

# Paroo Shire Planning Scheme

## Citation and commencement

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

A notice was published in the Government Gazette No. 68 on 5 April, 2019 for the planning scheme for the Paroo Shire.

The commencement date for the planning scheme was 12 April 2019.

## Community statement

Our community statement is to ensure that there is progress and prosperity.

**Our Purpose** – is to make a positive difference in people’s lives through the quality of services we provide.

**Our Values** – include:

**Our People** – Teamwork, mateship, fun, family, strength, loyalty, staff recognition and professional development.

**Our Community** – Pride, dedication and environment.

**Our Leaders** – Communication, continuous improvement, value for money and financial sustainability.

**Our Integrity** – Respect, honesty, trust, ownership, confidentiality and workmanship.

**Our safety** – safe work practices, quality production and health and safety.

## Community vision

Our community vision is to be recognised for:

Being socially, economically and environmentally sustainable.

Providing a high standard of community facilities and services.

Being a proactive, forward thinking and visionary community.

Being a safe, friendly and cohesive community.

Having a strong Indigenous culture and heritage.

Our clean and green environment.

Being a memorable place to live and visit.

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

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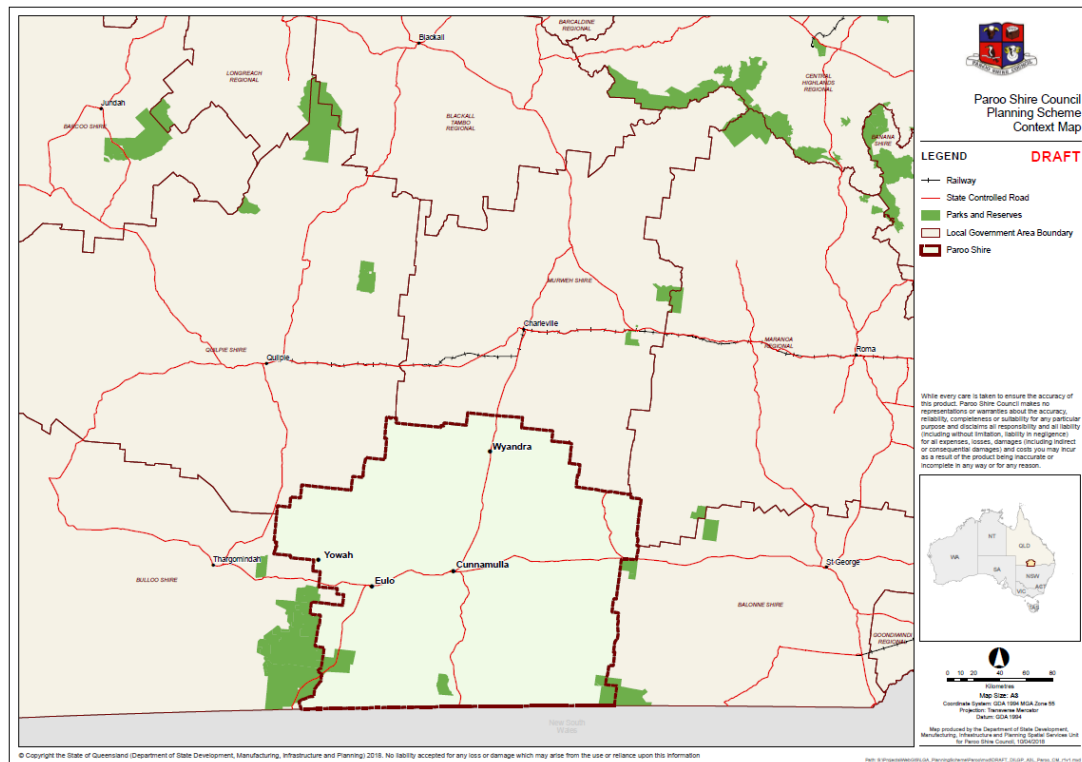
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# Part 1 About the planning scheme

## 1.1 Introduction

- (1) The Paroo Shire planning scheme (planning scheme) has been prepared as a framework for managing development in a way that advances the purpose of the *Planning Act 2016* (the Act).
- (2) In seeking to achieve this purpose, the planning scheme sets out Paroo Shire Council's (PSC) intentions for future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme applies to the planning scheme area of PSC Local Government Area (the Shire) including all premises, roads and internal waterways and interrelates with the surrounding local government areas shown in [Schedule 2 – Paroo Shire Council Context](#).

### Map 1–Local government planning scheme area and context



## 1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
  - (a) about the planning scheme
  - (b) state planning provisions
  - (c) the strategic framework
  - (d) the local government infrastructure plan
  - (e) tables of assessment
  - (f) the following zones:
    - (i) Recreation and Open Space Zone
    - (ii) Rural Zone
    - (iii) General Residential Zone
    - (iv) Rural Residential Zone
    - (v) Centre Zone
    - (vi) Industry 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.
  - (i) other development codes:
    - (i) Operational works code
    - (ii) Reconfiguring a lot code.
  - (j) the following schedules:
    - (i) Schedule 1 – Definitions
    - (ii) Schedule 2 – Mapping
    - (iii) Schedule 3 – Notations required under the *Planning Act 2016*
    - (iv) Schedule 4 – Designation of premises for development
    - (v) Schedule 5 – Local government priority infrastructure plan including mapping and supporting material
    - (vi) Schedule 6 – Local Heritage Places.

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) the Act
  - (b) the Planning Regulation 2017 (the Regulation)
  - (c) the definitions in Schedule 1 of the planning scheme
  - (d) the *Acts Interpretation Act 1954*
  - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.

- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section Schedule 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 – The regulated requirements apply to the planning scheme.

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

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

Note—This is an example of a note.

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

Footnote<sup>1</sup>—See example at bottom of page.

### **1.3.3 Punctuation**

- (1) A word followed by '.' or ', and' is considered to be 'and'
- (2) A word followed by '. or' means 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.

### **1.3.5 Categories of development**

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

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

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 proscribe 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.

## 1.4 Hierarchy of assessment criteria

- (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
  - (b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency
  - (c) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

## 1.5 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* 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(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*.

## **1.6 Local government administrative matters**

### **1.6.1 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 minister has identified that the State Planning Policy (SPP) dated 3 July 2017 is integrated in the planning scheme in the following ways:

#### **Aspects of the SPP appropriately integrated**

All SPP matters relevant to Paroo Shire, which includes the SPP as a whole, excluding matters relating to coastal environment and strategic ports.

### **2.2 Regional plan**

The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the South West Regional Plan 2009, as it applies in the planning scheme area.

### **2.3 Regulated requirements**

The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 are reflected in this planning scheme.

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent
  - (b) the strategic outcome(s) proposed for development in the planning scheme area for each theme
  - (c) the element(s) that refine and further describe the strategic outcome(s)
  - (d) the specific outcomes sought for each, or a number of, elements.

### 3.2 Strategic Intent- Encouraging Prosperity in the Shire

The Shire 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 (sheep and cattle), tourism, and remaining an important south western service centre.

It does this 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 the Shire means by prosperity.**

The planning scheme realises PSC'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 by creating '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 PSC'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, and its important role as a service centre for south west Queensland (in terms of retail, commercial and government services).

The planning scheme identifies development which supports our economy both in terms of **'what we do'** (ie, having a 'fit for purpose' development assessment regime) and **'where we do it'** (ie, 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
5. providing appropriate infrastructure.

### 3.2.1 Encouraging economic growth

#### *Agriculture:*

The key primary industries that play an important role in the economic growth of the Shire are sheep and cattle grazing. Part of the availability of the irrigated water from the Alan Tannock Weir has seen fruit and cotton growing established along the Warrego River. Paroo Shire also has industries such as maropod harvesting, opals and honey production.

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) 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. Agricultural tourism in appropriate locations will provide a support to those in rural areas and not compromise the ability of the existing land uses to function safely and effectively.

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 - Economic Growth - Agriculture - Stock route network](#).

#### *Tourism:*

The Shire's tourism sector plays an important role in the region's economy. The Shire includes the towns of Cunnamulla, Wyandra, Eulo and Yowah. Some of the popular events and

attractions in the Paroo Shire are the Yowah Craft Day, Yowah Opal Festival, Cunnamulla Fella Festival and Bullride and Cunnamulla Heritage Train. These examples, and other significant tourist sites, are identified in [Schedule 2 - Natural sciences loop](#).

The Shire's key strategies for tourism are to:

- facilitate the development of the Shire's tourism industry
- develop and maintain PSC's community caravan parks
- develop and maintain PSC's tourism infrastructure.

Paroo Shire is committed to ensuring that existing and potential opportunities and localities appropriate for tourism development are identified and protected. To achieve this commitment, PSC will develop key partnerships across the region with industry, education, local and state governments and communities. There will also be opportunities to continue to market and promote our Shire on the basis of its unique natural features, especially centring on broad acre produce, boutique quality products and ensuring that the emphasis remains on authentic and locally produced merchandise.

To ensure that tourism is maintained and developed, appropriate infrastructure is needed. The Shire is committed to ensuring that tourists and visitors enjoy their stay in the Shire, with the hope that extended periods of time are spent throughout the region enjoying its unique environment. Developments such as short-term accommodation and caravan parks, which value-add to these experiences and the tourism economy generally, are encouraged.

PSC is a member of the Outback Queensland Tourism Association (OQTA) and also works with the Natural Sciences Loop Group, the Adventure Way Promotions Group and the Dowling Track Promotions Group to market the combined regions by targeting visitors who travel along these highway routes to visit the outback.

### **3.2.2 Supporting rural and small town living**

The communities of the Paroo Shire are vibrant, prosperous, sustainable, diverse, inclusive, accessible, attractive, healthy and safe. The planning scheme will ensure that it will create well-functioning, successful communities that require a long-term commitment to a combination of land-use planning, infrastructure investment, design and community development strategies.

Within the Paroo 2022 Community Plan and the Paroo Corporate Plan 2017-2023, PSC has identified the importance of ensuring that adequate housing and services for the community is made available and that there is a continuous plan for safe and accessible facilities. Important groups include the ageing population, young families and those living in public housing.

To enhance liveability for the Paroo Shire, built and natural environments can be designed, or transformed, through the well-planned placement and design of buildings, pedestrian and cyclist access, road and street networks, sport and recreation facilities, and public open spaces.

#### *Cunnamulla:*

Cunnamulla is the largest of the Shire's four towns and is at the crossroads of the Mitchell Highway and the Adventure Way. Its name means 'long stretch of water' which refers to the township being on the banks of the Warrego River. Cunnamulla is proud of the integration between the indigenous and non-indigenous people. The town has a population of around 1,500.

Commercial development is encouraged in the Shire, by promoting the adaptive reuse of existing buildings located within the town centre of Cunnamulla. Cunnamulla'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 industry areas are

predominantly used for accommodating low impact industries, located away from sensitive uses in Cunnamulla.

*Eulo:*

The town of Eulo is situated on the Bulloo Development Road (Adventure Way) 70 km west of Cunnamulla and has a population of around 70 people. The rural and surrounding uses are predominantly sheep and cattle grazing. However, the area is also known for its hot artesian water, mud baths and mud springs, as well as its honey obtained from the blossom of the local native Yapunyah tree.

*Wyandra:*

Wyandra is located 100 km north of Cunnamulla on the Mitchell Highway. With a population of around 60 people, the township sits beside the Warrego River, which has provided tourists with pleasant surroundings for camping and bird watching opportunities. Wyandra is also a host town for race days, gymkhanas and polocrosse.

*Yowah:*

Yowah is built on the Yowah Opal Mining Fields and is 160 km north west of Cunnamulla. Its resident population is around 60 people. Due to its unique type of opal found at Yowah, and the recreational fossicking, with hand tools within the close proximity of the town for both uncut and finished opal, the town's population often increases to nearly 250 during the winter months.

### **3.2.3 Avoiding the impacts of natural and other hazards**

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

*Flooding:*

The Paroo River is considered the last free-flowing river of the Murray-Darling Basin. It is an ephemeral river, flowing mainly when heavy rains fill in its northern catchment. Mostly, the river is a series of waterholes, lakes and wetlands. In wet years, the Paroo's floodwaters typically end on the floodplain in the south of the catchment. During major rainfall events, breakouts can occur along the major watercourses on the catchment causing widespread flooding across the plains. In wet years, the lower Paroo River receives flows from the Warrego River system via Cuttaburra Creek. Only in exceptionally wet years will the Paroo River join the Darling River, which occurred only 4 times between 1900 and 2010.

