style-type: none"> (a) the siting, scale and design of buildings or other works. (b) waste water disposal. (c) permanent or temporary occupation of or access to areas subject to natural hazards. 	<p>AO3 No acceptable outcome is prescribed.</p>
<p>PO4 Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p>AO4 A minimum separation distance of 50m is provided to the 'bed and banks' of watercourses and lakes.</p> <p>A minimum separation distance of 50m is provided to cemeteries and burial sites as identified in Schedule 5 – Local Heritage Places.</p>
<p>PO5 Uses established in the Recreation and open space zone do not conflict with:</p> <ul style="list-style-type: none"> (a) petroleum infrastructure that occurs on petroleum leases or under petroleum facility licences and pipeline licences. (b) the function of stock routes. (c) mining leases and claims. 	<p>AO5.1 Development is located a minimum of 200m from a pipeline or pipeline easement in SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines.</p> <p>AO5.2 No acceptable outcome is prescribed for the use of lots fronting the stock route network on SPP Mapping – Economic Growth, Agriculture, Stock Route Network.</p>

6.2.5 Rural zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.5.1 Purpose

The purpose of the rural zone code is to:

- (a) primarily accommodate grazing and value-adding rural uses (such as cropping) where they do not conflict with petroleum leases or facilities or stock routes.
- (b) ensure the productive capacity of agricultural and associated rural industries that rely on Important Agricultural Areas (IAA) land and identified as IAA as shown on [SPP mapping – Economic Growth, Agriculture](#) is maximised and maintained while protecting biodiversity values including MSES and also allowing for farm diversification and value adding industries to occur in the rural area.
- (c) maintain the character and amenity of the rural and natural environment.
- (d) encourage tourism development where it can value-add to the viability of rural enterprises, does not diminish biodiversity values including MSES and avoids impacts of flooding and bushfire.
- (e) ensure that the stock route network is maintained and protected from inappropriate or incompatible development.

- (f) ensure development protects extractive resources development from reverse amenity impacts resulting from existing and proposed rural uses and, also protects new rural uses from impacts of existing or future extractive industries by maintaining separation distances or buffers.
- (g) ensure development does not obstruct the safe and efficient operation of pipelines.
- (h) enables the development and supply of renewable energy such as solar farms, geothermal energy, bioenergy, hydropower and wind at the regional, local and individual scale in appropriate locations.

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

- (a) the zone primarily accommodates grazing and value-adding rural uses where they do not conflict with petroleum leases or facilities or stock routes.
- (b) new small-scale tourist developments are accommodated where they:
 - i are associated with and do not threaten the viability of existing rural uses.
 - ii assist with maintaining the viability of existing rural production enterprises.
 - iii support and add to the quality of experiences on the Adventure Way and Great Inland Way.
 - iv protect extractive resources of local and state significance and operating extractive industry from encroachment by incompatible uses.
- (c) new extractive industries are established only where they do not impact on the viability of existing agricultural, residential and tourist uses.
- (d) biodiversity values and ecological connectivity associated with MSES are protected and maintained.
- (e) development is serviced with infrastructure including formal road access, and is appropriate for the level of risk associated with any flood and bushfire hazard.

Table 6.2.5.2 Assessment criteria: Rural zone code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Proposed uses established in the Rural zone do not conflict with existing rural land uses or the biodiversity (including MSES), scenic and community values of the area.</p>	<p>AO1 No acceptable outcome is prescribed.</p>
<p>PO2 Uses established in the Rural zone do not conflict with:</p> <ul style="list-style-type: none"> (a) petroleum infrastructure that occurs on petroleum leases or under petroleum facility licences and pipeline licences. (b) the function of stock routes. (c) mining leases and claims. 	<p>AO2.1 Development is located a minimum of 200m from a pipeline or pipeline easement in SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines. Schedule 4 – Online Mapping Resources – Mines Online Maps.</p> <p>AO2.2 No acceptable outcome is prescribed for the use of lots fronting the stock route network on SPP mapping – Economic Growth, Agriculture, Stock Route Network.</p> <p>AO2.3 Development that occurs within a priority agricultural area is undertaken in accordance with the <i>Regional Planning Interests Act</i>.</p>
<p>PO3</p>	<p>AO3 No acceptable outcome is prescribed.</p>

<p>Tourist uses that support the primary rural uses on the site are limited in scale and do not threaten the viability of traditional rural uses.</p>	
<p>PO4 Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p>AO4.1 Residential and other sensitive uses, are not located: (a) within 200m of mechanical extraction of sedimentary deposits; or (b) within 1,000m of hard rock extraction.</p> <p>AO4.2 New extractive uses and activities are not established within 1,000m of existing sensitive rural, residential or tourist uses.</p>
<p>PO5 Development is connected to an appropriate level of infrastructure services.</p>	<p>AO5.1 Development has formal and safe access to the existing road network.</p> <p>AO5.2 Development is connected to a reticulated water supply and sewerage system, or alternatively an on-site water storage and a waste disposal system is provided which does not overflow to adjoining properties or detract from environmental values.</p> <p>AO5.3 The development is connected to electricity or an alternative renewable energy source and telecommunications.</p>
<p>PO6 Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Note: A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome where a possible risk from former mining activities is identified through local knowledge, a pre-development ground inspection, Schedule 4 – Online Mapping Resources – Mines Online Maps, or other sources.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>PO7 Renewable energy facilities are located and designed to avoid adverse impacts on sensitive uses including impacts on privacy, safety, noise, odour and fumes by lighting and traffic generation.</p>	<p>AO7 No acceptable outcome is prescribed.</p>

6.2.6 Rural residential zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.6.1 Purpose

The purpose of the code is to provide for:

- (a) residential development on large lots set in a semi-rural setting, which is connected to BSC water supply.
- (b) small-scale activities which support economic development, and which remain ancillary to the primary residential use.
- (c) Protects areas and sites of high conservation importance, including MSES, cultural sites and areas with high landscape values.

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

- (a) the zone primarily accommodates dwelling houses on large lots and ancillary structures, including small sheds.
- (b) home-based business may be appropriate where they do not detract from the primary residential function and amenity of the area or impact on neighbours.
- (c) development protects and enhances environmental values including MSES.
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.

Table 6.2.6.2 Assessment criteria: Rural Residential zone code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 New development is located and designed to contribute to the residential amenity and character of the area.</p>	<p>AO1 No acceptable outcome is prescribed.</p>
<p>PO2 Non-residential uses do not have an unacceptable impact on residential uses.</p>	<p>AO2.1 Development for a non-residential use does not involve an Environmentally Relevant Activity.</p> <p>AO2.2 Development for a non-residential use demonstrates there are no adverse impacts on sensitive land uses in the zone with regard to noise, dust, vibration, light, or odour.</p> <p>AO2.3 Home based business operates from within the dwelling house and does not occupy more than a third of the gross floor area of the dwelling house.</p>
<p>PO3 The traffic generated by a use other than a residential use does not significantly change the traffic that would normally be expected in the rural residential zone.</p>	<p>AO3 The traffic generated by a non-residential use does not involve more than two truck movements per day and with a gross vehicle mass of 42 tonnes.</p>

<p>PO4 Proposed uses established in the Rural residential zone do not conflict with existing rural land uses or the biodiversity (including MSES), scenic and community values of the area.</p>	<p>AO4 No acceptable outcome is prescribed.</p>
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6.2.7 Township zone code

This code applies to development where the code is identified as applicable in a table of assessment.

6.2.7.1 Purpose

The purpose of this code is to:

Provide for the urban development of the smallest towns and villages of the Shire as community and service centres. Development located in this zone provides for a mix of uses which support the needs of the local rural community. The Township zone provisions aim to:

- (a) maintain the character and amenity of Thallon, Bollon, Mungindi and Hebel.
- (b) provide for the continuation of existing infrastructure and community uses such as schools, halls and recreation facilities.
- (c) allow for tourist uses where these can be successfully integrated into the character and fabric of the town.
- (d) ensure that development provides an appropriate level of infrastructure.
- (e) facilitate economic development by:
 - (i) promoting re-use of existing buildings for commercial uses; and
 - (ii) providing for a small-scale industrial uses where it will not conflict with sensitive uses.
- (f) provide a range of uses including residential, retail, business, education, industrial, community purpose, tourist facilities, recreation and open space are supported in the zone where it will not impact on neighbouring uses.
- (g) ensure development is serviced with BSC infrastructure where BSC infrastructure exists;
- (h) ensure residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of the use.
- (i) ensure development is located in areas that are flood protected and where bushfire hazard risk is low.
- (j) support predominantly dwelling houses on residential lots where lot size is consistent with the traditional character.
- (k) support non-residential development where uses directly support the short-term needs of the immediate community, do not detract from the residential amenity of the area, and do not undermine the viability of the nearby Commercial uses.
- (l) ensure residential dwelling choices are established in locations with appropriate access to infrastructure and facilities, where the design complements the existing urban character, and where the density of development is generally consistent with the density achieved through existing residential development in the zone.
- (m) provide a high level of amenity through a compatible mixing of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design.
- (n) promote the establishment of a range of industries in a manner compatible with the scale and character of the area.
- (o) industries are established and consolidated to minimise potential conflict with nearby sensitive land uses.
- (p) industrial development does not compromise the safety or efficiency of the local and state-controlled road and rail systems.
- (q) establish non-resident workforce accommodation in green field areas away from affected existing uses.

- (r) ensure development protects areas and sites of high conservation importance, including MSES, cultural sites and areas with high landscape values.