The Paroo River catchment covers about 3% of the Basin and provides about 2% of annual inflow for the Basin. The catchment uses less than 0.1% of all surface water diverted for irrigation and urban use and less than 0.1% of all groundwater extracted in the Basin. Water from the Great Artesian Basin is the major domestic and stock water source for the region. There are no major dams and very little irrigation along the Paroo River.

The catchment contains significant wetlands including the Ramsar-listed Currawinya National Park (Currawinya Lakes), the Nocolche Nature Reserve and Paroo–Darling National Park (Peery Lake). These sites support many thousands of waterbirds and great biological diversity, for which retaining the natural variability of river flow is critical.

To ensure that economic development is not adversely impacted by significant flood events, development is encouraged within those areas that are not known to flood.

Flood assessment will be applied only to development on sites affected by flooding and shown in those areas on [Schedule 2 - Flood mapping](#).

#### *Bushfire:*

The Shire is also prone to bushfire events and these areas are shown on [SPP mapping - Safety and Resilience to Hazards - Natural Hazards Risk and Resilience](#). 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.

#### *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 and shafts) – [Schedule 2 – Mines Online Maps](#).

The integrity of pipelines carrying petroleum is maintained and development does not encroach on the pipeline or pipeline easement. Relevant pipelines are shown in [SPP mapping - Safety and Resilience to Hazards - Emissions and Hazardous Activities](#).

### **3.2.4 Safeguarding our environment and heritage**

#### *Waterways:*

The Paroo River is ecologically significant as it is considered to be the last free flowing river within the Basin. The catchment is ecologically significant because it contains important wetland complexes, including the Paroo River Waterholes and Paroo Distributary Channels and wetlands of international importance (Ramsar listed), such as the Currawinya Lakes and parts of the Paroo River Wetlands.

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

#### *Biodiversity:*

Mulga shrub land is the predominant vegetation in the Shire. Mulga communities can range from open scrubland to tall, open scrublands.

National biodiversity values in the area include threatened ecological communities such as *Rhodanthe rufescens* and *Acacia spania*, and species including the *Woma* and the golden-tailed gecko.

Biodiversity is important to both agriculture and tourism in the Shire. Development must be located in areas that avoid 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](#).

#### *Cultural heritage:*

The Shire is home to some important local cultural heritage places. 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 6 - Local Heritage Places](#).

PSC 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 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 its retention for appropriate development and ongoing use.

The Shire also pays its respects to the elders, past and present, as the traditional custodians of country and respect their continuing obligations to care for their lands, waters and people. The original inhabitants of Paroo Shire were the Kooma, Mardigan, Kulilli Kunja and Budjiti Aboriginal people. Aboriginal Traditional Owners will continue to play a valuable role in the management of natural and cultural resources in our Shire. All development is to be undertaken in accordance with the *Aboriginal and Cultural Heritage Act 2003*.

### **3.2.5 Providing appropriate infrastructure**

One of Paroo Shire's key strategic themes is infrastructure and its commitment to providing the community with a high standard of community facilities and services. Within the Corporate Plan 2017-2022, PSC have mentioned amongst others the following key items:

- identify, plan and construct appropriate road infrastructure
- undertake extensive road condition assessments
- develop and implement a Paroo Shire Council Road Maintenance Plan
- provide for the provision, development and maintenance of community parks and recreational areas
- the provision, development and maintenance of sport and recreational facilities
- maintenance of town sewerage systems
- development and maintenance of town water reticulation systems to meet community needs
- the provision of effective public transport networks including airport and airstrip maintenance.

It is important for Paroo Shire to ensure that the road hierarchy is identified to reflect the role of each category of road, and effectively manage all types of traffic, whether it be road trains, farm vehicles and caravans.

Within the Community Plan 2022, the Shire also identifies infrastructure as its 'Foundations for the Future'. This means that it is committed to ensuring:

- infrastructure maintenance and improvement
- community involvement in decision making – so that businesses prosper
- assets well maintained, history is preserved, and sport and recreation activities are provided for all ages
- water is secure, we have improved telecommunications, and we have good planning for growth
- community safety and harmony, tourist attractions exist and we have housing availability
- education and employment opportunities
- families enjoy living here, with healthy lifestyles and happy people.

#### **Roads:**

The Paroo Shire is served by the Balonne Highway and the Mitchell Highway. The Bulloo Development Road runs through Cunnamulla to the east to Quilpie and to the north, via



Eromanga. Any new development must not adversely affect the safety and efficiency of the road network identified in [SPP mapping - Infrastructure -Transport Infrastructure](#).

*Rail:*

The Paroo Shire is serviced by the Western system which runs over 1082 route km and consists of the corridor from Miles to Cunnamulla. The Western system adjoins the far western section of the West Moreton system branch lines running directly off the West Moreton system. Rail is a significant piece of (underutilised) infrastructure for Paroo as it caters primarily for agricultural products, particularly grain and livestock (cattle) and also a passenger services via a railbus coach connection.

*Air:*

The Cunnamulla Airport and Eulo airstrips play a vital role in delivering freight and personnel across the south west region. The Cunnamulla Airport also provides a direct link to other regional centres and could become vitally important if major resource projects are started in the Shire. Any new developments located within Cunnamulla must not create incompatible intrusions or compromise aircraft safety of the airport and associated aviation navigation and communication facilities. The Eulo airstrip is to service the Royal Flying Doctor Service. These areas identified in [SPP mapping - Infrastructure - Strategic airports and aviation facilities](#).

*Energy and communications:*

Due to the remote nature of the Shire, electricity and telecommunication services are of vital importance to ensure the safety and wellbeing of local residents. These areas, identified in [SPP mapping - Infrastructure - Energy and water supply](#) must not be adversely impacted upon by new developments.

*Town-based infrastructure:*

PSC 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, PSC has a Priority Infrastructure Plan which is contained in [Schedule 5 – 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 level of assessment and assessment criteria for development in the planning scheme area.

### 5.2 Reading the tables

The tables identify the following:

- (1) the categories of development:
  - (a) prohibited
  - (b) accepted, including accepted subject to requirements
  - (c) assessable development, that requires either code or impact assessment.
- (2) the category of assessment – code or impact - for assessable development in:
  - (a) a zone.
- (3) the assessment benchmarks for assessable development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the ‘assessment benchmarks’ column)
  - (b) 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 level of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1.
- (2) for all development, identify the following:
  - (a) the zone that applies to the premises, by reference to the zone map in schedule 2.
- (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 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 category 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 exempt 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 1 of the Act, 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:
- (a) code assessable development:

- i. is to be assessed against the assessment benchmarks identified in the assessment benchmarks column.
- ii. that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(1), must:
  - 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)
  - comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(1).
- iii. that complies with:
  - the purpose and overall outcomes of the code complies with the code
  - the performance or acceptable outcomes complies with the purpose and overall outcomes of the code.
- iv. 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.

(b) impact assessable development:

- i. is to be assessed against all identified code(s) in the assessment benchmarks column (where relevant)
- ii. assessment 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	<b>Accepted development subject to requirements</b>	
	Editor's note – Refer to the material change of use tables for level 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) for wood production)	<b>Accepted development subject to requirements</b>	
	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	<b>Accepted development subject to requirements</b>	
	If in a General residential zone, where identified in schedule 6, part 2(2) of the Regulation.	Editor's note - the <a href="#">Queensland Development code</a> also applies to dwelling houses.

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

Zone	Category of assessment	Assessment benchmarks
<b>General Residential zone category or Industry zone category</b>	<b>Code assessment</b>	
	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 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 assessment	Assessment benchmarks
	<b>Compliance assessment</b>	

<p><b>General residential zone category or Industry zone category</b></p>	<p>Operational work associated with reconfiguring a lot requiring code assessment under schedule 10, part 12 division 2 of the Regulation.</p>	<p>Reconfiguring a lot (subdividing one lot into two lots) and associated Operational work code.</p> <p>Editor's note – Assessment benchmarks for reconfiguring a lot and associated operational works are set out in schedule 12 of the Regulation.</p>
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## 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—Recreation and open space zone**

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>• Park.</li> <li>• 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>.</li> <li>• Major electricity infrastructure - if provided by a public sector entity or PSC.</li> <li>• Substation – if:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> <li>• Utility installation – if:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving water treatment plant or a waste management facility.</li> </ul> </li> <li>• Outdoor sport and recreation - if provided by a public sector entity or PSC.</li> <li>• Market.</li> </ul>	No requirements apply.
<b>Code assessment</b>		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>



	<ul style="list-style-type: none"> <li>• Club.</li> <li>• Outdoor sport and recreation where not provided by a public sector entity or PSC.</li> <li>• Food and drink outlet.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
<b>Impact assessment</b>		
	All other uses not listed in this table.	The planning scheme.

**Table 5.5.2—Rural zone**

<b>Category of development and of assessment</b>	<b>Use</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accepted development</b>		
	<p>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on <a href="#">SPP mapping - Safety and Resilience to Hazards - Emissions and Hazardous Activities</a> for the following uses:</p> <ul style="list-style-type: none"> <li>• Rural Activities other than cropping where involving forestry for wood production.</li> <li>• Park.</li> <li>• 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>.</li> <li>• Winery.</li> <li>• Permanent Plantation - where not located in a mapping category on <a href="#">SPP mapping – Economic Growth, Agriculture</a>.</li> <li>• Dwelling House: <ul style="list-style-type: none"> <li>(a) where not located in a flood hazard on <a href="#">Schedule 2 – Flood mapping</a> or a bushfire hazard area on <a href="#">SPP mapping – Safety and Resilience to Hazards, Natural Hazards Risk and Reliance – Bushfire</a>. Editor's Note: PSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the</li> </ul> </li> </ul>	No requirements apply.

	<p>Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</p> <p>(b) not exceeding 8.5m in building height.</p> <ul style="list-style-type: none"> <li>• Home based business - if: <ul style="list-style-type: none"> <li>(a) not for bed and breakfast style accommodation</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving building work.</li> </ul> </li> <li>• Short term accommodation for farm stay style accommodation if not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> <li>• Major electricity infrastructure - if provided by a public sector entity or PSC.</li> <li>• Substation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> <li>• Utility installation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving water treatment plant or a waste management facility.</li> </ul> </li> <li>• Outdoor sport and recreation – if provided by a public sector entity or PSC.</li> <li>• Community Use – if provided by a public sector entity or PSC.</li> <li>• Rural workers accommodation – if: <ul style="list-style-type: none"> <li>(a) directly related to the rural activities on the same site</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> </ul>	
<b>Code assessment</b>		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>

		<ul style="list-style-type: none"> <li>• Rural zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Veterinary services.</li> <li>• Intensive Animal Industries: <ul style="list-style-type: none"> <li>○ 1,000 or less birds of poultry</li> <li>○ 400 or less standard pig units</li> <li>○ 150 or less standard cattle units</li> <li>○ 1000 or less standard sheep units.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Aquaculture.</li> <li>• Environment facility.</li> <li>• Nature based tourism.</li> <li>• Outdoor sport and recreation – if not provided by a public sector entity or PSC.</li> <li>• Renewable energy facility.</li> <li>• Service station.</li> <li>• Animal keeping.</li> <li>• Tourist park.</li> <li>• Emergency services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Home based business for bed and breakfast style accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> </ul>
<b>Impact assessment</b>		
	All other uses not listed in this table.	The planning scheme.

**Table 5.5.3—Rural residential zone**

<b>Category of development and assessment</b>	<b>Use</b>	<b>Assessment criteria</b>
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>• Park.</li> <li>• 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>.</li> <li>• Dwelling house: <ul style="list-style-type: none"> <li>(a) where not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> or a bushfire hazard area on <a href="#">SPP mapping - Safety and Resilience to Hazards - Natural</a></li> </ul> </li> </ul>	No requirements apply.

	<p><a href="#">Hazards Risk and Resilience Bushfire.</a></p> <p>Editor's Note: PSC is using the statewide 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> <p>(b) not exceeding 8.5m in building height.</p> <ul style="list-style-type: none"> <li>• Home based business – if: <ul style="list-style-type: none"> <li>(a) a maximum of 60 m<sup>2</sup> of GFA</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving building work.</li> </ul> </li> <li>• Major electricity infrastructure – if provided by a public sector entity or PSC.</li> <li>• Substation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> <li>• Utility installation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving water treatment plant or a waste management facility.</li> </ul> </li> </ul>	
<b>Code assessment</b>		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural residential zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Dwelling house where not identified exempt.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural residential zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Home based business – where greater than 60 m<sup>2</sup> of GFA.</li> <li>• Emergency services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural residential zone code.</li> </ul>

Impact assessment		
	All other uses not listed in this table.	The planning scheme.

**Table 5.5.4—Township zone**

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>• Park.</li> <li>• Home based business:               <ul style="list-style-type: none"> <li>(a) where a maximum of 60 m<sup>2</sup> GFA</li> <li>(b) does not include bed and breakfast style accommodation</li> <li>(c) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving building work.</li> </ul> </li> <li>• Major electricity infrastructure - if provided by a public sector entity or PSC.</li> <li>• Substation – if:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> <li>• Utility installation – if:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving water treatment plant or a waste management facility.</li> </ul> </li> <li>• Commercial activities – if:               <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed OR</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it OR</li> </ul> </li> </ul>	No requirements apply.

	<p>(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 PSC.</p> <ul style="list-style-type: none"> <li>• Community activities: <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed OR</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it OR</li> <li>(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 PSC.</li> </ul> </li> <li>• Dwelling house: <ul style="list-style-type: none"> <li>(a) where not located in a flood hazard area on <a href="#">Schedule 2 – Flood mapping</a> or a bushfire hazard area on <a href="#">SPP mapping - Safety and resilience to hazards - natural hazards risk and resilience – bushfire</a>. Editor's Note: PSC is using the statewide 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)</li> <li>(b) not exceeding 8.5m in building height.</li> </ul> </li> </ul>	
<b>Code assessment</b>		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Caretaker's accommodation.</li> <li>• Emergency Services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>
	Dual occupancy: <ul style="list-style-type: none"> <li>• on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>

	Multiple dwelling: <ul style="list-style-type: none"> <li>on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>General development code.</li> <li>Township zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>Warehouse.</li> <li>Transport Depot.</li> </ul>	<ul style="list-style-type: none"> <li>General development code.</li> <li>Township zone code.</li> </ul>
	Commercial activities: <p>(a) if the reuse of a local heritage place (b) requires building or operational work in relation to it.</p>	<ul style="list-style-type: none"> <li>General development code.</li> <li>Township zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>Agricultural supplies store.</li> <li>Garden centre.</li> <li>Low impact industry.</li> <li>Hardware and trade supplies.</li> <li>Indoor sport and recreation.</li> <li>Outdoor sales.</li> <li>Service industry.</li> <li>Service station.</li> </ul>	<ul style="list-style-type: none"> <li>General development code.</li> <li>Township zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>Home based business – where greater than 60 m<sup>2</sup> of GFA.</li> </ul>	<ul style="list-style-type: none"> <li>General development code.</li> <li>Township zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>Market.</li> <li>Showroom.</li> <li>Veterinary services.</li> </ul>	<ul style="list-style-type: none"> <li>General development code.</li> <li>Township zone code.</li> </ul>
<b>Impact assessment</b>		
	All other uses not listed in this table.	The planning scheme.

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

**Table 5.5.5—General Residential zone**

<b>Category of development and assessment</b>	<b>Use</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>Park.</li> <li>Home based business:</li> </ul>	No requirements apply.

	<ul style="list-style-type: none"> <li>(a) where a maximum of 60 m<sup>2</sup> GFA</li> <li>(b) does not include bed and breakfast style accommodation</li> <li>(c) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving building work.</li> </ul> <ul style="list-style-type: none"> <li>• Major electricity infrastructure – if provided by a public sector entity or PSC.</li> <li>• Substation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> <li>• Utility installation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving water treatment plant or a waste management facility.</li> </ul> </li> <li>• Community activities: <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed OR</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it OR</li> <li>(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 PSC.</li> </ul> </li> <li>• Dwelling House: <ul style="list-style-type: none"> <li>(a) where not located in a flood hazard area on <a href="#">Schedule 2 – Flood mapping</a> or a bushfire hazard area on <a href="#">SPP mapping - Safety and Resilience to Hazards - Natural Hazards Risk and Resilience – Bushfire</a>.</li> </ul> <p>Editor's Note: PSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard</p> </li> </ul>	
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	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) (b) not exceeding 8.5m in building height.	
<b>Code assessment</b>		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• General residential zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Caretaker's accommodation.</li> <li>• Emergency services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• General residential zone code.</li> </ul>
	Dual occupancy: <ul style="list-style-type: none"> <li>• on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• General residential zone code.</li> </ul>
	Multiple dwelling: <ul style="list-style-type: none"> <li>• on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• General residential zone code.</li> </ul>
<b>Impact assessment</b>		
	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 5.5.6—Centre zone**

<b>Category of development and assessment</b>	<b>Use</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>• Park.</li> <li>• Home based business: <ul style="list-style-type: none"> <li>(a) where a maximum of 60 m<sup>2</sup> GFA</li> <li>(b) does not include bed and breakfast style accommodation</li> <li>(c) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving building work.</li> </ul> </li> </ul>	No requirements apply.

	<ul style="list-style-type: none"> <li>• Major electricity infrastructure - if provided by a public sector entity or PSC.</li> <li>• Substation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> <li>• Utility installation – if: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving water treatment plant or a waste management facility.</li> </ul> </li> <li>• Commercial activities: <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed OR</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it OR</li> <li>(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 PSC.</li> </ul> </li> <li>• Community activities: <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed OR</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it OR</li> <li>(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 PSC.</li> </ul> </li> </ul>	
<b>Code assessment</b>		

	Any use above that is not accepted development.	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Centre zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Caretaker's accommodation.</li> <li>• Emergency Services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Centre zone code.</li> </ul>
	Dual occupancy: <ul style="list-style-type: none"> <li>• on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Centre zone code.</li> </ul>
	Multiple dwelling: <ul style="list-style-type: none"> <li>• on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Centre zone code.</li> </ul>
	Commercial activities: <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"> <li>• General development code.</li> <li>• Centre zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Agricultural supplies store.</li> <li>• Garden centre.</li> <li>• Low impact industry.</li> <li>• Hardware and trade supplies.</li> <li>• Indoor sport and recreation.</li> <li>• Outdoor sales.</li> <li>• Service industry.</li> <li>• Service station.</li> <li>• Market.</li> <li>• Showroom.</li> <li>• Veterinary services.</li> <li>• Dwelling unit.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Centre zone code.</li> </ul>
<b>Impact assessment</b>		
	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 5.5.7—Industry zone**

<b>Category of development and assessment</b>	<b>Use</b>	<b>Assessment benchmarks for assessable development and</b>
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		<b>requirements for accepted development</b>
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>• Park.</li> <li>• Home based business:               <ul style="list-style-type: none"> <li>(a) where a maximum of 60 m<sup>2</sup> GFA</li> <li>(b) does not include bed and breakfast style accommodation</li> <li>(c) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving building work.</li> </ul> </li> <li>• Major electricity infrastructure – if provided by a public sector entity or PSC.</li> <li>• Substation – if:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a>.</li> </ul> </li> <li>• Utility installation – if:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or PSC</li> <li>(b) not located in a flood hazard area shown on <a href="#">Schedule 2 – flood mapping</a> if involving water treatment plant or a waste management facility.</li> </ul> </li> </ul>	No requirements apply.
<b>Code assessment</b>		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Industry zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Caretaker's accommodation.</li> <li>• Emergency Services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Industry zone code.</li> </ul>
	Dual occupancy: <ul style="list-style-type: none"> <li>• on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Industry zone code.</li> </ul>
	Multiple dwelling: <ul style="list-style-type: none"> <li>• on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Industry zone code.</li> </ul>

	<ul style="list-style-type: none"> <li>• Warehouse.</li> <li>• Transport Depot.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Industry zone code.</li> </ul>
	<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"> <li>• General development code.</li> <li>• Industry zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Agricultural supplies store.</li> <li>• Garden centre.</li> <li>• Low impact industry.</li> <li>• Medium impact industry.</li> <li>• Hardware and trade supplies.</li> <li>• Indoor sport and recreation.</li> <li>• Outdoor sales.</li> <li>• Service industry.</li> <li>• Service station.</li> <li>• Emergency services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Industry zone code.</li> </ul>
<b>Impact assessment</b>		
	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**

<b>Zone</b>	<b>Category of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>All zones</b>	Code Assessment.	Reconfiguring a lot code.

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

## 5.7 Category of development 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
<b>All zones</b>	<b>Code assessment</b>	
	If operational works for: <ul style="list-style-type: none"> <li>• a category 2 Levee as identified under the <i>Water Act 2000</i>.</li> </ul>	Operational works 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 2500 square metres of land.	Operational works 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.	Operational works code.
	<b>Impact assessment</b>	
	If operational works for a: <ul style="list-style-type: none"> <li>• a category 3 Levee as identified under the <i>Water Act 2000</i>.</li> </ul>	The planning scheme.
<b>Accepted development</b>		
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 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Each zone code identifies the following:
  - (a) the purpose of the code
  - (b) the overall outcomes that achieve the purpose of the code.
- (5) The following are the zone codes for the planning scheme:
  - (a) Recreation and open space zone code
  - (b) Rural zone code
  - (c) Rural residential zone code.
  - (d) General residential zone
  - (e) Centre zone
  - (f) Industry zone
  - (g) Township zone code.

### 6.2 Zone codes

#### 6.2.1 Recreation and open space zone code

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

##### 6.2.1.1 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 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) protects areas and sites of conservation importance, including cultural and high landscape values.

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 and cultural values and ecological connectivity.

#### 6.2.1.2 Assessment criteria: Recreation and open space zone code

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b></p> <p>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.</p>	<p><b>AO1</b></p> <p>A building or other structure does not exceed 4.5 m in height.</p>
<p><b>PO2</b></p> <p>Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).</p>	<p><b>AO2</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO3</b></p> <p>There are no significant adverse impacts on amenity, public health or safety resulting from:</p> <p>(a) the siting, scale and design of buildings or other works</p> <p>(b) waste water disposal</p> <p>(c) permanent or temporary occupation of or access to areas subject to natural hazards.</p>	<p><b>AO3</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO4</b></p> <p>Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p><b>AO4.1</b></p> <p>A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.'</p> <p><b>AO4.2</b></p> <p>A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in <a href="#">Schedule 6 - Local Heritage Places</a>.</p>

#### 6.2.2 Rural 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 the rural zone code is to:

- (a) primarily accommodate grazing and value-adding rural uses 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](#) is maximised and maintained while protecting biodiversity values 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 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.
- (g) development does not inhibit the safe and efficient operation of pipelines.
- (h) protects areas and sites of conservation importance, including cultural sites and areas with high landscape values.

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 Natural Sciences Loop
  - 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 and cultural values and ecological connectivity 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.
- (f) the zone encourages 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.

**6.2.2.2 Assessment criteria: Rural zone code**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO1</b>	<b>AO1</b>

<p>Proposed uses established in the Rural zone do not conflict with existing rural land uses or the biodiversity, scenic and community values of the area.</p>	<p>No acceptable outcome provided.</p>
<p><b>PO2</b></p> <p>Uses established in the Rural zone do not conflict with:</p> <p>(a) petroleum infrastructure that occurs on petroleum leases or under petroleum facility licences and pipeline licences</p> <p>(b) the function of stock routes</p> <p>(c) mining leases and claims.</p>	<p><b>AO2.1</b></p> <p>Development is located a minimum of 200 metres from a pipeline or pipeline easement. See <a href="#">SPP mapping - Safety and Resilience to Hazards Emissions and Hazardous Activities</a>.</p> <p><b>AO2.2</b></p> <p>No acceptable outcome is provided for the use of lots fronting the stock route network on <a href="#">SPP mapping – Economic Growth – Agriculture - Stock Route Network</a>.</p>
<p><b>PO3</b></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><b>AO3</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO4</b></p> <p>Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p><b>AO4.1</b></p> <p>Residential and other sensitive uses, are not located:</p> <p>(a) within 200 metres of extraction of sedimentary deposits</p> <p>OR</p> <p>(b) within 1000 metres of hard rock extraction.</p> <p><b>AO4.2</b></p> <p>New extractive uses and activities are not established within 1000 metres of existing rural, residential or tourist uses.</p>
<p><b>PO5</b></p> <p>Development is connected to an appropriate level of infrastructure services.</p>	<p><b>AO5.1</b></p> <p>Development has formal and safe access to the existing road network.</p> <p><b>AO5.2</b></p> <p>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><b>AO5.3</b></p>

	The development is connected to electricity and telecommunications.
<p><b>PO6</b></p> <p>Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p><b>Note:</b> 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, <a href="#">Schedule 2 – Other Maps – Mines Online Maps</a>, or other sources.</p>	<p><b>AO6</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO7</b></p> <p>Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p><b>AO7.1</b></p> <p>A minimum separation distance of 50 metres is provided to the ‘bed and banks’ of ‘watercourses’ and ‘lakes.’</p> <p><b>AO7.2</b></p> <p>A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in <a href="#">Schedule 6 - Local Heritage Places</a>.</p>
<p><b>PO8</b></p> <p>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><b>AO8</b></p> <p>No acceptable outcome provided.</p>

### 6.2.3 Rural residential 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 the code is to provide for:

- (a) residential development on large lots set in a semi-rural setting, which is connected to PSC water supply.
- (b) small scale activities which support economic development and which remain ancillary to the primary residential use.
- (c) protect areas and sites of conservation importance, including 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.
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.