Table 6.2.7.2 Assessment criteria: Township zone code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the SPP mapping – Environment, Cultural heritage.</p>	<p>AO1 No acceptable outcome is prescribed.</p>
<p>PO2 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.</p>	<p>AO3 As per Queensland Development Code requirements.</p>
<p>PO4 All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road and/or rail network.</p>	<p>AO4 As per Queensland Development Code requirements.</p>
<p>PO5 Tourist accommodation in the form of a caravan park or motel is provided in a location where it can be serviced with infrastructure, where it:</p> <ul style="list-style-type: none"> (a) is complementary to the existing character of the area. (b) does not have an adverse impact on residential amenity in terms privacy, safety, noise, odour and fumes, lighting and traffic generation. does not lead to a reduced quality of accommodation experiences available within the location. 	<p>AO5 No acceptable outcome is prescribed.</p>
<p>PO6 Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential</p>	<p>AO6 No acceptable outcome is prescribed.</p>

amenity, privacy impacts, safety, noise, odour and fumes, lighting and traffic generation.	
PO7 Industrial land uses are protected from encroachment by incompatible land uses.	AO7 No acceptable outcome is prescribed.
PO8 New commercial buildings are enhanced by the design of new buildings that are sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.	AO8.1 Developments are no higher than 2 storeys or 8.5m above the ground level. AO8.2 Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas.
PO9 New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	AO9 Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.
PO10 New commercial uses developed do not detract from the township's existing commercial areas.	AO10 No acceptable outcome is prescribed.
PO11 Residential buildings and other structures are consistent with the dominant density, type and scale of development.	AO11 A building has a maximum height of 2 storeys.
PO12 Development has a scale, density and character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape and surrounding area.	AO12 No acceptable outcome is prescribed.
PO13 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.	AO13 No acceptable outcome is prescribed.
PO14 Non-residential uses protect and maintain the privacy of adjoining residential uses.	AO14 Non-residential uses do not overlook the living areas, of any adjoining residential use.
PO15 Uses are compatible with, and complementary to, the existing residential uses.	AO15 The use is not an Environmentally Relevant Activity.

<p>PO16 Industrial development does not result in sensitive land uses being affected by industrial air, noise and odour emissions.</p>	<p>AO16 No acceptable outcome is prescribed.</p>
<p>PO17 Uses, other than industrial uses, such as food and drink outlets are consistent with and make a positive contribution to the character of the township zone.</p>	<p>AO17 No acceptable outcome is prescribed.</p>
<p>PO18 Sensitive land uses are not established within or adjacent to industrial uses.</p>	<p>AO18 No acceptable outcome is prescribed.</p>
<p>PO19 Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p>AO19.1 A minimum separation distance of 50m is provided to the 'bed and banks' of watercourses and lakes.</p> <p>AO19.2 A minimum separation distance of 50m is provided to cemeteries and burial sites as identified in Schedule 5 – Local Heritage Places.</p>
<p>PO20 Proposed uses established in the Township zone do not conflict with existing rural land uses or the biodiversity (including MSES), scenic and community values of the area.</p>	<p>AO20 No acceptable outcome is prescribed.</p>
Residential Development (Dwelling Houses and Dual Occupancy)	
Height	
<p>PO21 Sensitive land uses are not established within or adjacent to industrial uses.</p>	<p>AO21 No acceptable outcome is prescribed</p>
Site Coverage and Setbacks	
<p>PO22 (a) Residential building design and siting maintains the character of the locality in terms of building bulk. (b) Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.</p>	<p>AO22.1 Residential buildings do not exceed the site coverage thresholds as follows:</p> <ul style="list-style-type: none"> • Dwelling House – 50% • Dual occupancy – 40% • Site coverage of outbuildings not to exceed 15% of the remaining area. <p>For Dual Occupancies:</p> <p>AO22.2 Setback is not less than 6m from any road frontage; or</p> <p>AO22.3 Setback is within 20% of the existing setbacks of adjoining properties; and</p> <p>AO22.4</p>

	Side boundary clearances of not less than 1.5m and rear boundary clearance of not less than 6m from property boundaries.
Residential Amenity for Dual Occupancies	
PO23 The location and design of dual occupancies provides for adequate privacy, sunlight, ventilation and open space.	AO23 No acceptable outcome is prescribed.
Landscaping for Dual Occupancies	
PO24 Landscaping on the site should be: (a) visually pleasing and create an attractive environment; (b) located to take account of the direction of the breezes and sun; and (c) located to give privacy and buffering from any potential incompatible uses (d) located to avoid interference with electricity lines and infrastructure. (e) constructed so as not to block visibility at intersections on the state-controlled road.	AO24 No acceptable outcome is prescribed.

Part 7 Development codes

7.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 of the Regulation and are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme.
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme.
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.
- (5) The following are the use codes for the planning scheme:
 - (a) General Development Code.
 - (b) Non-Resident Workforce Accommodation Code.
- (6) The following are the other development codes for the planning scheme:
 - (a) Operational works code.
 - (b) Reconfiguring a lot code.

7.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2018

7.2.1 Requirements for community residence for accepted development.

Development for community residence that complies with all the requirements in Table 7.2.1.1 is accepted development.

Table 7.2 1.1 Requirements for community residence for accepted development

Requirements	
1.	The premises are in a General residential zone.
2.	No more than 7 support workers attend the residence in a 24-hour period.
3.	At least 2 car parks are provided on the premises for use by residents and visitors.
4.	At least 1 of the car parks stated in (3) is suitable for persons with disabilities.
5.	At least 1 car park is provided on the premises for use by support workers.

Editor's note—Schedule 6, Part 2, (6) of the Regulation states the development the planning scheme is prohibited from making assessable development for a material change of use for community residence.

7.2.2 Requirements for cropping involving forestry for wood production code for accepted development

7.2.2.1 Application

This code applies to assessing a material change of use for development involving cropping (where involving forestry for wood production) in the rural zone.

7.2.2.2 Purpose

The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts. The purpose of the code will be achieved through the following overall outcomes:

- (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure.
- (b) the impacts on adjoining land uses are minimised.
- (c) the risk of fire is minimised.
- (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure are known by the local government, where development is assessable.

Table 7.2.2.3 Criteria for assessment – Part A – Criteria for assessable development

Requirements	
Setbacks	
1	The use or work is at a distance of at least the separation distance stated in Table 7.2.2.4 - Separation distances. Refer to Table 7.2.2.4 Separation Distances below
2	Seedlings within the separation distance stated in requirement 1 are removed if the seedlings— <ul style="list-style-type: none"> (i) are the same species as the trees to be harvested; and (ii) are not native to the local area.
3	For land with a slope of more than 10% but less than 25% - the development uses only— <ul style="list-style-type: none"> (i) mechanical strip cultivation on the contour; or (ii) spot cultivation; or (iii) manual cultivation.
4	For land with a slope of 25% or more— the development uses only— <ul style="list-style-type: none"> (i) spot cultivation; or (ii) manual cultivation.
5	The construction, operation or maintenance of a track or road for the development does not adversely affect— <ul style="list-style-type: none"> (i) a natural drainage feature on the land; or (ii) land that is subject to erosion or landslide.
6	A track or road for the development— <ul style="list-style-type: none"> (i) is appropriately drained; and (ii) has a stable surface.
7	Drainage structures for a track or road for the development are regularly maintained.
8	Drainage water from a track or road for the development is directed away from exposed soils and onto undisturbed ground or other areas with a stable surface.
9	For development involving a forest for wood production that is less than 40ha—a fire break that is at least 7m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
10	For development involving a forest for wood production that is at least 40ha, but less than 100ha—a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.

Requirements	
11	For development involving a forest for wood production that is 100ha or more— (a) a fire break that is at least 20m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained; or (b) both of the following things are established and maintained— (i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested; (ii) a fuel reduction area immediately behind the fire break that is at least 10m wide.
12	Trees to be harvested in the fuel reduction area are pruned to a minimum height of 5m when the trees reach a height of 10m.
13	Fire breaks are kept clear of flammable material with a height of more than 1m.
14	Fire access tracks and roads that are at least 4m wide are established and maintained on the premises.
15	Each part of the forest for wood production is within 250m of a fire access track or road.
16	Despite requirement (1), the following works may be carried out within the separation distance mentioned in Table 7.2.2.4 - Separation distances— (i) the construction of roads and tracks for the development; (ii) maintenance works for the development.

Table 7.2.2.4—Separation distances

Column 1 Structure or thing	Column 2 Separation distance
1. A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 1 to 2 under the Strahler stream order classification system .	5m from the defining bank of the watercourse.
2. A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 3 to 5 under the Strahler stream order classification system .	10m from the defining bank of the watercourse.
3. A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 6 under the Strahler stream order classification system .	20m from the defining bank of the watercourse.
4. A State-owned protected area or forest reserve under the <i>Nature Conservation Act 1992</i> .	10m from the boundary of the protected area or forest reserve.
5. A category A area, category B area, category C area or category R area.	10m from the boundary of the area.

6. A dwelling.	100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 <i>Construction of buildings in bushfire prone areas</i> .
7. A machinery shed.	A distance that is the greater of the following— (a) 25m from the machinery shed; or (b) a distance from the machinery shed that equals 1.5 times the maximum height of the trees to be harvested.
8. A transmission grid, supply network or above-ground pipeline, that services more than 1 premises and is not the subject of an easement.	A distance that is the longer of the following— (a) 25m from the structure; (b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested.

7.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing development applications for reconfiguring a lot that requires assessment as regulated in Part 5, section 5.4 under Table 5.4.2—Regulated categories of development: reconfiguring a lot.

Editor's note—Schedule 12 (3) of the Regulation sets out the assessment benchmarks for the reconfiguring a lot.

This code applies to a reconfiguring of a lot if –

- (a) the lot is in an Industry zone or General residential zone; and
- (b) the reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot); and
- (c) each created lot is at least the minimum lot size for the relevant zone stated in a local instrument; and
- (d) the reconfiguration is consistent with the purpose statement for the relevant zone stated in a local instrument.