#### 6.2.3.2 Assessment benchmarks: Rural residential zone code

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b></p> <p>New development is located and designed to contribute to the residential amenity and character of the area.</p>	<p><b>AO1</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO2</b></p> <p>Non-residential uses do not have an unacceptable impact on residential uses.</p>	<p><b>AO2.1</b></p> <p>Development for a non-residential use does not involve an Environmentally Relevant Activity.</p> <p><b>AO2.2</b></p> <p>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><b>AO2.3</b></p> <p>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><b>PO3</b></p> <p>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><b>AO3</b></p> <p>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><b>PO4</b></p> <p>Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p><b>AO4.1</b></p> <p>A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.'</p> <p><b>AO4.2</b></p> <p>A minimum separation distance of 50 metres is provided to cemeteries and burial sites as</p>

	identified in <a href="#">Schedule 6 - Local Heritage Places</a> .
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**6.2.4 General residential 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 this code is to:

Provide for the urban development of the town of Cunnamulla as a residential area. 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 Cunnamulla.
- (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.

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

- (a) a range of uses including residential and small scale commercial activities are supported in the zone where there will not impact on neighbouring uses.
- (b) development is serviced with PSC infrastructure where PSC 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.

**6.2.4.1 Assessment criteria: General residential zone code**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b></p> <p>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</p>	<p><b>AO1</b></p> <p>No acceptable outcome provided.</p>

design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the <a href="#">SPP mapping – Environment and Heritage, Cultural heritage</a> .	
<b>PO2</b> 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.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the State-controlled road corridor.	<b>AO3</b> As per <a href="#">Queensland Development Code</a> requirements.
<b>PO4</b> All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road.	<b>AO4</b> As per <a href="#">Queensland Development Code</a> requirements.
<b>PO5</b> Commercial uses that support and service 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.	<b>AO5</b> No acceptable outcome provided.

### 6.2.5 Centre 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 this code is to:

Provide for the urban development of the centre of Cunnamulla as a community and service centre. 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 Cunnamulla.
- (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 town.
- (d) ensure that development provides an appropriate level of infrastructure.
- (e) facilitate economic development and a vibrant main street 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 PSC infrastructure where PSC 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 Cunnamulla town centre.
- (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, 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.

**6.2.5.2 Assessment criteria: Centre zone code**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b></p> <p>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 <a href="#">SPP mapping – Environment and Heritage - Cultural heritage</a>.</p>	<p><b>AO1</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO2</b></p> <p>Development with frontage to a highway must have safe access points that do not</p>	<p><b>AO2</b></p> <p>No acceptable outcome provided.</p>

adversely impact on the safety and efficiency of the road.	
<b>PO3</b> Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.	<b>A03</b> As per <a href="#">Queensland Development Code</a> requirements.
<b>PO4</b> All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road.	<b>A04</b> As per <a href="#">Queensland Development Code</a> requirements.
<b>PO5</b> 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:  (a) is complementary to the existing character of the area (b) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation (c) does not lead to a reduced quality of accommodation experiences available within the location.	<b>A05</b> No acceptable outcome provided.
<b>PO6</b> 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.	<b>A06</b> No acceptable outcome provided.
<b>PO7</b> 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.	<b>A07.1</b> Developments are no higher than 2 storeys or 8.5 metres above the ground level within the Centre zone.  <b>A07.2</b> 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.
<b>PO8</b>	<b>A08</b>



New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.
<b>PO9</b> New uses developed in the zone do not detract from the zone's predominant commercial nature.	<b>AO9</b> No acceptable outcome provided.

### 6.2.6 Industry 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 this code is to:

Provide for the urban development of the town of Cunnamulla as an industry centre and to support the Industry zone in Yowah. Development located in this zone provides for a mix of uses which support the needs of the local community. The Industry zone provisions aim to:

- (a) maintain the character and amenity of Cunnamulla and Yowah.
- (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 industry areas
  - ii. providing for a wide range of Industry uses where they don't conflict with sensitive uses.
- (e) protect areas and sites of conservation importance, including cultural sites and areas with high landscape values.

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

- (a) a range of uses including retail, business, education and Industry are supported in the zone where they do not impact on neighbouring uses.
- (b) development is serviced with PSC infrastructure where PSC 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 the 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 industry 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 industry areas away from affected existing uses, where it does not alienate potential industry land in the long term.

**6.2.6.2 Assessment criteria: Industry zone code**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b></p> <p>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 <a href="#">SPP mapping – Environment and Heritage - Cultural heritage</a>.</p>	<p><b>AO1</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO2</b></p> <p>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><b>AO2</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO3</b></p> <p>Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.</p>	<p><b>AO3</b></p> <p>As per <a href="#">Queensland Development Code</a> requirements.</p>
<p><b>PO4</b></p> <p>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><b>AO4</b></p> <p>As per <a href="#">Queensland Development Code</a> requirements.</p>
<p><b>PO5</b></p> <p>Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p><b>AO5</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO6</b></p> <p>Industrial development does not result in sensitive land uses located outside of the Industry zone being affected by industrial air, noise and odour emissions.</p>	<p><b>AO6</b></p> <p>No acceptable outcome provided.</p>

<p><b>PO7</b></p> <p>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><b>AO7</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO8</b></p> <p>Sensitive land uses are not established within or adjacent to the Industry zone.</p>	<p><b>AO8</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO9</b></p> <p>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><b>AO9</b></p> <p>No acceptable outcome provided.</p>

### 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 Eulo, Wyandra, Yowah and some mixed use parts of Cunnamulla.
- (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
  - (ii) providing for 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 which are supported in the zone where it will not impact on neighbouring uses.
- (g) ensure development is serviced with PSC infrastructure where PSC 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 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 areas 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) ensure industries are established and consolidated to minimise potential conflict with nearby sensitive land uses.
- (p) locate industrial development where it does not compromise the safety or efficiency of the local and State-controlled road and rail systems.
- (q) ensure development protects areas and sites of conservation importance, including cultural sites and areas with high landscape values.
- (r) establish non-resident workforce accommodation in green field areas away from affected existing uses.

#### 6.2.7.2 Assessment criteria: Township zone code

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO1</b> 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 <a href="#">SPP mapping – Environment and Heritage - Cultural heritage</a> .	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Development with frontage to a highway must have safe access points that do not	<b>AO2</b> No acceptable outcome provided.

adversely impact on the safety and efficiency of the State-controlled road.	
<b>PO3</b> Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the State-controlled road corridor.	<b>AO3</b> As per <a href="#">Queensland Development Code</a> requirements.
<b>PO4</b> 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.	<b>AO4</b> As per <a href="#">Queensland Development Code</a> requirements.
<b>PO5</b> 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:  (a) is complementary to the existing character of the area (b) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation and does not lead to a reduced quality of accommodation experiences available within the location.	<b>AO5</b> No acceptable outcome provided.
<b>PO6</b> 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, privacy impacts, safety, noise, odour and fumes, lighting and traffic generation.	<b>AO6</b> No acceptable outcome provided.
<b>PO7</b> Industrial land uses are protected from encroachment by incompatible land uses.	<b>AO7</b> No acceptable outcome provided.
<b>PO8</b> 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.	<b>AO8.1</b> Developments are no higher than 2 storeys or 8.5 metres above the ground level.  <b>AO8.2</b> 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.
<b>PO9</b> New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	<b>AO9</b> Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.
<b>PO10</b> New commercial uses developed do not detract from the township's existing commercial areas.	<b>AO10</b> No acceptable outcome provided.
<b>PO11</b> Residential buildings and other structures are consistent with the dominant density, type and scale of development.	<b>AO11</b> A building has a maximum height of 2 storeys.
<b>PO12</b> 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.	<b>AO12</b> No acceptable outcome provided.
<b>PO13</b> 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.	<b>AO13</b> No acceptable outcome provided.
<b>PO14</b> Non-residential uses protect and maintain the privacy of adjoining residential uses.	<b>PO14</b> Non-residential uses do not overlook the living areas, of any adjoining residential use.
<b>PO15</b> Uses are compatible with, and complementary to, the existing residential uses.	<b>AO15</b> The use is not an Environmentally Relevant Activity.
<b>PO16</b> Industrial development does not result in sensitive land uses being affected by industrial air, noise and odour emissions.	<b>AO16</b> No acceptable outcome provided.
<b>PO17</b> Uses, other than industrial uses, such as food and drink outlets are consistent with and	<b>AO17</b> No acceptable outcome provided.

make a positive contribution to the economy and character of the township zone.	
<b>PO18</b> Sensitive land uses are not established within or adjacent to industrial uses.	<b>AO18</b> No acceptable outcome provided.
<b>PO19</b> Development is to ensure the protection and maintenance of places and items of cultural heritage.	<b>AO19.1</b> A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.'  <b>AO19.2</b> A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in <a href="#">Schedule 6 - Local Heritage Places</a> .

## Part 7 Development codes

### 7.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the codes for the planning scheme:
  - (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.
- (4) The following are the use codes for the planning scheme:
  - (a) General development code.
- (5) 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 2017

#### 7.2.1 Requirement for Community residence code for accepted development

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

**Table 7.2 1.1 Assessment criteria: Community residence code for accepted development only**

Requirements	
1.	The premises is in a 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	
<b>Setbacks</b>	
1.	The use or work is at a distance of at least the separation distance stated in Table 7.2.2.2 - 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"> <li>(i) are the same species as the trees to be harvested</li> <li>(ii) are not native to the local area.</li> </ul>



<b>Requirements</b>	
3.	For land with a slope of more than 10% but less than 25%—the development uses only— (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— (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— (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— (i) is appropriately drained (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.
11.	For development involving a forest for wood production that is 100ha or more: (i) 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 (ii) both of the following things are established and maintained: <ul style="list-style-type: none"> <li>• a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested</li> <li>• a fuel reduction area immediately behind the fire break that is at least 10m wide.</li> </ul>

<b>Requirements</b>	
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: <ul style="list-style-type: none"> <li>a) the construction of roads and tracks for the development</li> <li>b) maintenance works for the development.</li> </ul>

**Table 7.2.2.4—Separation distances.**

<b>Column 1</b> <b>Structure or thing</b>	<b>Column 2</b> <b>Separation distance</b>
<p>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.</p>	<p>5m from the defining bank of the watercourse.</p>
<p>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.</p>	<p>10m from the defining bank of the watercourse.</p>
<p>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.</p>	<p>20m from the defining bank of the watercourse.</p>
<p>A State-owned protected area or forest reserve under the <i>Nature Conservation Act 1992</i>.</p>	<p>10m from the boundary of the protected area or forest reserve.</p>
<p>A category A area, category B area, category C area or category R area.</p>	<p>10m from the boundary of the area.</p>
<p>A dwelling.</p>	<p>100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 Construction of buildings in bushfire prone areas.</p>
<p>A machinery shed.</p>	<p>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.</p>
<p>A transmission grid, supply network or above-ground pipeline, that services more than 1 premises and is not the subject of an easement.</p>	<p>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.</p>

### 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 applications for development 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 residential zone
- (b) the reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot)
- (c) each created lot is at least the minimum lot size for the relevant zone stated in a local instrument
- (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 Industry.

**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 Assessment benchmarks – Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment**

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"> <li>(i) an access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot.</li> </ul>

	(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 General 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 <a href="#">Queensland Development Code</a> , parts 1.1 to 1.3.
8.	A new building or structure on the premises— (i) will comply with the <a href="#">Queensland Development Code</a> , part 1.4 (ii) will be outside of an existing or planned infrastructure easement.
9.	Each created lot has access to the road network through— (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— (i) lawful, safe and practical (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— (i) for reconfiguring a lot in a General 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: <ul style="list-style-type: none"> <li>(i) is minimised during and after construction</li> <li>(ii) complies with the requirements stated in a local instrument.</li> </ul>
20.	Filling and excavation on the premises— <ul style="list-style-type: none"> <li>(i) does not cause a vertical change to the natural ground level of more than 1 metre</li> <li>(ii) does not result in ponding on the premises or adjoining land</li> <li>(iii) complies with the requirements stated in a local instrument.</li> </ul>

## 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 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 PSC'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 PSC 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.

**Table 7.3.1.1: Assessment criteria - General development code**

Performance outcomes	Acceptable outcomes
<b>Site Layout</b>	
<b>PO1</b> 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	<b>AO1</b> Total development on the site has a maximum site cover as follows: <ul style="list-style-type: none"> <li>• 50% Township zone</li> <li>• 90% Centre zone</li> <li>• 85% General residential zone</li> <li>• 40% Industry zone.</li> </ul>

scale, siting and intensity to nearby development.	
<p><b>PO2</b></p> <p>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><b>AO2</b></p> <p>Except in the Cunnamulla Centre zone, a minimum of 10% of the total development area is landscaped.</p>
<b>Building Design</b>	
<p><b>PO3</b></p> <p>New development maintains the low rise scale and character of the Shire.</p>	<p><b>AO3</b></p> <p>Development is no higher than:</p> <ul style="list-style-type: none"> <li>• 2 storeys OR</li> <li>• 8.5 metres above ground level.</li> </ul>
<p><b>PO4</b></p> <p>New buildings or structures present a traditional façade to the street.</p>	<p><b>AO4</b></p> <p>Except where in the Cunnamulla Centre zone 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"> <li>• verandas or porches</li> <li>• awnings and shade structures</li> <li>• variations to the roof and building lines</li> <li>• a range of building materials, matching prevailing materials in neighbouring buildings.</li> </ul>
<p><b>PO5</b></p> <p>Development is generally in accordance with existing setbacks within the locality.</p>	<p><b>AO5</b></p> <p>No acceptable outcome provided.</p>
<b>Dual Occupancies and Multiple Dwellings</b>	
<p><b>PO6</b></p> <p>The design, appearance and form of development for Dual Occupancy or a Multiple 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</p>	<p><b>AO6</b></p> <p>No acceptable outcome provided.</p>



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><b>PO7</b></p> <p>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><b>AO7</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO8</b></p> <p>Landscaping is provided for site presentation, privacy and shade.</p>	<p><b>AO8</b></p> <p>No acceptable outcome provided.</p>
<b>Ancillary Uses</b>	
<p><b>PO9</b></p> <p>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><b>AO9</b></p> <p>Other than where located in the Rural zone, buildings and structures for ancillary uses and activities do not exceed 10% gross floor area of the primary use on the site.</p>
<b>Access, manoeuvring and parking</b>	
<p><b>PO10</b></p> <p>The proposed development accommodates sufficient car parking on site.</p>	<p><b>AO10</b></p> <p>Car parking is provided at rates as per table 7.3.1.2.</p>
<p><b>PO11</b></p> <p>The proposed driveway is clear of all impediments.</p>	<p><b>AO11</b></p> <p>The proposed driveway is clear of street furniture, gully pits, man holes, power poles and street trees.</p>
<p><b>PO12</b></p>	<p><b>AO12</b></p>

<p>The location of driveways does not create a danger to the safety and efficiency of existing intersections.</p>	<p>The minimum distance of a driveway from an intersection of one street with another is 6 metres.</p>
<p><b>PO13</b></p> <p>Access to, from and within the site:</p> <ul style="list-style-type: none"> <li>• is adequate for the type and volume of traffic generated by the use</li> <li>• does not adversely impact on the traffic network external to the site</li> <li>• caters for safe pedestrian access</li> <li>• provides for disabled access.</li> </ul>	<p><b>AO13.1</b></p> <p>Vehicle crossovers are designed in accordance with PSC standards.</p> <p><b>AO13.2</b></p> <p>Car parking and manoeuvring areas are designed in accordance with:</p> <ul style="list-style-type: none"> <li>• <a href="#">AS2890.1 – Parking Facilities</a></li> <li>• <a href="#">Austroads AP-34/95 - Design Vehicles and Turning Path Templates</a></li> <li>• <a href="#">The Access to Premises Standard' (Vol 1 of the National Construction Code)</a></li> </ul>
<p><b>Infrastructure and Services</b></p>	
<p><b>PO14</b></p> <p>The development is supplied with an appropriate level of infrastructure to support the intended use.</p>	<p><b>AO14</b></p> <p>Telecommunications and electricity supplies are designed and installed to supplier standards.</p>
<p><b>PO15</b></p> <p>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><b>AO15.1</b></p> <p>In the General Residential, Centre, Industry, Rural residential and Township zones, all development is connected to PSC's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> <li>• Water Services Association of Australia (WSAA), 2011, <i>"WSA 03-11 Water Supply Code of Australia"</i> Version 3.1</li> <li>• Queensland Department of Energy and Water Supply, 2010, <i>Planning Guidelines for Water Supply and Sewerage</i>.</li> </ul> <p>In the Recreation and Open Space and Rural zones, a potable water supply is provided.</p> <p><b>AO15.2</b></p> <p>In the General Residential, Centre, Industry, Rural residential and Township zone, all development is connected to PSC's reticulated sewerage network.</p> <p>In the Recreation and open space and Rural zones, sewage disposal is provided generally in accordance with the <a href="#">Queensland Plumbing and Wastewater Code</a>.</p>

	<p><b>Note:</b> Appropriate authorisation is required under the <i>Water Act 2000</i> for connection to watercourses, overland flow or underground water.</p>
<p><b>PO16</b></p> <p>Stormwater is collected and discharged to ensure no impacts on adjoining land owners, PSC or state infrastructure while also ensuring environmental values of waters in the Paroo Shire are maintained.</p>	<p><b>AO16</b></p> <p>In all zones, stormwater drainage is provided in accordance with:</p> <ul style="list-style-type: none"> <li>• <a href="#">Queensland urban drainage manual</a>, 3rd Edition, Queensland Department of Energy and Water Supply, 2013</li> <li>• Pilgrim, DH, (ed)., <a href="#">Australian Rainfall &amp; Runoff – A Guide to Flood Estimation</a>, Institution of Engineers, Australia, Barton, ACT, 1987</li> <li>• Class 1 and Class 10 buildings – <a href="#">National Construction Code</a>, Volume 2.</li> </ul>
<p><b>PO17</b></p> <p>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><b>AO17.1</b></p> <p>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"> <li>• wastewater type</li> <li>• climatic conditions</li> <li>• water quality objectives (WQOs)</li> <li>• best-practice environmental management.</li> </ul> <p><b>AO17.2</b></p> <p>Implement the WWMP prepared in accordance with AO14.1.</p>
<b>PSC assets</b>	
<p><b>PO18</b></p> <p>Structures and buildings do not adversely impact on PSC infrastructure.</p>	<p><b>AO18.1</b></p> <p>All proposed structures and buildings are clear of PSC easements and underground infrastructure within the site boundaries.</p> <p>As per <a href="#">Queensland Development Code</a> requirements.</p> <p><b>AO18.2</b></p> <p>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 1 metre.</p>

<b>Development location in a Bushfire Hazard Area</b>	
<p><b>PO19</b></p> <p>A vulnerable use is not established or materially intensified where there are unacceptable risks to people or property from a bushfire hazard.</p>	<p><b>AO19</b></p> <p>Vulnerable uses are not established or expanded.</p> <p>Editor's note: <b>Vulnerable uses</b> are those involving:</p> <ol style="list-style-type: none"> <li>(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</li> <li>(2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.</li> </ol>
<p><b>PO20</b></p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p><b>AO20</b></p> <p>Emergency services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to low hazard evacuation routes.</p>
<p><b>PO21</b></p> <p>Development involving hazardous materials manufactured or stored in bulk is not located in a bushfire prone area.</p>	<p><b>AO21</b></p> <p>The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.</p>
<p><b>PO22</b></p> <p>Development in a bushfire prone area as identified on <a href="#">SPP mapping - Safety and Resilience to Hazards - Natural Hazards Risk and Resilience - Bushfire</a> makes adequate provision of water supply for fire-fighting requirements.</p>	<p><b>AO22</b></p> <p>No acceptable outcome provided.</p>
<b>Development located in a Flood Hazard Area – Reconfiguring a Lot</b>	
<p><b>PO23</b></p> <p>Development located within areas containing a flood hazard (as identified in <a href="#">Schedule 2 – Flood mapping</a>) responds to flooding potential and maintains personal safety at all times with regard to siting and layout.</p>	<p><b>AO23</b></p> <p>Development on land identified as flood hazard on the flood hazard maps (as identified in <a href="#">Schedule 2 – Flood mapping</a>) is sited and designed so that:</p> <ol style="list-style-type: none"> <li>(a) all new lots contain a building envelope are located: <ol style="list-style-type: none"> <li>i. outside of the mapped flood area in <a href="#">Schedule 2 – Flood mapping</a> OR</li> <li>ii. can achieve a freeboard of 300mm above the Defined Flood Event (DFE).</li> </ol> </li> </ol>

	(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.
<p><b>PO24</b></p> <p>Development involving essential community infrastructure remains functional to meet community needs during and after flood events.</p>	<p><b>AO24</b></p> <p>No acceptable outcome provided.</p>
<b>Stock Route Network</b>	
<p><b>PO25</b></p> <p>Development on or on lots fronting the stock route network (<a href="#">SPP mapping – Economic Growth, Agriculture, Stock Route Network</a>) does not compromise the connectivity and integrity of the network and protects ongoing, efficient and safe use by travelling stock by:</p> <ul style="list-style-type: none"> <li>• maintaining the extent of the stock route network</li> <li>• maintaining access to watering facilities and other stock route infrastructure</li> <li>• providing safe passage of stock traversing the stock route</li> <li>• allowing practical solutions for stock to move across transport and other linear infrastructure safely.</li> </ul>	<p><b>AO25</b></p> <p>No acceptable outcome is provided.</p>
<p><b>PO26</b></p> <p>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><b>AO26</b></p> <p>Development is for a rural activity.</p>
<p><b>PO27</b></p> <p>Development does not result in a loss of the primary use for</p>	<p><b>AO27</b></p> <p>No acceptable outcome provided.</p>

<p>moving stock and other uses associated with the stock route network including recreational, environmental and heritage values.</p>	
<b>Petroleum pipeline</b>	
<p><b>PO28</b></p> <p>The integrity and function of high pressure pipelines carrying petroleum and gas is maintained.</p>	<p><b>AO28.1</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>(a) is located not less than 200m from the centre-line of petroleum pipelines identified in <a href="#">Schedule 2 – Other maps - Mines Online Maps</a></li> <li>(b) must not impact on the pipeline function</li> <li>(c) where operations are proposed on a pipeline easement, the proponent consults the pipeline license holder.</li> </ul> <p><b>AO28.2</b></p> <p>Where development is proposed on a pipeline easement, the proponent consults the pipeline licence holder.</p>
<b>Local heritage places</b>	
<p><b>PO29</b></p> <p>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><b>AO29.1</b></p> <p>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><b>AO29.2</b></p> <p>Development neither results in the demolition of the place nor substantially reduces its cultural heritage significance.</p> <p>Alternatively, where demolition is unavoidable:</p> <ul style="list-style-type: none"> <li>(a) a report is provided that demonstrates there is no practical and feasible alternative to the substantial demolition of the local heritage place or its removal to another location</li> <li>(b) an archival record is prepared to document the changes.</li> </ul>

	Editor's note: the report must be prepared by suitably qualified consultants, such as conservation architects or structural engineers, and detail alternative options investigated.
<b>Biodiversity</b>	
<p><b>PO30</b></p> <p>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 matters of state environmental significance</p> <p>(c) protects and enhances ecological connectivity.</p>	<p><b>AO30</b></p> <p>Provide a buffer from buildings, ancillary structures and all other development are constructed:</p> <p>(a) that is at least 100 metres 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 <a href="#">SPP mapping – Environment and Heritage – Biodiversity</a>) at a minimum width of:</p> <p>i. 20m from an 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>
<b>Aviation facilities</b>	
<p><b>PO31</b></p> <p>Development does not interfere with the function of air service facilities <a href="#">SPP mapping – Infrastructure - Strategic airports and aviation facilities</a>.</p>	<p><b>AO31</b></p> <p>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 antenna</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 restricted 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>

**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 50 m <sup>2</sup> 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 50 m <sup>2</sup> of gross floor area for the first 1000 m <sup>2</sup> and 1 additional space per 100 m <sup>2</sup> of gross floor area exceeding 1000 m <sup>2</sup> .
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 100 m <sup>2</sup> of gross floor area.
Service station	1 space per 30 m <sup>2</sup> site area.