However, this code does not apply if –

- (a) all or part of the premises, are any of the following areas under a local instrument—
 - (i) a flood hazard area;
 - (ii) a bushfire hazard area;
- (b) an overlay in local instrument applies to all or part of the premises, or any part of the premises.

For this section –

Industry zone means area (however described), designated in a local categorising instrument as industrial.

Relevant zone means the zone applying to premises under a local instrument.

A reference to a local instrument is a reference to a local instrument applying to the premises.

Table 7.2.3.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment

	Assessment benchmarks
1.	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
2.	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
3.	The reconfiguration involved the creation of a rear lot only if the local instrument states that a rear lot is consistent with the relevant zone.
4.	The number of lots, including rear lots, adjoining each created lot complies with the maximum number of adjoining lots of the relevant zone stated in a local instrument.
5.	If the reconfiguration creates a rear lot— <ul style="list-style-type: none"> (i) an access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and (ii) no more than 2 rear lots are accessed from the head of a single cul-de-sac.
6.	If a local instrument states minimum setback distances for the relevant zone— the distance of a building or structure from a boundary of a created lot complies with the minimum distances stated in the local instrument.
7.	If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone— the distance of an existing building or structure from a boundary of a created lot complies with the minimum setback distances stated in the Queensland Development Code, parts 1.1 to 1.3.
8.	A new building or structure on the premises— <ul style="list-style-type: none"> (i) will comply with the Queensland Development Code, part 1.4; and (ii) will be outside of an existing or planned infrastructure easement.
9.	Each created lot has access to the road network through— <ul style="list-style-type: none"> (i) direct road frontage; or (ii) an access strip; or (iii) an access easement, if a local instrument states that an access easement is consistent with the relevant zone.
10.	Access from each created lot to the road network is- <ul style="list-style-type: none"> (i) lawful, safe and practical; and (ii) designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient.
11.	If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone – an access strip or access easement for a created lot has a minimum width of – <ul style="list-style-type: none"> (i) for reconfiguring a lot in a residential zone—5m; or (ii) for reconfiguring a lot in an industry zone—8m.
12.	If a local instrument does not state a maximum length requirement for an access strip or access easement in the relevant zone – an access strip or access easement for a created lot has a maximum length of 50m.
13.	If the premises are in a reticulated water area – each created lot is connected to the reticulated water supply system.

14.	If the premises are not in a reticulated water area – each created lot has an alternative potable water supply source that complies with the minimum storage capacity requirements for the relevant zone stated in a local instrument.
15.	If the premises are in an area with a sewerage service – each created lot is connected to the sewerage service.
16.	If the premises are not in an area with a sewerage service – each created lot has an effluent treatment and disposal system designed and built in accordance with the requirements stated in a local instrument.
17.	Each lot is connected to a supply network and telecommunication network, if required under a local instrument.
18.	Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument.
19.	The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff – (i) is minimised during and after construction; and (ii) complies with the requirements stated in a local instrument.
20.	Filling and excavation on the premises – (i) does not cause a vertical change to the natural ground level of more than 1m; and (ii) does not result in ponding on the premises or adjoining land; and (iii) complies with the requirements stated in a local instrument.

7.3 Use codes

7.3.1 General development code

This code applies to assessing a material change of use for all development if identified in the Tables of Assessment.

The purpose of the General development code is to ensure that development in the Shire is located, designed and managed in a safe and efficient manner.

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

- (a) Development is located to protect and enhance matters of national, state and local environmental significance, landscape values and ecological connectivity.
- (b) Development has a safe and efficient site layout.
- (c) Development does not detract from the Shire's unique building design, is complementary to the scale of neighbouring uses, and contributes to the character of the street and the locality.
- (d) Development on local heritage places:
 - i. does not result in the demolition or removal of a local heritage place, unless there is no practical reason and feasible alternative.
 - ii. conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place.
 - iii. safeguards archaeology and archaeological potential, and ensures they are appropriately investigated and artefacts appropriately managed.
- (e) An appropriate level of servicing and infrastructure is provided to new development and is connected to BSC's infrastructure where available.
- (f) The site layout protects adjoining amenity, allows access around the building, allows sufficient areas for parking and manoeuvring on the site and safe and efficient access and egress.
- (g) Assets of the BSC are protected.
- (h) Any planned earthworks ensure that existing drainage regimes are maintained.

- (i) Development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.
- (j) Development does not inhibit the safe and efficient operation of pipelines.

Table 7.3.1.1: Assessment criteria - General Development Code

Performance outcomes	Acceptable outcomes
Site Layout	
<p>PO1 The size and bulk of new buildings associated with development maintains and enhances the intended local character of the zone by avoiding over-development of the site, and allowing for development at a consistent scale, siting and intensity to nearby development.</p>	<p>AO1 Total development on the site has a maximum site cover as follows:</p> <ul style="list-style-type: none"> • 50% Township zone • 90% Centre zone • 85% General residential zone • 40% Industry zone.
<p>PO2 Landscaping is provided to enhance the visual appeal of the development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development.</p>	<p>AO2 Except in the St George Centre zone, a minimum of 10% of the total development area is landscaped.</p>
Building Design	
<p>PO3 New development maintains the low-rise scale and character of the Shire.</p>	<p>AO3 Except where in the St George Centre zone, development is no higher than:</p> <ul style="list-style-type: none"> • 2 storeys; or • 8.5m above ground level.
<p>PO4 New buildings or structures present a traditional façade to the street.</p>	<p>AO4 Except where in the St George, Dirranbandi Centre and industry zones, at least three of the four elements below must be incorporated into the façade of new buildings:</p> <ul style="list-style-type: none"> • verandas or porches. • awnings and shade structures. • variations to the roof and building lines. • a range of building materials, matching prevailing materials in neighbouring buildings.
<p>PO5 Development is generally in accordance with existing setbacks within the locality.</p>	<p>AO5 No acceptable outcome is prescribed.</p>
Dual Occupancies and Multiple Dwellings	
<p>PO6 The design, appearance and form of development for Dual Occupancy or a Multiple</p>	<p>AO6 No acceptable outcome is prescribed.</p>

<p>Dwelling reflects a high standard and permanent form of accommodation that complements the character of existing residential development in the Shire.</p> <p>Editor's note— Dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</p>	
<p>PO7 Building scale, form and site layout is consistent with existing prevalent residential architectural features and site layouts (e.g. location of building at the front of the lot, parking at the side or rear of dwellings, one larger building rather than multiple small buildings).</p> <p>Editor's note— Dwellings having the appearance of relocatable dwellings or other temporary structures are generally discouraged and unlikely to meet the performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</p>	<p>AO7 No acceptable outcome is prescribed.</p>
<p>PO8 Landscaping is provided for site presentation privacy and shade.</p>	<p>AO8 No acceptable outcome is prescribed.</p>
Ancillary Uses	
<p>PO9 Other than where located in the Rural zone, buildings and structures for ancillary uses and activities such as sheds are subordinate in use and size to the primary use of the premises.</p>	<p>AO9 Other than where located in the Rural zone, buildings and structures for ancillary uses and activities do not exceed:</p> <ul style="list-style-type: none"> • 80m² gross floor area (all zones except Rural zone, Rural residential zone and Township zone) • 100m² gross floor area (Rural residential zone) • 15% of remaining site area (Township zone).
Access, manoeuvring and parking	
<p>PO10 The proposed development accommodates sufficient car parking on site.</p>	<p>AO10 Car parking is provided at rates as per table 7.3.1.2.</p>

<p>PO11 The proposed driveway is clear of all impediments.</p>	<p>AO11 The proposed driveway is clear of street furniture, gully pits, man holes, power poles and street trees.</p>
<p>PO12 The location of driveways does not create a danger to the safety and efficiency of existing intersections.</p>	<p>AO12 The minimum distance of a driveway from an intersection of one street with another is 6m.</p>
<p>PO13 Access to, from and within the site:</p> <ul style="list-style-type: none"> • is adequate for the type and volume of traffic generated by the use. • does not adversely impact on the traffic network external to the site. • caters for safe pedestrian access. • provides for disabled access. 	<p>AO13.1 Vehicle crossovers are designed in accordance with BSC standards.</p> <p>AO13.2 Car parking and manoeuvring areas are designed in accordance with:</p> <ul style="list-style-type: none"> • AS2890.1 – Parking Facilities • Austroads AP-34/95 - Design Vehicles and Turning Path Templates • The Access to Premises Standard' (Vol 1 of the National Construction Code).
Infrastructure and Services	
<p>PO14 The development is supplied with an appropriate level of infrastructure to support the intended use.</p>	<p>AO14 Telecommunications and electricity supplies are designed and installed to supplier standards.</p>
<p>PO15 All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.</p> <p>Note: If the development is not connected to a reticulated water supply network, there is no guarantee of reliability or availability of water from watercourses, overland flow or underground water for new non-stock and domestic development across the Balonne Shire. This is because access to water is subject to the limitations and appropriate authorisation under the <i>Water Act 2000</i>.</p>	<p>AO15.1 In the General residential, Centre, Industry and Township zones, all development is connected to BSC's reticulated water supply network.</p> <p>In the Recreation and Open Space and Rural zones, a potable water supply is provided.</p> <p>AO15.2 In the General residential, Centre, Industry and Township zone, all development is connected to BSC's reticulated sewerage network.</p> <p>In the Recreation and Open Space and Rural zones, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p> <p><i>Note: Appropriate authorisation is required under the Water Act 2000 for the take of water from watercourses, overland flow or underground water.</i></p>
<p>PO16 Stormwater is collected and discharged to ensure no impacts on adjoining land owners, BSC or State infrastructure while also</p>	<p>AO16 In all zones, stormwater drainage is provided in accordance with:</p>