## 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:

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

**Table 7.4.1.1 Assessment criteria - operational works**

Performance outcomes	Acceptable outcomes
<b>Site Layout</b>	
<p><b>PO1</b></p> <p>Adverse impacts of operations are minimised including impacts from either:</p> <ul style="list-style-type: none"> <li>• noise</li> <li>• dust</li> <li>• silt</li> <li>OR</li> <li>• other noxious emissions on adjoining land and natural features, including surface and groundwater.</li> </ul>	<p><b>AO1</b></p> <p>Excavation or filling on all land (except dams on rural zoned land for rural purposes):</p> <ol style="list-style-type: none"> <li>(a) does not exceed 1 metre deep or 1 metre high (except for excavation for building works)</li> <li>(b) ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary</li> <li>(c) has a childproof fence if excavation is for a water retaining structure</li> <li>(d) ensures no ponding develops on adjacent land at any time</li> <li>(e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard</li> <li>(f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.</li> </ol>

<p><b>PO2</b></p> <p>Operational works or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p><b>AO2.1</b></p> <p>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 (construction phase) or local equivalent for:</p> <ul style="list-style-type: none"> <li>(a) drainage control</li> <li>(b) erosion control</li> <li>(c) sediment control</li> <li>(d) water quality outcomes.</li> </ul> <p><b>AO2.2</b></p> <p>ESCP products (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>
<b>Levees</b>	
<p><b>PO3</b></p> <p>Any off-property impact from the levee is minimised and acceptable having regard to the following:</p> <ul style="list-style-type: none"> <li>• the environment in which the levee is located</li> <li>• the measures proposed to be taken to mitigate any off-property impact</li> <li>• any compensation measures for an impact that are proposed by the applicant.</li> </ul>	<p><b>AO3</b></p> <p>The levee does not result in:</p> <ul style="list-style-type: none"> <li>(a) an unacceptable change in hydraulic effects that occur off-property</li> <li>(b) an unacceptable impact on people, property or the environment.</li> </ul>
<p><b>PO4</b></p> <p>The levee is a safe and stable structure.</p>	<p><b>AO4</b></p> <p>The design, construction, operation and maintenance for the levee is appropriate for the materials used and the levee's intended function.</p>
<p><b>PO5</b></p> <p>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 Department of Natural Resources, Mines and Energy Guideline: Regulation of levee banks.</p>	<p><b>AO5.1</b></p> <p>Demolition is required due to a catastrophic event which substantially destroys the structure or building.</p> <p><b>AO5.2</b></p> <p>Appropriate emergency action procedures are in place for category 3 levees.</p>

Hazardous Activities	
<p><b>PO6</b></p> <p>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><b>AO6</b></p> <p>Extractive industry provides for all rehabilitation works to be undertaken on a progressive basis in accordance with an expected final landform design and site rehabilitation plan.</p>
<p><b>PO7</b></p> <p>The impacts of development on matters of state environmental significance (identified in <a href="#">SPP mapping – Environmental and Heritage – Biodiversity</a>) are avoided or if avoidance is not possible, minimised.</p>	<p><b>AO7</b></p> <p>No acceptable outcomes provided.</p>
<p><b>PO8</b></p> <p>Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p><b>Note:</b> 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, <a href="#">Schedule 2 – Other maps – mines online maps</a>.</p>	<p><b>AO8</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO9</b></p> <p>The integrity and function of high pressure pipelines carrying petroleum is maintained.</p>	<p><b>AO9</b></p> <p>Operations:</p> <p>(a) are located no less than 200m from the centre-line of petroleum pipelines identified on <a href="#">SPP mapping - Safety and Resilience to Hazards - Emissions and Hazardous Activities</a> map</p> <p>(b) must not impact on pipeline function</p> <p>(c) where operations are proposed on a pipeline easement, the proponent consults the pipeline license holder.</p>

**Table 7.4.1.2 Construction phase—stormwater management design objectives**

Issue		Design objectives
<b>Drainage control</b>	Temporary drainage works.	<p>1. Design life and design storm for temporary drainage works:</p> <p>(a) disturbed area open for &lt;12 months—1 in 2-year Average Rainfall Interval (ARI) event</p>

		<p>(b) disturbed area open for 12–24 months—1 in 5-year ARI event</p> <p>(c) disturbed area open for &gt; 24 months—1 in 10-year ARI event.</p> <p>2. Design capacity excludes minimum 150 mm freeboard.</p> <p>3. Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.</p>
<b>Erosion control</b>	Erosion control measure.	<p>1. Minimise exposure of disturbed soils at any time.</p> <p>2. Divert water run-off from undisturbed areas around disturbed areas.</p> <p>3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</p> <p>4. Implement erosion control methods corresponding to identified erosion risk rating.</p>
<b>Sediment control</b>	<p>Sediment control measures.</p> <p>Design storm for sediment control basins.</p> <p>Sediment basin dewatering.</p>	<p>1. Determine appropriate sediment control measures using:</p> <ul style="list-style-type: none"> <li>• potential soil loss rate</li> <li>OR</li> <li>• monthly erosivity</li> <li>OR</li> <li>• average monthly rainfall.</li> </ul> <p>2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</p> <ul style="list-style-type: none"> <li>• design storm for sediment basin sizing is 80th% five-day event or similar.</li> </ul> <p>3. Site discharge during sediment basin dewatering:</p> <ul style="list-style-type: none"> <li>• Total Suspended Solids (TSS) &lt; 50 mg/L TSS</li> <li>• Turbidity not &gt;10% receiving waters turbidity</li> <li>• pH 6.5–8.5.</li> </ul>
<b>Water quality</b>	Litter and other waste, hydrocarbons and other contaminants.	<p>(a) Avoid wind-blown litter. remove gross pollutants.</p> <p>(b) Ensure there is no visible oil or grease sheen on released waters.</p> <p>(c) Dispose of waste containing contaminants at authorised facilities.</p>

#### 7.4.2 Reconfiguring a lot code

This code applies to assessing reconfiguring a 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 that allows the zones to achieve their intended use.

- (b) ensure that future lots are resilient from the impacts of flood and bushfire.
- (c) ensure reconfiguring lots does not adversely impact on the cultural heritage or biodiversity values of an area or water quality.
- (d) ensure 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.

**7.4.2.1 Assessment criteria – Reconfiguring a lot**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO1</b></p> <p>The land is physically suitable for the anticipated future land use in terms of flooding hazard, bushfire hazard and practical access.</p>	<p><b>AO1.1</b></p> <p>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><b>AO1.2</b></p> <p>All lots have a bushfire free access to an area on the site where a building can be constructed.</p>
<p><b>PO2</b></p> <p>The proposed lots have a legal point of access from local or State-controlled road networks.</p>	<p><b>AO2</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO3</b></p> <p>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"> <li>• preserving land for agriculture and animal production in the Rural zone</li> <li>• achieving a safe and pleasant residential environment</li> </ul>	<p><b>AO3</b></p> <p>Allotments dimensions comply with Table 7.4.2.2.</p>

<ul style="list-style-type: none"> <li>• consistent with the nature and layout of existing subdivision patterns</li> <li>• providing a variety of lot sizes for residential living, industry and commerce.</li> </ul>	
<b>Site Layout</b>	
<p><b>PO4</b></p> <p>Stormwater is controlled to minimise the environmental impacts of runoff from the development on the water quality of surface and ground water.</p>	<p><b>AO4</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO5</b></p> <p>The impacts of development on matters of state environmental significance (identified in <a href="#">SPP mapping – Environment and Heritage – Biodiversity</a>) are avoided or if avoidance is not possible, minimised.</p>	<p><b>AO5</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO6</b></p> <p>The proposed lots will not lead to diminished productivity of rural land.</p>	<p><b>AO6</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO7</b></p> <p>A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or Industry purposes.</p>	<p><b>AO7.1</b></p> <p>All lots within the General residential, Centre, Industry, Rural residential and Township zones, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p><b>AO7.2</b></p> <p>All lots within the Rural zone have a potable water supply and on site sewerage.</p>
<b>Flood</b>	
<p><b>PO8</b></p> <p>Development located within areas containing a flood hazard responds to flooding potential and maintains personal safety at all times with regard to siting and layout.</p>	<p><b>AO8.1</b></p> <p>Development does not occur on that part of any land identified as ‘high’ flood hazard on <a href="#">Schedule 2 - Flood mapping</a>.</p> <p><b>AO8.2</b></p> <p>Development on land identified as ‘medium flood hazard’ as identified in <a href="#">Schedule 2 – SPP mapping - Natural hazards risk and resilience</a> is sited and designed so that:</p>

	<p>(a) all new lots contain a building envelope located:</p> <ul style="list-style-type: none"> <li>i. outside of the flood prone area OR</li> <li>ii. can achieve a freeboard of 300 mm above the Defined Flood Event (DFE).</li> </ul> <p>(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.</p> <p>(c) there is at least 1 evacuation route that remains passable for emergency evacuations during all floods.</p> <p>(d) an area is available within the development site that is at least 300 mm 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.</p>
<b>Bushfire</b>	
<p><b>PO9.1</b></p> <p>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/m<sup>2</sup> at the edge of the proposed lot(s).</p> <p><b>PO9.2</b></p> <p>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/m<sup>2</sup> at any point.</p>	<p><b>AO9.1</b></p> <p>No new lots are created within the bushfire prone area.</p> <p>OR</p> <p><b>AO9.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> <li>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries</li> <li>(b) is contained wholly within the development site.</li> </ul> <p>Editor's note:</p> <ul style="list-style-type: none"> <li>• Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</li> <li>• For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</li> <li>• The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain</li> </ul>

	ecological, slope, visual or character features or functions.
<p><b>PO10</b></p> <p>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><b>AO10.1</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway</li> <li>(b) contains a reticulated water supply</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500 metres</li> <li>(d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines</li> <li>(e) has a minimum of 4.8 metres vertical clearance above the road</li> <li>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations</li> <li>(g) incorporates roll-over kerbing.</li> </ul> <p><b>AO10.2</b></p> <p>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><b>PO11</b></p> <p>The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p><b>AO11</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20 metres</li> <li>(b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path</li> <li>(d) a minimum of 4.8 metres vertical clearance</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and</li> </ul>



	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines</p> <ul style="list-style-type: none"> <li>(f) a maximum gradient of 12.5%</li> <li>(g) a cross fall of no greater than 10 degrees</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy</li> <li>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres</li> <li>(j) designated fire trail signage</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services</li> <li>(l) if a fire trail, has an access easement that is granted in favour of PSC and Queensland Fire and Emergency Services.</li> </ul>
<p><b>PO12</b></p> <p>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><b>AO12</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20 metres</li> <li>(b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path</li> <li>(d) a minimum of 4.8 metres vertical clearance</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines</li> <li>(f) a maximum gradient of 12.5%</li> <li>(g) a cross fall of no greater than 10 degrees</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy</li> <li>(i) vehicular access at each end which is connected to the public road network</li> <li>(j) designated fire trail signage</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services</li> <li>(l) if a fire trail, has an access easement that is granted in favour of PSC and</li> </ul>

	Queensland Fire and Emergency Services.
<p><b>PO13</b></p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p><b>AO13</b></p> <p>The lot layout:</p> <ul style="list-style-type: none"> <li>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation</li> <li>(b) avoids the creation of potential bottle-neck points in the movement network</li> <li>(c) establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire</li> <li>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</li> </ul> <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><b>PO14</b></p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p><b>AO14</b></p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.</p>
<b>Local heritage places</b>	
<p><b>PO15</b></p> <p>Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place.</p>	<p><b>AO15</b></p> <p>No acceptable outcome is provided.</p>
<b>Stock Route Network</b>	
<p><b>PO16</b></p> <p>The stock route network identified in <a href="#">SPP mapping – Economic Growth - agriculture, development and construction, mining and extractive resources and tourism</a>, is protected from encroachment by incompatible land uses and allows safe passage of stock traversing the stock route including recreational, environmental and heritage values.</p>	<p><b>AO16</b></p> <p>No new allotments are created within or adjacent to the stock route network.</p>
<b>Petroleum Pipelines</b>	

<p><b>PO17</b></p> <p>The integrity of pipelines carrying petroleum is maintained.</p>	<p><b>AO17</b></p> <p>No development is located closer than 200 metres from a pipeline or pipeline easement identified on <a href="#">SPP mapping - Safety and Resilience to Hazards Emissions and Hazardous Activities</a>.</p>
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**Table 7.4.2.2 – Acceptable outcomes for lot sizes and frontages**

<b>Zone</b>	<b>Allotment Size</b>	<b>Road frontage</b>
Rural Zone	5000 hectares	N/A
Rural Residential Zone	2 hectares	70 metres
Centre Zone	400 m <sup>2</sup>	15 metres
Industry Zone	1000 m <sup>2</sup>	30 metres
Township Zone	1000 m <sup>2</sup>	20 metres
Recreation and Open Space Zone	Not applicable	Not applicable
General Residential Zone	800 m <sup>2</sup>	20 metres

## **Schedule 1 – Definitions**

### **SC1.1– Use definitions**

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

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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
<b>Adult store</b>	<p><b>Adult store</b> means the use of premises for the primary purpose of displaying or selling—</p> <p>(a) sexually explicit materials. or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> <li>the sale, display or hire of printed or recorded matter (not of a sexually explicit nature). or</li> <li>the sale or display of underwear or lingerie. or</li> <li>the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
<b>Agricultural supplies store</b>	<p><b>Agricultural supplies store</b> means the use of premises for the sale of agricultural supplies and products.</p>	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
<b>Air service</b>	<p><b>Air service</b> means the use of premises for—</p> <p>(a) the arrival or departure of aircraft. or</p> <p>(b) housing, servicing, refuelling, maintaining or repairing aircraft. or</p> <p>(c) the assembly and dispersal of passengers or goods on or from an aircraft. or</p> <p>(d) training and education facilities relating to aviation. or</p> <p>(e) aviation facilities. or</p>	Airport, air strip, helipad, public or private airfield	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(f) an activity that— (i) is ancillary to an activity or facility stated in paragraphs (a) to (e). and (ii) directly services the needs of aircraft passengers.		
<b>Animal husbandry</b>	<b>Animal husbandry</b> means the use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation. or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
<b>Animal keeping</b>	<b>Animal keeping</b> means the use of premises for— (a) boarding, breeding or training animals. or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	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
<b>Aquaculture</b>	<b>Aquaculture</b> means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
<b>Bar</b>	<b>Bar</b> means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises. or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in		Club, hotel, nightclub entertainment facility, tavern

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	paragraph (a).		
<b>Brothel</b>	Premises made available for prostitution by two or more prostitutes at the premises. Note — See the <i>Prostitution Act 1999</i> , schedule 4.		Adult store, club, nightclub entertainment facility, shop
<b>Bulk landscape supplies</b>	<b>Bulk landscape supplies</b> means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
<b>Caretaker's accommodation</b>	<b>Caretaker's accommodation</b> means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
<b>Car wash</b>	<b>Car wash</b> means the use of premises for the commercial cleaning of motor vehicles.		Service station
<b>Cemetery</b>	<b>Cemetery</b> means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
<b>Childcare centre</b>	<b>Childcare centre</b> means the use of premises for the care, education and minding, but not residence, of children.	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, home based child care, family day care
<b>Club</b>	<b>Club</b> means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes. or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
<b>Community care centre</b>	<b>Community care centre</b> — (a) means the use of premises for— (i) providing social	Disability support services, drop in centre, respite centre, integrated indigenous	Child care centre, family day care, home based child care, health care services, residential



Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>support to members of the public. or</p> <p>(ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i). but</p> <p>(b) does not include the use of premises for providing accommodation to members of the public.</p>	support centre	care facility
<b>Community residence</b>	<p><b>Community residence</b>—</p> <p>(a) means the use of premises for residential accommodation for—</p> <p>(i) no more than—</p> <p>A. 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i>. or</p> <p>B. 6 persons who require assistance or support with daily living needs. and</p> <p>(ii) no more than 1 support worker. and</p> <p>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
<b>Community use</b>	<p><b>Community use</b> means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public. or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
<b>Crematorium</b>	<b>Crematorium</b> means the use		Cemetery

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	of premises for the cremation or aquamation of bodies.		
<b>Cropping</b>	<p><b>Cropping</b> means the use of premises for—</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes. or</p> <p>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a). or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p>	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
<b>Detention facility</b>	<b>Detention facility</b> means the use of premises for the lawful detention of persons.	Correctional facility, detention centre, prison, youth detention centre	Police station, court cell complex
<b>Dual occupancy</b>	<p><b>Dual occupancy</b>—</p> <p>(a) means a residential use of premises for two households involving—</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot, or 2 dwellings (whether attached or detached) on separate lots that share a common property. and</p> <p>(ii) any domestic outbuilding associated with the dwellings.</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
<b>Dwelling house</b>	<b>Dwelling house</b> means a		Caretaker's

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	residential use of premises involving— (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling. or (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.		accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
<b>Dwelling unit</b>	<b>Dwelling unit</b> means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
<b>Educational establishment</b>	<b>Educational establishment</b> means the use of premises for— (a) training and instruction to impart knowledge and develop skills. or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).	College, outdoor education centre, preparatory school, preparatory school, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care
<b>Emergency services</b>	<b>Emergency services</b> means the use of premises by a government entity or community organisation to provide— (a) essential emergency services. or (b) disaster management services. or (c) management support facilities for the services.	Ambulance station, auxiliary fire and rescue station, emergency management support facility, evacuation centres, police station, rural fire brigade, rural fire brigade, State emergency service facility, urban fire and rescue station	Community use, hospital, residential care facility
<b>Environment facility</b>	<b>Environment facility</b> — (a) means the use of premises for a facility for the appreciation, conservation or	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	interpretation of an area of cultural, environmental or heritage value. but (b) does not include the use of premises to provide accommodation for tourists and travellers.		
<b>Extractive industry</b>	<b>Extractive industry</b> means the use of premises for— (a) extracting or processing extractive resources. and (b) any related activities, including, for example, transporting the resources to market.	Quarry	
<b>Food and drink outlet</b>	<b>Food and drink outlet</b> means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises. or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
<b>Function facility</b>	<b>Function facility</b> means the use of premises for— (a) receptions or functions. or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
<b>Funeral parlour</b>	<b>Funeral parlour</b> — (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events. or (ii) a mortuary. or (iii) storing and preparing bodies for burial or cremation. but (b) does not include the use of premises for the burial		Cemetery, crematorium, place of worship

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	or cremation of bodies.		
<b>Garden centre</b>	<b>Garden centre</b> means the use of premises for— (a) selling plants. or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form. or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
<b>Hardware and trade supplies</b>	<b>Hardware and trade supplies</b> means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.	Hardware store	Shop, showroom, outdoor sales and warehouse
<b>Health care service</b>	<b>Health care service</b> means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centre, natural medicine practice, nursing service, physiotherapy clinic	Community care centre, hospital
<b>High impact industry</b>	<b>high impact industry</b> means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products. and (b) that a local planning instrument applying to the premises states is a high impact industry. and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry  Note — Additional examples may be shown in Table 6 industry thresholds	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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	relating to the number of products manufactured or the level of emissions produced by the activity.		
<b>Home-based business</b>	<b>Home-based business</b> means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
<b>Hospital</b>	<b>Hospital</b> means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation. or (b) providing accommodation for patients. or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
<b>Hotel</b>	<b>Hotel</b> — (a) means the use of premises for— (i) selling liquor for consumption on the premises. or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i). but (b) does not include a bar.	Pub, tavern	Bar, nightclub entertainment facility
<b>Indoor sport and recreation</b>	<b>Indoor sport and recreation</b> means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, enclosed tennis court, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
<b>Intensive animal industry</b>	<p><b>Intensive animal industry</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand. or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i). but</p> <p>(b) does not include the cultivation of aquatic animals.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
<b>Intensive horticulture</b>	<p><b>Intensive horticulture</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media. or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers. or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii). but</p> <p>(b) does not include the cultivation of aquatic plants.</p>	Greenhouse, and shade house plant production, hydroponic farm, mushroom farm	Wholesale nursery
<b>Landing</b>	<p><b>Landing</b> means the use of premises for a structure—</p> <p>(a) for mooring, launching,</p>	Boat ramp, jetty, pontoon	Marina

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>storing and retrieving vessels. and</p> <p>(b) from which passengers embark and disembark.</p>		
<b>Low impact industry</b>	<p><b>Low impact industry</b> means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products. and</p> <p>(b) that a local planning instrument applying to the premises states is a low impact industry. and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note — Additional examples may be shown in Table 6 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>
<b>Major electricity infrastructure</b>	<p><b>Major electricity infrastructure</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network. or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i). but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation. or</p> <p>(ii) the augmentation of</p>	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>



Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	a zone substation or bulk supply substation that significantly increases the input or output standard voltage.		
<b>Major sport, recreation and entertainment facility</b>	<b>Major sport, recreation and entertainment facility</b> means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.	Convention centre, entertainment centre, exhibition centre, horse racing facility, sports stadium	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
<b>Marine industry</b>	<b>Marine industry</b> means the use of waterfront premises for— (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure. or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).	Boat building, boat storage, dry dock	Marina
<b>Market</b>	<b>Market</b> means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables. or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
<b>Medium impact industry</b>	<b>medium impact industry</b> means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products. and (b) that a local planning	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)  Note — Additional examples may be shown in Table 6	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	instrument applying to the premises states is a medium impact industry. and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	industry thresholds.	industry, high impact industry, special industry
<b>Motor sport facility</b>	<b>Motor sport facility</b> means the use of premises for— (a) organised or recreational motor sports. or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a)	Car race track, go-kart track, lawnmower race track, trail bike park, 4WD and all terrain park, motocross track, , motorcycle race track, off road motorcycle facility	Major sport, recreation and entertainment facility, outdoor sport and recreation
<b>Multiple dwelling</b>	<b>Multiple dwelling</b> means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
<b>Nature-based tourism</b>	<b>Nature-based tourism</b> means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value. or (b) a local ecosystem. or (c) the natural environment.	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environment facility
<b>Nightclub entertainment facility</b>	<b>Nightclub entertainment facility</b> means the use of premises for— (a) providing entertainment that is cabaret, dancing or music. or		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).		
<b>Non-resident workforce accommodation</b>	<b>Non-resident workforce accommodation</b> means the use of premises for— (a) accommodation for non-resident workers. or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
<b>Office</b>	<b>Office</b> — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function. or (ii) the practice of a profession. or (iii) providing business or professional advice or services. but (b) does not include the use of premises for making, selling or hiring goods.	Bank, real estate agency	Home based business, home office, shop, outdoor sales
<b>Outdoor sales</b>	<b>Outdoor sales</b> means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors. or (b) repairing, servicing, selling or fitting accessories for the	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).		
<b>Outdoor sport and recreation</b>	<b>Outdoor sport and recreation</b> means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space. or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
<b>Outstation</b>	<b>Outstation</b> means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders. or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
<b>Park</b>	<b>Park</b> means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
<b>Parking station</b>	<b>Parking station</b> means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
<b>Party house</b>	<b>Party house</b> means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or		