<p>ensuring environmental values of waters in the Shire are maintained.</p>	<ul style="list-style-type: none"> • Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013 • Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987 • Class 1 and Class 10 buildings – National Construction Code, Volume 2.
<p>PO17 Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p>	<p>AO17.1 Wastewater from development is not discharged to a waterway.</p> <p>Alternatively, where wastewater discharge to a waterway is unavoidable, a wastewater management plan (WWMP) is submitted, which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> • wastewater type • climatic conditions • water quality objectives (WQOs) • best-practice environmental management. <p>AO17.2 Implement the WWMP prepared in accordance with AO17.1.</p>
BSC assets	
<p>PO18 Structures and buildings do not adversely impact on BSC infrastructure.</p>	<p>AO18.1 All proposed structures and buildings are clear of BSC easements and underground infrastructure within the site boundaries, as per Queensland Development Code requirements.</p> <p>AO18.2 All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1m.</p>
Development location in a Bushfire Hazard Area	
<p>PO19 A vulnerable use is not established or materially intensified where there are unacceptable risks to people or property from a Bushfire Hazard.</p>	<p>AO19 Vulnerable uses are not established or expanded.</p> <p>Editor's note—Vulnerable uses are those involving:</p> <ol style="list-style-type: none"> (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.
<p>PO20 Emergency services and uses providing community support</p>	<p>AO20 Emergency services and uses providing community support services are not located in a bushfire hazard</p>

services are able to function effectively during and immediately after a bushfire hazard event.	(bushfire prone) area and have direct access to low hazard evacuation routes.
PO21 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area.	AO21 The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.
PO22 Development in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards, Bushfire prone area makes adequate provision of water supply for fire-fighting requirements.	AO22 No acceptable outcome is prescribed.
Development located in a Flood Hazard Area – Reconfiguring a Lot	
PO23 Development located within areas containing a flood hazard (as identified in Schedule 4 – Flood hazard overlay map) responds to flooding potential and maintains personal safety at all times, with regard to siting and layout.	AO23 Development on land identified as flood hazard on the flood hazard maps (as identified in Schedule 4 – Flood hazard overlay map) is sited and designed so that: (a) all new lots contain a building envelope located: (i) outside of the mapped flood area in Schedule 4 – Flood hazard overlay map ; or (ii) can achieve a freeboard of 300mm above the Defined Flood Event (DFE). (b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.
PO24 Development involving essential community infrastructure remains functional to meet community needs during and after flood events.	AO24 No acceptable outcome is prescribed.
Stock Route Network	
PO25 Development on or lots fronting the stock route network SPP mapping – Economic Growth, Agriculture, Stock Route Network does not compromise the connectivity and integrity of the network and protects ongoing, efficient and safe use by travelling stock by:	AO25 No acceptable outcome is prescribed.

<ul style="list-style-type: none"> • maintaining the extent of the stock route network. • maintaining access to watering facilities and other stock route infrastructure. • providing safe passage of stock traversing the stock route. • allowing practical solutions for stock to move across transport and other linear infrastructure safely. 	
<p>PO26 Development does not result in encroachment by incompatible land uses (especially residential, sensitive commercial or community uses) along the stock route network. Non-rural uses are setback and buffered from the stock route network to mitigate impacts.</p>	<p>AO26 Development is for a rural activity.</p>
<p>PO27 Development does not result in a loss of the primary use for moving stock and other uses associated with the stock route network including recreational, environmental and heritage values.</p>	<p>AO27 No acceptable outcome is prescribed.</p>
Petroleum pipeline	
<p>PO28 The integrity and function of high pressure pipelines carrying petroleum and gas is maintained.</p>	<p>AO28.1 Development: (a) is located not less than 200m from petroleum pipelines and the centre-line of petroleum pipeline easements identified in SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines. (b) must not impact on the pipeline function.</p> <p>AO28.2 Where development is proposed on a pipeline easement, the proponent consults the pipeline licence holder.</p>

Electricity infrastructure	
<p>PO29 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p>	<p>AO29 No acceptable outcome is prescribed.</p>
Local heritage places	
<p>PO30 Development contributes to the retention of a local heritage place, facilitates their adaptive reuse, but does not result in a change that is incompatible with conserving the cultural heritage significance of the place.</p>	<p>AO30.1 Development retains the fabric, features and contents listed as significant for the local heritage place and requires no building or operational work in relation to it;</p> <p>OR</p> <p>Development is in accordance with the guideline <i>Developing heritage places: using the development criteria</i> as made under the <i>Queensland Heritage Act 1992</i>;</p> <p>OR</p> <p>Development is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>.</p> <p>AO30.2 Development neither results in the demolition of the place nor substantially reduces its cultural heritage significance.</p> <p>Alternatively, where demolition is unavoidable:</p> <p>(a) a report is provided that demonstrates there is no practical reason and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; and</p> <p>(b) an archival record is prepared to document the changes.</p> <p>Editor's note— the report must be prepared by suitably qualified consultants, such as conservation architects or structural engineers, and detail alternative options investigated.</p>
Biodiversity	
<p>PO31 Development:</p> <p>(a) is located to avoid significant adverse impacts on matters of state environmental significance</p> <p>(b) facilitates the protection and enhancement of</p>	<p>AO31 Provide a buffer from buildings, ancillary structures and all other development:</p> <p>(a) that is at least 100m from the top bank of all water courses and the full supply level of storages.</p> <p>(b) for areas identified as a Matter of State Environmental significance (identified in SPP mapping – Environment and Heritage – Biodiversity) at a minimum width of:</p>

<p>matters of state environmental significance</p> <p>(c) protects and enhances ecological connectivity.</p>	<p>(i) 20m from existing riparian vegetation associated with a watercourse; and</p> <p>(ii) 50m where the area is located in the Township zone; or</p> <p>(iii) 200m in any other zone.</p>
Aviation facilities	
<p>PO32 Development does not interfere with the function of air service facilities SPP mapping – Infrastructure – Strategic Airport and Aviation Facilities.</p>	<p>AO32 Development located within the building restriction area for an air services facility does not create:</p> <p>(a) permanent or temporary physical obstructions in the line of sight between antennas.</p> <p>(b) an electrical or electromagnetic field that interferes with the signals transmitted by the facility.</p> <p>(c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.</p> <p>OR</p> <p>Development located within the building restriction area for an air services facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p> <p>OR</p> <p>Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the air services facility.</p>
Home based business	
<p>PO33 The development comprises only a minor portion of an existing residential premise.</p>	<p>AO33.1 The business is operated by persons residing in the dwelling.</p> <p>AO33.2 The development is limited to a total floor area of 80m² for the part of the residential premises used in the operation of the business (excluding site parking).</p>
<p>PO34 The use does not generate greater traffic loads than reasonably associated with residential premises.</p>	<p>AO34.1 Provision is made for two (2) off-street car parking spaces.</p> <p>AO34.2 The business will not require street parking for more than one (1) additional motor vehicle at any one time, on any street with frontage to the premises.</p> <p>AO34.3 Delivery motor vehicles visiting the premises shall before more than four (4) tonnes in weight.</p>
<p>PO35 The use is operated in such a way as to not disrupt the residential amenity of the area.</p>	<p>AO35.1 Delivery of goods and operating hours occurs between the hours of 7:00am and 6:00pm.</p>

	<p>AO35.2 The business does not display goods for sale in any window or outdoor area.</p> <p>AO35.3 The one advertising sign associated with the business does not exceed 0.5m² and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.</p>
Abandoned mines	
<p>PO36 Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Note: A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome where a possible risk from former mining activities is identified through location knowledge, a pre-development ground inspection, Schedule 4 – Online Mapping Resources – Mines Online Maps, or other sources.</p>	<p>AO36 No acceptable outcome is prescribed.</p>

Table 7.3.1.2: Car parking Requirements

Use	Requirements
Caravan Park	1 space per site, plus 1 extra space for every 3 sites.
Child Care Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50m ² of gross floor area.
Dual Occupancies Multiple Dwellings	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Industrial Uses.	1 space per 50m ² of gross floor area for the first 1,000m ² and 1 additional space per 100 m ² of gross floor area exceeding 1000m ² .
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Residential premises	1 covered space per dwelling unit.

Rural activities	1 space per 100m ² of gross floor area.
Service station	1 space per 30m ² site area.

7.3.2 Non-resident workforce accommodation code

This code applies to assessing material change of use applications for non-resident workforce accommodation (NRWA) when identified in the table of assessment.

The purpose of the NRWA code is to ensure that non-resident workforce accommodation is well serviced and designed, and operated in a manner that will not detract from existing uses.

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

- (a) NRWA has adequate infrastructure for the use including water supply, waste water disposal, stormwater control, telecommunications and electricity.
- (b) NRWA is appropriately located to protect the amenity of the locality, and to support the economic development of the town and Shire.
- (c) NRWA does not detract from, or restrict the operation of, existing uses.
- (d) NRWA is appropriately screened and landscaped.

Table 7.3.2.1 Assessment benchmarks: Non-resident workforce accommodation

Performance outcomes	Acceptable outcomes
<p>PO1 The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.</p>	<p>AO1 All buildings are set back: (a) a minimum of 500m from rural residential and residential precinct areas. (b) a minimum of 15m from all side boundaries. (c) a minimum of 25m from the front and rear boundaries.</p>
<p>PO2 The location of the NRWA is located the proximate distance to St George and the major road network that: (a) enables convenient access to services and facilities in the town where the use is able to support the economic development of the town. (b) supports the long-term development of infrastructure in the Shire.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 The layout of NRWA buildings does not substantially detract from the character of the area through overdevelopment of the site.</p>	<p>AO3 Buildings and ancillary facilities occupy no more than 25% of the site area.</p>
<p>PO4 Development is connected to infrastructure required for the use including water supply, waste water disposal, stormwater control,</p>	<p>AO4 No acceptable outcome is prescribed</p>

telecommunications and electricity. (Where BSC infrastructure is available, this is required in lieu of on-site infrastructure).	
PO5 NRWA buildings and waste disposal areas are screened and landscaped from site boundaries.	AO5 No acceptable outcome is prescribed.
PO6 NRWA developments are temporary in nature.	AO6.1 NRWA are only in operation for a maximum period of 5 years. AO6.2 When not used for more than 6 months the site is restored to its pre-NRWA condition.

7.4 Other development codes

7.4.1 Operational works code

This code applies to assessing operational works applications when identified in the tables of assessment.

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

- (a) Operational works involving excavating and filling land:
 - i site disturbance is minimised
 - ii water and sediment runoff is controlled
 - iii once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
- (b) Levees are constructed in accordance with the applicable State Code;
- (c) Development:
 - i is located to avoid significant adverse impact on matters of state environmental significance
 - ii facilitates the protection and enhancement of matters of state environmental significance
 - iii protects and enhances ecological connectivity.
 - iv does not inhibit the safe and efficient operation of pipelines.

Table 7.4.1.1 Assessment criteria: operational works

Performance outcomes	Acceptable outcomes
Site Layout	
PO1 Adverse impacts of operations are minimised including impacts from: <ul style="list-style-type: none"> • noise • dust • silt • overland runoff water, and • other noxious emissions on adjoining land and natural features, including surface and groundwater. 	AO1 Excavation or filling on all land (except dams on rural zoned land for rural purposes): <ol style="list-style-type: none"> (a) does not exceed 1m deep or 1m high (except for excavation for building works). (b) ensures the fill or excavation line is not closer than 10m from an adjoining property boundary.

	<p>(c) has a childproof fence if excavation is for a water retaining structure.</p> <p>(d) ensures no ponding develops on adjacent land at any time.</p> <p>(e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard.</p> <p>(f) ensures works are a minimum 100m from wetlands and 200m from rivers, creeks and streams.</p> <p>(g) Include measures that minimise risk of erosion or sedimentation on adjacent land as a result of diverted, or concentrated, overland runoff.</p>
<p>PO2 Operational works or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO2.1 An erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 7.4.1.2 (construction phase) or local equivalent, for:</p> <p>(a) drainage control</p> <p>(b) erosion control</p> <p>(c) sediment control</p> <p>(d) water quality outcomes.</p> <p>AO2.2 ESCP (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person.</p>
Levees	
<p>PO3 Any off-property impact from the levee is minimised and mitigated having regard to the following—</p> <ul style="list-style-type: none"> • the environment in which the levee is located. • the measures proposed to be taken to mitigate any off-property impact. • any compensation measures for an impact that is proposed by the applicant. 	<p>AO3 The levee does not result in:</p> <p>(a) an unacceptable change in hydraulic effects that occur off-property; and</p> <p>(b) an unacceptable impact on people, property or the environment.</p>

<p>PO4 The levee is a safe and stable structure.</p>	<p>AO4 The design, construction, operation and maintenance for the levee are appropriate for the materials used and the levee's intended function.</p>
<p>PO5 Community safety is ensured in the event a category 3 levee fails or overtops.</p> <p>Editor's note— For further details on levees including classification, planning and development see DNRM Guideline: Regulation of levee banks https://www.dnrm.qld.gov.au/water/catchments-planning/levees</p>	<p>AO5.1 Demolition is required due to a catastrophic event which substantially destroys the structure or building.</p> <p>AO5.2 Appropriate emergency action procedures are in place for category 3 levees.</p>
Hazardous Activities	
<p>PO6 Extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored state so the land is suitable for use by alternative land uses.</p>	<p>AO6 Extractive industry provides for all rehabilitation works to be undertaken on a progressive basis in accordance with an approved final landform design and site rehabilitation plan.</p>
<p>PO7 The impacts of development on matters of state environmental significance (identified in SPP mapping – Environmental and Heritage – Biodiversity) are avoided or if avoidance is not possible, minimised.</p>	<p>AO7 No acceptable outcome is prescribed.</p>
<p>PO8 Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels, shafts and petroleum or gas wells.</p> <p>Note: A geotechnical assessment report prepared by suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome where a possible risk from former mining activities is identified through local knowledge, a pre-development ground inspection, Schedule 4 – Online Mapping Resources – Mines Online Maps, or other sources.</p>	<p>AO8 No acceptable outcome is prescribed.</p>
<p>PO9 The integrity and function of high pressure pipelines carrying petroleum is maintained.</p>	<p>AO9 Operations:</p> <ul style="list-style-type: none"> (a) are located no less than 200m from petroleum pipelines and the centre line of petroleum pipeline easements identified on SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines. (b) must not impact on pipeline function.

	(c) where operations are proposed on a pipeline easement, the proponent consults the pipeline license holder.
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Table 7.4.1.2 Construction phase—stormwater management design objectives

Issue		Design objectives
Drainage control	Temporary drainage works.	<ol style="list-style-type: none"> 1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months—1 in 2-year Average Rainfall Interval (ARI) event. • Disturbed area open for 12–24 months—1 in 5-year ARI event. • Disturbed area open for > 24 months—1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.
Erosion control	Erosion control measures.	<ol style="list-style-type: none"> 1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating. 5. Risk of erosion or sedimentation on adjacent land is minimised by incorporating measures aimed at controlling diverted/concentrated overland runoff.
Sediment control	<p>Sediment control measures.</p> <p>Design storm for sediment control basins.</p> <p>Sediment basin dewatering.</p>	<ol style="list-style-type: none"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall. 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar. 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • Total Suspended Solids (TSS) < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5.

Water quality	Litter and other waste, hydrocarbons and other contaminants.	<ol style="list-style-type: none"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
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7.4.2 Reconfiguring a lot code

This code applies to assessing reconfiguring lot applications when identified in the tables of assessment.

The purpose of the reconfiguring a lot code is to:

- (a) Facilitate the creation of lots to a size and dimension of that allows the zones to achieve the intended use.
- (b) Reconfiguring lots ensures that future lots are resilient from the impacts of flood and bushfire.
- (c) Reconfiguring lots does not adversely impact on the cultural heritage or biodiversity values (including MSES) of an area or water quality.
- (d) Reconfiguring lots does not adversely impact on the Shire's economy.
- (e) Ensure that the stock route network is maintained and protected from inappropriate development.

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

- (a) Reconfiguration of lots creates safe, functional and suitable lots that are consistent with the existing zone intent.
- (b) Reconfiguration of lots ensures that development can provide adequate access and services for all new lots.
- (c) Reconfiguration of lots does not lead to a loss of biodiversity and ecological connectivity.
- (d) Reconfiguration of lots ensures the environmental values and quality of Queensland waters are protected and enhanced.
- (e) Development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.
- (f) Development does not inhibit the safe and efficient operation of pipelines.

7.4.2.1 Assessment criteria: reconfiguring a lot

Performance outcomes	Acceptable outcomes
<p>PO1 The land is physically suitable for the anticipated future land use in terms of flooding hazard, bushfire hazard and practical access.</p>	<p>AO1.1 All lots have a flood free access from a constructed road to an area on the site where a building can be constructed.</p> <p>AO1.2 All lots have a bushfire free access to an area on the site where a building can be constructed.</p>

<p>PO2 The proposed lots have a legal point of access from local or state controlled road networks.</p>	<p>AO2 No acceptable outcome is prescribed.</p>
<p>PO3 The proposed lots are of a size and dimension to meet the outcomes for development in the zones in respect of:</p> <ul style="list-style-type: none"> • preserving land for agriculture and animal production in the Rural zone. • achieving a safe and pleasant residential environment. • consistent with the nature and layout of existing subdivision patterns. • providing a variety of lot sizes for residential living, industry and commerce. 	<p>AO3 Allotments dimensions comply with Table 7.4.2.2.</p>
Site Layout	
<p>PO4 Stormwater is controlled to minimise the environmental impacts of runoff from the development on the water quality of surface and ground water.</p>	<p>AO4 No acceptable outcome is prescribed.</p>
<p>PO5 The impacts of development on matters of state environmental significance (identified in SPP mapping – Environment and Heritage – Biodiversity) are avoided or if avoidance is not possible, minimised.</p>	<p>AO5 No acceptable outcome is prescribed.</p>
<p>PO6 The proposed lots will not lead to diminished productivity of rural land.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>PO7 A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	<p>AO7.1 All lots within the General residential, Centre, Industry and Township zones, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p>AO7.2 All lots within the Rural zone have a potable water supply and on-site sewerage.</p>
Flood	
<p>PO8 Development located within areas containing a flood hazard responds to flooding potential and maintains personal safety at all times with regards to siting and layout.</p>	<p>AO8.1 Development does not occur on that part of any land identified as 'high' flood hazard on Schedule 4 – Flood hazard overlay map.</p> <p>AO8.2</p>

	<p>Development on land identified as 'medium flood hazard' as identified in Schedule 4 – Flood hazard overlay map is sited and designed so that:</p> <ul style="list-style-type: none"> (a) all new lots contain a building envelope located: <ul style="list-style-type: none"> (i) outside of the flood prone area; or (ii) can achieve a freeboard of 300mm above the Defined Flood Event (DFE). (b) residential buildings are not constructed as single-storey slab on ground structures and only non-habitable rooms (such as garages and laundries) are located on the ground floor. (c) there is at least 1 evacuation route that remains passable for emergency evacuations during all floods. (d) an area is available within the development site that is at least 300mm above the highest known flood level with sufficient space to accommodate the likely population of the development in safety for a relatively short time, until flash flooding subsides or people can be evacuated.
Bushfire	
<p>PO9.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale purposes, a separation distance from hazardous vegetation is established provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>PO9.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO9.1 No new lots are created within the bushfire prone area;</p> <p>OR</p> <p>AO9.2 Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. <p>Editor's note—</p> <ul style="list-style-type: none"> • Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. • For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. • The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.

<p>PO10 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO10.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two-lane sealed carriageway. (b) contains a reticulated water supply. (c) is connected to other public roads at both ends and at intervals of no more than 500m. (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. (e) has a minimum of 4.8m vertical clearance above the road. (f) is designed to ensure hydrants and water access points are not located within parking bay allocations. (g) incorporates roll-over kerbing. <p>AO10.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Editor's note— Applicants should have regard to the relevant standards set out in the reconfiguring a lot code and operational works codes in this planning scheme.</p>
<p>PO11 The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO11 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m. (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation. (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path. (d) a minimum of 4.8m vertical clearance. (e) turning areas for fire-fighting appliances in accordance with Queensland Fire

	<p>and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.</p> <ul style="list-style-type: none"> (f) a maximum gradient of 12.5%. (g) a cross fall of no greater than 10 degrees. (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy. (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m. (j) designated fire trail signage. (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services. (l) if a fire trail, has an access easement that is granted in favour of BSC and Queensland Fire and Emergency Services.
<p>PO12 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>AO12 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m. (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation. (c) no cut or fill embankments or retaining walls adjacent to the 4 m wide trafficable path. (d) a minimum of 4.8m vertical clearance. (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. (f) a maximum gradient of 12.5%. (g) a cross fall of no greater than 10 degrees. (h) drainage and erosion control devices in accordance with the standards

	<p>prescribed in a planning scheme policy.</p> <ul style="list-style-type: none"> (i) vehicular access at each end which is connected to the public road network. (j) designated fire trail signage. (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services. (l) if a fire trail, has an access easement that is granted in favour of BSC and Queensland Fire and Emergency Services.
<p>PO13 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO13 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation. (b) avoids the creation of potential bottle-neck points in the movement network. (c) establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire. (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</p>
<p>PO14 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO14 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.</p>
Local heritage places	
<p>PO15 Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place.</p>	<p>AO15 No acceptable outcome is prescribed.</p>
Stock Route Network	
<p>PO16 The stock route network identified in SPP mapping – Economic Growth – Agriculture – Stock Route is protected from encroachment by incompatible land uses and allows safe passage of stock traversing the stock route. Development does not adversely impact other stock</p>	<p>AO16 No new allotments are created within or adjacent to the stock route network identified in SPP mapping – Economic Growth – Agriculture – Stock Route.</p>

route values including recreational, environmental and heritage.	
Petroleum Pipelines	
PO17 The integrity of pipelines carrying petroleum is maintained.	AO17 No development is located closer than 200m from a pipeline or pipeline easement identified on SPP Mapping – Hazards and Safety – Emissions and Hazardous Activities – High pressure gas pipelines.

Table 7.4.2.2 – Acceptable outcomes for lot sizes and frontages

Zone	Allotment Size	Road frontage
Recreation and Open Space Zone	Not applicable	Not applicable
Rural Zone.	5,000 hectares	Not applicable
Rural Residential Zone	5 acres	Not applicable
Township Zone	1,000m ²	20m
Centre zone.	400m ²	15m
Industry zone.	4,000m ² (when not connected to reticulated sewer network) 1,000m ² (when connected to sewer network)	30m
General residential zone.	4,000m ² (when not connected to reticulated sewer network) 800m ² (when connected to sewer network)	20m

7.4.3 Flood Hazard Overlay code

7.4.3.1 Assessment Tables

There are no assessment tables for the Flood hazard overlay. The level of assessment and assessment benchmarks identified per development type in each zone starts in Table 5.5.1 of section 5.5. Zones are not altered by this overlay.

7.4.3.2 Applicability

The Flood hazard overlay code applies to accepted and assessable development under the planning prescribed by a Category of development assessment table in a zone and involving land wholly or partially within the Flood hazard overlay refer to [Schedule 4 – Flood hazard overlay map](#).

7.4.3.3 Compliance with *Building Regulation 2006*

For the purpose of triggering the relevant Queensland Development Code (QDC) requirements for building in flood hazard areas, this Overlay represents the following determinations in accordance with section 13 of the *Building Regulation 2006 (BR 2006)*.

- (a) Designates three areas for which there is detailed flood information (including flood depth, velocity and hazard) as per the areas.
- (b) bounded by green on [Schedule 4 – Flood hazard overlay map](#) as Flood Hazard Area (FHA) for the purposes of the BR 2006.
- (c) Declares the following for these FHAs:
 - (i) The Defined Flood Level (DFL) and Defined Flood Event (DFE) for each FHA is that of 1% Annual Exceedance Probability (AEP) flood event.
 - (ii) Maximum flow velocity of water for the above flood event as expressed [Schedule 4 – Flood hazard overlay map](#) (flow velocity of water).
 - (iii) Finished floor level of class 1 buildings build in all or part of the FHAs – expressed as the Minimum Habitable Finished Floor Level (which includes freeboard) on [Schedule 4 – Flood hazard overlay map](#) (Finished Floor Level).

The above determinations trigger the requirement for building works within the FHAs to address the requirements of Mandatory Part 3.5 Construction of buildings in flood hazard areas of the QDC.

7.4.3.4 Compliance with Flood Hazard Overlay code

The provisions in 7.4.3.2 and 7.4.3.3 of this part comprise the Flood hazard overlay code.

The code must be considered together with other relevant planning scheme codes that are applicable to the subject development – the Township zone code (where applicable to the development) will apply to the extent of any inconsistency with the Flood Hazard overlay code.

The purpose of the Flood hazard overlay code is to:

- (a) Provide for the assessment of the suitability of development in the Flood hazard overlay area to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised.
- (b) Ensure that development does not increase the potential for flood damage on-site or to other property.

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

- (a) The development siting, layout, and access responds to the risk of the flood hazard and minimises risk to personal safety.
- (b) The development is resilient to flood events by ensuring siting and design accounts for the potential risks of flood hazards to property.

- (c) The development supports, and does not unduly burden disaster management response or recovery capacity and capabilities.
- (d) The development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the flood hazard and does not significantly increase the potential for damage on the site or to other properties.
- (e) The development avoids the release of hazardous materials as a result of a flood event.
- (f) Natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas.

7.4.3.5 Assessment criteria: Flood Hazard Overlay code

Performance outcomes	Acceptable outcomes
Built Form	
<p>PO1 Development is resilient to flood events by ensuring design and built form to account for the potential risks of flooding.</p>	<p>AO1.1 Habitable floors (including extensions and/or redevelopment) are built to at least the Minimum Habitable Finished Floor Level (MHFFL) specified for the subject lot.</p> <p>Note—Refer to Schedule 4 – Flood Mapping (MHFFL). For the avoidance of doubt, the freeboard allocated (0.55m within designated Flood Hazard Areas) includes an allowance (0.25m) for the underside of the lowest component of flooring used (such as the underside of floor bearers or suspended slab) to also be constructed above flood waters.</p> <p>AO1.2 The design and layout of buildings used for residential purposes minimise risk from flooding by providing parking and other low intensity, non-habitable uses at ground level.</p> <p>Note—The high-set ‘Queenslander’ style house is a resilient low-density housing solution in floodplain areas. The use of floor area below the MHFFL for non-habitable use is acceptable (such as for storage, car garaging, laundries or bathrooms) where residents are aware of the risk of loss of property from flood inundation and the possible implications for increased insurance premiums. It is acceptable for a slab to be placed underneath a high-set dwelling for non-habitable purposes.</p> <p>Note—Higher density residential development should also ensure only non-habitable rooms (e.g. garages laundries) are located on the ground floor.</p> <p>AO1.3 The maximum building height for a dwelling is 8.5m.</p> <p>AO1.4 The maximum site coverage for residential outbuildings does not exceed 5% of the total site area.</p> <p>Note—The Queensland Development Code specifies acceptable setbacks from property boundaries. Residents must also be aware of the risk of property loss associated with development residential outbuildings in areas subject to flood.</p> <p>AO1.5</p>

	<p>Boundary fences do not impede the flow of floodwater.</p> <p>Note—Fences should be designed to allow flow of floodwaters but remain in situ so as not to create a hazard.</p> <p>AO1.6 Non-residential uses and structures:</p> <ul style="list-style-type: none"> (a) area built above the minimum habitable finished floor level; or (b) allow for flow through of flood waters. <p>AO1.7 Materials stored on-site:</p> <ul style="list-style-type: none"> (a) are those that are readily able to be moved in a flood event. (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. <p>Note—Non-residential uses and structures, need not comply with the minimum habitable finished floor levels for non-habitable rooms/areas, however in this instance businesses should be aware of the flood risk they are subject to. To help mitigate this risk businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site.) Advice on the use of flood resilient building materials is also available from Building Codes Queensland. www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf</p>
Development siting and layout	
<p>PO2 Development siting and layout, responds to flooding potential and maintains personal safety at all times.</p>	<p>Where not located in the Limited Residential Precinct refer to Schedule 4 – Flood hazard overlay map (Limited Residential Precinct)</p> <p>AO2.1 New Lots are:</p> <ul style="list-style-type: none"> (a) located outside the overlay area; (b) are demonstrated to be above the flood level identified for the site; or (c) located on the highest part of the site to minimise entrance of floodwaters. <p>Note—If part of the site is outside the Flood hazard overlay map, this is the preferred location for all lots (excluding part or other relevant open space and recreation lots).</p> <p>Note—Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the Building Act 1975.</p>

	<p>AO2.2 Road and/or pathway layout ensures residents are not physically isolated from the adjacent flood free urban areas⁶ and provides a safe and clear evacuation route path:</p> <ul style="list-style-type: none"> (a) by locating entry points into the reconfiguration above the flood level and avoiding cul-de-sacs or other non-permeable layouts. (b) by direct and simple routes to main carriageways that allow trafficable access up to a maximum flood depth of 300mm. <p>AO2.3 Signage is provided on site (regardless of whether land is in public or private ownership):</p> <ul style="list-style-type: none"> (a) indicating the position and path of all safe evacuation routes off the site. (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.
Effects on flood behaviour	
<p>PO3 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on site or on other properties.</p>	<p>AO3.1 Development does not block or divert floodwaters in a manner that increases flood level or velocity on site or on other properties.</p> <p>Note—Berms/mounds are considered to be an undesirable built form outcome and are not supported.</p> <p>AO3.2 Works do not involve any physical alteration to a watercourse or floodway including vegetation clearing.</p> <p>For operational works where located within the Residential Resilient Precinct or Limited Residential Precinct:</p> <p>AO3.3 Development involves no net increase in filling on site.</p> <p>Note—Fill associated with building work must comply with the relevant sections of the building assessment provisions. Onsite compensatory cut and fill would achieve the 'No net increase' requirement.</p> <p>For operational works in all other zones/precincts:</p> <p>AO3.4</p>

	<p>Works (including buildings and earthworks) either:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 500m³ (compacted); or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage. (ii) loss of/changes to flow paths. (iii) acceleration or retardation of flows; or any reduction in flood warning times elsewhere on the floodplain.
Hazardous materials	
<p>PO4 Development avoids the release of hazardous materials or contaminants into floodwaters.</p>	<p>Material Change of Use:</p> <p>AO4.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>OR</p> <p>AO4.2 Where a MHFFL is adopted (refer to Schedule 4 – Flood hazard overlay map Maps R8 B1b, B3b, C2b, C3b and C3f), structures used for the manufacture or storage of hazardous materials are: <ul style="list-style-type: none"> (a) located above the MHFFL level; or (b) designed to prevent the intrusion of floodwaters. </p> <p>AO4.3 If a specific MHFFL for the site is not adopted⁸, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and are designed to prevent the intrusion of floodwaters.</p> <p>Note—Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>

Disaster management responses	
<p>PO5 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO5.1 Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk from flooding (b) increase the number of people likely to need evacuation. (c) shorten flood warning times. (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.
Community infrastructure	
<p>PO6 Development involving community infrastructure (defined as Sensitive Land Uses and Community Oriented Uses under this planning scheme):</p> <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event. (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to the impacts of flooding on infrastructure, facilities or access and egress routes. (c) retains essential site access during a flood event. (d) and is able to remain functional even when infrastructure or services may be compromised in a flood event. 	<p>Where not located within the Resilient Residential Precinct:</p> <p>AO6.1 Sensitive Land Uses and Community Oriented Uses are not located on land inundated during a 1% AEP flood event.</p> <p>OR</p> <p>AO6.2 Sensitive Land Uses and Community Oriented Uses incorporate an area on site above the MHFFL with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flooding subsides or people can be evacuated.</p> <p>AND</p> <p>AO6.3 Sensitive Land Uses and Community Oriented Uses have direct access to low hazard evacuation routes as defined in Table 7.4.3.6.</p> <p>AND</p> <p>AO6.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <ul style="list-style-type: none"> (a) located above the MHFFL for the site.

	<p>(b) designed and constructed to exclude floodwater intrusion/infiltration.</p> <p>AND</p> <p>AO6.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p> <p>AO6.6 The following uses are not located on land inundated during a 0.5% AEP flood event:</p> <ul style="list-style-type: none"> (a) emergency shelters (b) police facilities. <p>AO6.7 The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> (a) correctional facilities (b) emergency services (c) power station (d) major switch yards.
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² The relevant building assessment provisions under the *Building Act 1975* apply to all building work within the Flood Hazard Areas identified on Map R8 and must take account of the flood potential within these areas.

³ Refer to <http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

⁴ Refer to Town Zone Code – Part C for provisions regarding development within the Limited Residential Precinct.

⁵ Identified on Maps R8 B1a, B3a, C2a, C3a and C3e.

⁶ It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood.

⁷ For assessable development located within the Flood hazard overlay, Council may require the applicant to submit a hydraulic and hydrology report, prepared by a suitably qualified professional, identifying the relevant 1% AEP flood event for the site (where not

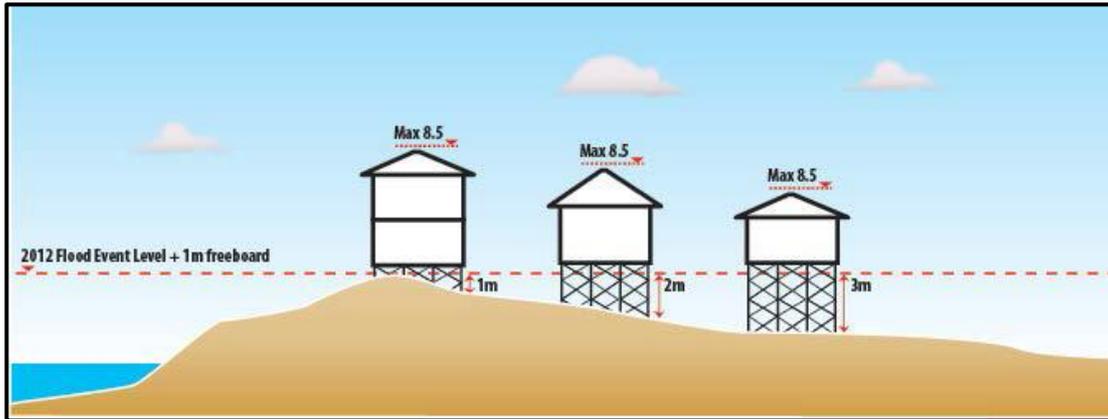
identified on [Schedule 4 – Flood hazard overlay map](#)) which demonstrates that the development:

- a) maintains the flood storage capacity on the subject site; and
- b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and
- c) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.

⁸ Council may request a site-specific MHFFL be identified based on the 1%AEP flood event where the MHFFL outside the Flood Hazard Areas identified on Maps R8 B1b, B3b, C2b, C3b and C3f are not suitable.

INDICATIVE BUILT FORM FOR ST GEORGE

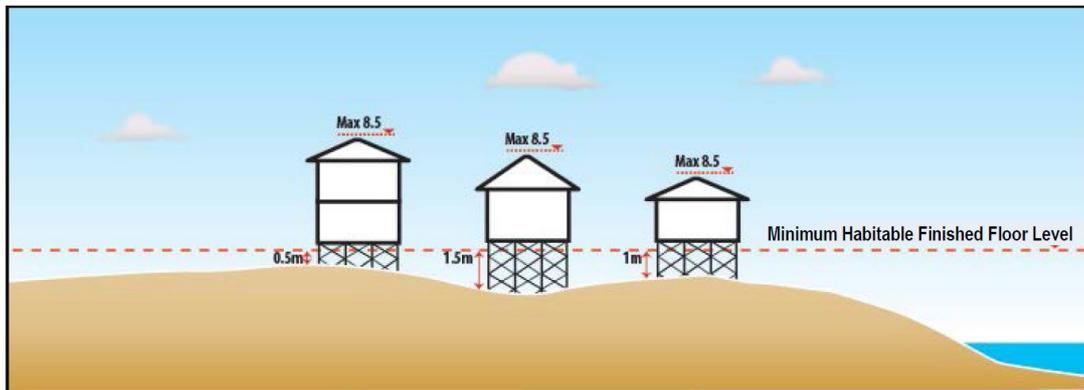
FIGURE 1



Note that the Minimum Habitable Finished Floor Level remains constant, regardless of the natural ground level changes at the subject site. The maximum building height of 8.5m is relative to the natural ground level at the subject site.

INDICATIVE BUILT FORM FOR BOLLON

FIGURE 2



Note that the Minimum Habitable Finished Floor Level remains constant, regardless of the natural ground level changes at the subject site. The maximum building height of 8.5m is relative to the natural ground level at the subject site.

Table 7.4.3.6—SPECIFICATION FOR LOW HAZARD EVACUATION ROUTES

Criteria	Degree of Flood Hazard			
	Low	Medium	High	Extreme
Wading ability.	If necessary children and the elderly could wade (generally, safe wading velocity depth product is less than 0.25).	Fit adults can wade (generally, safe wading velocity depth product is less than 0.4).	Fit adults can wade (generally, safe wading velocity depth product is less than 0.6).	Wading is not an option.
Evacuation distances.	< 200m.	200 – 400m.	400 – 600m.	> 600m.
Maximum flood depths.	< 0.3m.	< 0.6m.	< 1.2m.	> 1.2m.

Maximum flood velocity.	< 0.4m per second.	< 0.8m.	< 1.5m.	> 1.5m.
Typical means of egress.	Sedan.	Sedan early stages, but 4WD or trucks later.	4WD or trucks only in early stages, boats or helicopters.	Large trucks, boats or helicopters.
Timing. Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (flooding)	Ample for flood forecasting, Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation time.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

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

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have specific meanings in the planning scheme and are defined in the Regulation.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.
Note—Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1—Index of use definitions

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Health care services • High impact industry • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low-impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Medium-impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Park • Permanent plantation 	<ul style="list-style-type: none"> • Research and technology industry • Residential care facility • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse
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<ul style="list-style-type: none"> • Funeral parlour • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • Place of worship • Relocatable home park • Renewable energy facility 	<ul style="list-style-type: none"> • Wholesale nursery • Winery
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Table SC1.1.2—Use definitions.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	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
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>		
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern
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		Garden centre, outdoor sales, wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	are not in pre-packaged form.		
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>with daily living needs, share communal spaces and who may be unrelated.</p> <p>The use may include a resident support worker engaged or employed in the management of the residence.</p>		short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	<p>Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.</p> <p>The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Dual occupancy	<p>Premises containing two dwellings, each for a separate household, and consisting of:</p> <ul style="list-style-type: none"> • A single lot, where neither dwelling is a secondary dwelling or • Two lots, sharing common property, where one dwelling is 	Duplex	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	location on each lot.		
Dwelling house	<p>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling on a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive Industry	The use of premises for –	Quarry	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>a) extracting or processing extractive resources; and</p> <p>b) any related activities, including, for example, transporting the resources to market.</p>		
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p>Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation.</p> <p>The use includes a mortuary and the storage and preparation of bodies for burial or cremation.</p>		Cemetery, crematorium, place of worship
Garden centre	<p>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.</p> <p>The use may include an ancillary food and drink outlet.</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
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 or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> • the use may involve night time and outdoor activities • onsite controls are required for emissions and dangerous goods risks. 		
Home-based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Bar, Pub, Tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use includes the ancillary storage and packing of feed and produce.		
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
Low-impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • minimal traffic generation and heavy-vehicle usage • demands imposed upon the local infrastructure network consistent with surrounding uses • the use generally operates during the day (e.g. 7am to 6pm) 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<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, special industry</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> • offsite impacts from storage of dangerous goods are negligible • the use is primarily undertaken indoors. 		
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	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be</p>	Concrete batching, tyre manufacturing and re-treading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	shown in SC1.1.2 industry thresholds.	impact industry, special industry
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
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 one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, 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 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</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	as changing rooms and storage facilities.		
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</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 management	Forestry for wood production, biofuel production
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for</p>		Tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	the exclusive use of residents.		
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
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
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>	Retirement village	Residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.		
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
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</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.		
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
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, special industry
Service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop,</p>		Car wash

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	food and drink outlet, 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, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	<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, backpacker's accommodation, cabins, serviced apartments, hotel, 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> <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	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
	members of the public for loading and unloading items purchased or hired.		
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i> , and used for:	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard or • communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 		
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	construction workshops, editing and post-production facilities.		
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
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, 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, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services:	Sewerage treatment plant, mail depot,	Telecommunications tower, major electricity

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities or • network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	pumping station, water treatment plant	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	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	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		Bulk landscape supplies, garden centre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups

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

Table SC1.1.2 Defined activity groups (clustered)

Column 1 Activity group	Column 2 Use terms
Commercial activities	<ul style="list-style-type: none"> • Theatre • Tourist attraction • Bar • Club • Function facility • Hotel • Food and drink outlet • Office • Sales office • Shopping centre • Showroom • Shop • Service industry
Community activities	<ul style="list-style-type: none"> • Health care services • Hospital • Child care centre • Club • Community care centre • Community residence • Community use • Educational facilities

Rural activities	<ul style="list-style-type: none"> • Cropping • Animal husbandry • Animal keeping • Intensive horticulture • Intensive animal industry • Rural workers accommodation
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SC1.2 Administrative terms

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

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

Table SC1.2.1—Index of administrative terms and definitions.

<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Borrow pit • Building height • Demand unit • Development footprint • Domestic outbuilding 	<ul style="list-style-type: none"> • Dwelling • Gross floor area • Ground level • Household • Minor building work • Minor electricity infrastructure • Net developable area • Netserv plan • Non-resident workers • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Projection area(s) • Secondary dwelling • Setback • Service catchment • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes • Watercourse
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Table SC1.2.2—Administrative terms and definitions.

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	average width , of a lot, means the distance, measured

Column 1 Term	Column 2 Definition
	in m, between the midpoint on each side boundary of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Borrow pit	An extractive industry operated by a government authority or agent in or adjacent to a road reserve to provide gravel materials for road maintenance and construction, unless for a commercial purpose.
Building height	If specified: (a) in m, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both m and storeys, both (a) and (b) apply.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.

Column 1 Term	Column 2 Definition
Gross floor area (GFA)	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) is less than five per cent of the gross floor area of the existing building(s) or 50m ² , whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i> , (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.

Column 1 Term	Column 2 Definition
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level; (c) eaves and sun shading devices.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ol style="list-style-type: none"> (a) a lift shaft, stairway or meter room

Column 1 Term	Column 2 Definition
	<p>(b) a bathroom, shower room, laundry, water closet, or other sanitary compartment</p> <p>(c) a combination of the above.</p> <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section for Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under location for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
Ultimate development	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>
Urban purposes	<p>For the purpose of priority infrastructure plans, urban purposes include residential, retail, commercial, industrial, community and government related purposes.</p>
Watercourse	<p>A watercourse is a river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events—</p> <p>(a) in a natural channel, whether artificially modified or not; or</p> <p>(b) in an artificial channel that has changed the course of the stream.</p>

Schedule 2 **Notations required under the *Planning Act 2016***

SC2.1 Designation of premises for development of infrastructure

Table SC2.1 – Designation of premises for development of infrastructure under section 42 of the Act

Date of designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address including the relevant local government area if the notation is outside the planning scheme area	Type of infrastructure

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

SC2.2 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC3.1 – Notation of decisions under section 89 of the Act

Date of Decision	Location (real property description)	Decision type	File/map reference

Editor's note—This schedule includes details of:

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

Editor's note—Section 89(3) of the Act states that the inclusion of a note to the planning scheme under this provision does not amend the planning scheme.

Schedule 3 Local government infrastructure plan mapping and supporting material

Schedule 4 Mapping

SC4.1 Map index

The table(s) below lists any strategic framework, zoning maps applicable to the planning scheme area.

Table SC4.1.1 Map index

Map number	Map title	Gazettal date
Strategic framework maps		
	Strategic Framework	
	Context Map	
Zone maps		
	Balonne Shire Council Planning Scheme Zones	
	St George Zone Map 1	
	St George Zone Map 2	
	St George Zone Map 3	
	St George Zone Map 4	
	Dirranbandi Zones	
	Thallon Zone Map 1	
	Bollon Zones	
	Mungindi Zones	
	Hebel Zones	
Flood hazard maps		
	Queensland Floodplain Assessment Overlay	
	St George Flood Hazard	
	St George Flood hazard overlay map – Residential Resilient Precinct	
	St George Flood hazard overlay map – Limited Residential Precinct	
	Dirranbandi – Flood hazard overlay map	
	Thallon Flood Hazard	
	Bollon Flood Hazard	
	Mungindi Flood Hazard	
	Hebel Flood Hazard	
Infrastructure Maps		
Map 1	Plan for Trunk Infrastructure PIA – St George	

Map number	Map title	Gazettal date
Map 2	Plan for Trunk Infrastructure Water Network – St George	
Map 3	Plan for Trunk Infrastructure Sewerage Network – St George	
Map 4	Plan for Trunk Infrastructure Stormwater Network – St George	
Map 5	Plan for Trunk Infrastructure Transport – St George	
Map 6	Plan for Trunk Infrastructure Water Network – Bollon	
Map 7	Plan for Trunk Infrastructure Water Network – Bollon	
Map 8	Plan for Trunk Infrastructure PIA – Dirranbandi	
Map 9	Plan for Trunk Infrastructure Water Network – Dirranbandi	
Map 10	Plan for Trunk Infrastructure Sewerage Network – Dirranbandi	
Map 11	Plan for Trunk Infrastructure Stormwater Network – St George	
Map 12	Plan for Trunk Infrastructure Transport Network – Dirranbandi	
Map 13	Plan for Trunk Infrastructure Water Supply Network – Thallon	
Map 14	Plan for Trunk Infrastructure Water Supply Network – Mungindi	
Map 15	Plan for Trunk Infrastructure Water Supply Network – Hebel	
Airport Maps		
BSC OLS1	Obstacle Limitation Surfaces	

SC4.2 Online Mapping Resources

The table below lists online mapping resources relevant to the planning scheme.

Table SC4.2.1 Online Mapping Resources

SPP Mapping		
State Interest	SPP Theme	Map Layer
Economic Growth	Agriculture	Agriculture land classification (ALC) Class A and Class B
		Stock route network

		Queensland waterways for waterway barrier works
	Mining and Extractive resources	Mineral, Coal and Petroleum Resources
Environment and Heritage	Biodiversity	Matters of State Environmental Significance
	Cultural Heritage	Heritage places
	Water Quality	Climatic regions – stormwater management design objectives
Infrastructure	State transport Infrastructure	State-controlled roads Railways Public passenger transport facility
	Energy and Water Supply	Bulk water supply infrastructure Major electricity infrastructure Electricity substations
	Strategic Airports and Aviation Facilities	Aviation facility
Hazards and Safety	Natural Hazards Risk and Resilience	Bushfire hazard area Flooding hazard area
	Emissions and Hazardous Activities	High pressure gas pipelines
Other Maps		
	Mines Online Maps	Note: This mapping does not spatially represent all former mining activities and their extent in the Council area.

Editor's note—Other mapping referenced in the planning scheme is hyperlinked to State Planning Policy.

Schedule 5 Local Heritage Places

Place name	Address	Real property description
Bollon War Memorial	Walter Austin Park, Bollon	53SP135745, 54SP135745, R178
Bollon Cemetery	Balonne Highway, Bollon	54M51315, R39 (CEM 306)
Bollon Cemetery	Cemetery Road, Bollon	55B2191, R40 (CEM 172)
Dirranbandi War Memorial	44-46 Cowildi Street, Dirranbandi	20D30618
Dirranbandi Cemetery	Ida Street, Dirranbandi	16BLM326, 19BLM210
St George Cemetery	Carnarvon Highway, St George	52BLM1020
St George War Memorial	Apex Park, St George's Terrace	
Thallon War Memorial	Pine Street, Thallon	90BLM764
Thallon Cemetery	Stock Route, Thallon	95BLM282
Hebel Cemetery	Castlereagh Highway, Hebel	5RP204606
Old Mungindi Cemetery	Cemetery Reserve, Barwon Street	108M23910 RES 37
Mungindi Cemetery	Cemetery Reserve	15M51370 RES 38