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	wedding receptions, for example). and (b) the accommodation or facilities are provided for a period of less than 10 days. and (c) the owner of the premises does not occupy the premises during that period.		
<b>Permanent plantation</b>	<b>Permanent plantation</b> means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.		Forestry for wood production, biofuel production
<b>Place of worship</b>	<b>Place of worship</b> means the use of premises for— (a) organised worship and other religious activities. or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
<b>Port service</b>	<b>Port service</b> means the use of premises for— (a) the arrival and departure of vessels. or (b) the movement of passengers or goods on or off vessels. or (c) storing, servicing, maintaining or repairing vessels. or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
<b>Relocatable home park</b>	<b>Relocatable home park</b> means the use of premises for— (a) relocatable dwellings for long-term residential accommodation. or		Tourist park

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		
<b>Renewable energy facility</b>	<b>Renewable energy facility</b> — (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy. but (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Geothermal power, hydroelectric power, solar farm, tidal power, wind farm	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
<b>Research and technology industry</b>	<b>Research and technology industry</b> means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	
<b>Residential care facility</b>	<b>Residential care facility</b> means the use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently. and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
<b>Resort complex</b>	<b>Resort complex</b> means the use of premises for— (a) tourist and visitor	Island resort, bars, meeting and function facilities, restaurants,	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>accommodation that includes integrated leisure facilities. or</p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a). or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>	sporting and fitness facilities	
<b>Retirement facility</b>	<p><b>Retirement facility</b> means a residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or serviced units. or</p> <p>(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Retirement village	Residential care facility
<b>Roadside stall</b>	<p><b>Roadside stall</b> means the use of premises for the roadside display and sale of goods in a rural area.</p>	Produce stall	Market
<b>Rooming accommodation</b>	<p><b>Rooming accommodation</b> means the use of premises for—</p> <p>(a) residential accommodation, if each resident—</p> <p>(i) has a right to occupy 1 or more rooms on the premises. and</p> <p>(ii) does not have a right to occupy the whole of the premises. and</p> <p>(iii) does not occupy a self-contained unit, as defined under the <i>Residential</i></p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p><i>Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use. and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises. or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>		
<b>Rural industry</b>	<p><b>Rural industry</b> means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises. or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
<b>Rural workers' accommodation</b>	<p><b>Rural workers' accommodation</b> means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation,



Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	person. and (b) the employees are not non-resident workers.		multiple dwelling
<b>Sales office</b>	<b>Sales office</b> means the use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold. or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
<b>Service industry</b>	<b>Service industry</b> means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions. and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
<b>Service station</b>	<b>Service station</b> means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels. or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).	Electric vehicle charging station	Car wash
<b>Shop</b>	<b>Shop</b> means the use of premises for— (a) displaying, selling or hiring goods. or (b) providing 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, hardware and trade supplies, market, showroom
<b>Shopping centre</b>	<b>Shopping centre</b> means the use of premises for an integrated shopping complex		

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	consisting mainly of shops.		
<b>Short-term accommodation</b>	<p><b>Short term accommodation</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers. or</p> <p>(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i).</p> <p>(b) Does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel accommodation, farm stay	Hostel, rooming accommodation, tourist park
<b>Showroom</b>	<p><b>Showroom</b> means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line. and</p> <p>(i) a size, shape or weight that requires—</p> <p>(ii) a large area for handling, display or storage. and</p> <p>(b) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.</p>	Bulk goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
<b>Special industry</b>	<p><b>Special industry</b> means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers	Low impact industry, medium impact industry, high impact industry, service industry
		Note — Additional examples	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>or treating products. and that a local planning instrument applying to the premises states is a special industry. and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry. and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>may be shown in Table 6 industry thresholds.</p>	
<b>Substation</b>	<p><b>Substation</b> means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another. or</p> <p>(ii) regulate voltage in an electrical circuit. or</p> <p>(iii) control electrical circuits. or</p> <p>(iv) switch electrical current between circuits. or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works as defined under the Electricity Act, section s12(1). or</p> <p>(ii) workforce operational and safety communications.</p>	<p>Substations, switching yards</p>	<p>Major electricity infrastructure, minor electricity infrastructure</p>
<b>Telecommunications facility</b>	<p><b>Telecommunications facility</b> means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided</p>	<p>Telecommunication tower, broadcasting station, television station</p>	<p>Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications</i></p>

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	electromagnetic energy.		<i>Act 1997</i>
<b>Theatre</b>	<p><b>Theatre</b> means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public. or</p> <p>(b) the production of film or music. or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for consumption on the premises.</p> <p>(ii) facilities for editing and post-production.</p> <p>(iii) facilities for wardrobe, laundry and make-up.</p> <p>(iv) set construction workshops.</p> <p>(v) sound stages.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
<b>Tourist attraction</b>	<p><b>Tourist attraction</b> means the use of premises for—</p> <p>(a) providing entertainment to, or a recreation facility for, the general public. or</p> <p>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
<b>Tourist park</b>	<p><b>Tourist park</b> means the use of premises for—</p> <p>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures. or</p> <p>(b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	accommodation, if the use is ancillary to the use in paragraph (a).		
<b>Transport depot</b>	<b>Transport depot</b> means the use of premises for— (a) storing vehicles, or machinery, that are used for a commercial or public purpose. or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry
<b>Utility installation</b>	<b>Utility installation</b> means the use of premises for— (a) a service for supplying or treating water, hydraulic power or gas. or (b) a sewerage, drainage or stormwater service. or (c) a transport service. or (d) a waste management service. or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
<b>Veterinary service</b>	<b>Veterinary service</b> means the use of premises for— (a) the medical or surgical treatment of animals. or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
<b>Warehouse</b>	<b>Warehouse</b> means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building. or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage facility, storage yards	Hardware and trade supplies, outdoor sales, showroom, shop
<b>Wholesale nursery</b>	<b>Wholesale nursery</b> means the use of premises for—		Bulk landscape supplies, garden centre

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(a) the wholesale of plants grown on or next to the premises. or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		
<b>Winery</b>	<b>Winery</b> means the use of premises for— (a) making wine. or (b) selling wine that is made on the premises.		Rural industry

### SC1.2 – Defined activity groups

- (1) Defined uses 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 uses listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

**Table SC1.2.1 – Index defined activity group**

<ul style="list-style-type: none"> <li>• Accommodation activities</li> <li>• Business activities</li> </ul>	<ul style="list-style-type: none"> <li>• Centre activities</li> <li>• Community activities</li> <li>• Entertainment activities</li> </ul>	<ul style="list-style-type: none"> <li>• Industry activities</li> <li>• Recreation activities</li> <li>• Rural activities</li> </ul>
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**Table SC1.2.2 – Defined activity groups (clustered)**

Column 1 Activity group	Column 2 Use terms
Accommodation activities	<ul style="list-style-type: none"> <li>• Caretaker's accommodation</li> <li>• Community residence</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Home-based business</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Non-resident workforce accommodation</li> <li>• Relocatable home park</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> </ul>

Column 1 Activity group	Column 2 Use terms
	<ul style="list-style-type: none"> <li>• Rooming accommodation</li> <li>• Rural workers' accommodation</li> <li>• Short-term accommodation</li> <li>• Tourist park</li> </ul>
Business activities	<ul style="list-style-type: none"> <li>• Agricultural supplies store</li> <li>• Bulk landscape supplies</li> <li>• Food and drink outlet</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Market</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Parking station</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Veterinary service</li> </ul>
Commercial activities	<ul style="list-style-type: none"> <li>• Bar</li> <li>• Caretaker's accommodation</li> <li>• Child-care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community use</li> <li>• Educational establishment (where excluding exclusive outdoor recreation facilities)</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Health-care services</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Market</li> <li>• Multiple dwelling</li> <li>• Nightclub entertainment facility</li> <li>• Office</li> <li>• Parking station</li> <li>• Place of worship</li> <li>• Residential care facility</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> </ul>

Column 1 Activity group	Column 2 Use terms
	<ul style="list-style-type: none"> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Theatre</li> </ul>
Community activities	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Child-care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Detention facility</li> <li>• Educational establishment</li> <li>• Funeral parlour</li> <li>• Health-care services</li> <li>• Hospital</li> <li>• Outstation</li> <li>• Place of worship</li> </ul>
Entertainment activities	<ul style="list-style-type: none"> <li>• Bar</li> <li>• Club</li> <li>• Function facility</li> <li>• Hotel</li> <li>• Nightclub entertainment facility</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> </ul>
Industry activities	<ul style="list-style-type: none"> <li>• Extractive industry</li> <li>• High-impact industry</li> <li>• Low-impact industry</li> <li>• Marine industry</li> <li>• Medium-impact industry</li> <li>• Research and technology industry</li> <li>• Special industry</li> <li>• Service industry</li> <li>• Warehouse</li> </ul>
Recreation activities	<ul style="list-style-type: none"> <li>• Environment facility</li> <li>• Indoor sport and recreation</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Motor sport facility</li> <li>• Outdoor sport and recreation</li> <li>• Park</li> </ul>



Column 1 Activity group	Column 2 Use terms
Rural activities	<ul style="list-style-type: none"> <li>• Agricultural supplies store</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Cropping</li> <li>• Intensive animal husbandry</li> <li>• Intensive horticulture</li> <li>• Permanent plantation</li> <li>• Roadside stall</li> <li>• Rural industry</li> <li>• Rural workers' accommodation</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>

### SC1.3 – Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (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 definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.3.1 – Index of administrative terms and definitions**

<ul style="list-style-type: none"> <li>• Adjoining premises</li> <li>• Advertising device</li> <li>• Affordable housing</li> <li>• Average width</li> <li>• Base date</li> <li>• Basement</li> <li>• Boundary clearance</li> <li>• Building height</li> <li>• Demand unit</li> <li>• Development footprint</li> <li>• Domestic outbuilding</li> <li>• Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Gross floor area</li> <li>• Ground level</li> <li>• Household</li> <li>• Minor building work</li> <li>• Minor electricity infrastructure</li> <li>• Net developable area</li> <li>• Non-resident worker</li> <li>• Outermost</li> <li>• Projection</li> <li>• Planning assumption</li> <li>• Plot ration</li> <li>• Projection area</li> </ul>	<ul style="list-style-type: none"> <li>• Secondary dwelling</li> <li>• Service catchment</li> <li>• Setback</li> <li>• Site</li> <li>• Site cover</li> <li>• Storey</li> <li>• Temporary use</li> <li>• Ultimate development</li> <li>• Water netserv plan</li> </ul>
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**Table SC1.3.2 – Administrative terms and definitions**

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
<b>Adjoining premises</b>	<b>Adjoining premises</b> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
<b>Advertising device</b>	<b>Advertising device</b> — (a) means a permanent sign, structure or other device used, or intended to be used, for advertising. and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
<b>Affordable housing</b>	<b>Affordable housing</b> means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
<b>Average width</b>	<b>Average width</b> , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
<b>Base date</b>	<b>Base date</b> means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
<b>Basement</b>	<b>Basement</b> means a space— (a) between a floor level in a building and the floor level that is immediately below it. And (b) no part of which is more than 1m above ground level.
<b>Boundary clearance</b>	<b>Boundary clearance</b> means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment. Or (b) a rainwater fitting.  <i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
<b>Building height</b>	<b>Building height</b> , of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna. or (b) the number of storeys in the building above ground level.
<b>Demand unit</b>	<b>Demand unit</b> means a unit of measurement for measuring the level of demand for infrastructure.
<b>Development footprint</b>	<b>Development footprint</b> , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures, measured to their outermost projection. Or (b) landscaping or open space. or (c) facilities relating to the development. or (d) on-site stormwater drainage or wastewater treatment. or (e) a car park, road, access track or area used for vehicle movement. or

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
	(f) another area of disturbance.
<b>Domestic outbuilding</b>	<b>Domestic outbuilding</b> means a non-habitable class 10a building that is— (a) a shed, garage or carport. And (b) ancillary to a residential use carried out on the premises where the building is.
<b>Dwelling</b>	<b>Dwelling</b> means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence. And (b) contains— (i) food preparation facilities. and (ii) a bath or shower. and (iii) a toilet. and (iv) a wash basin. and (v) facilities for washing clothes.
<b>Gross floor area</b>	<b>Gross floor area</b> , for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment. or (b) access between levels. or (c) a ground floor public lobby. or (d) a mall. or (e) parking, loading or manoeuvring vehicles. or (f) unenclosed private balconies, whether roofed or not.
<b>Ground level</b>	<b>Ground level</b> means— (a) the level of the natural ground. or (b) if the level of the natural ground has changed, the level as lawfully changed.
<b>Household</b>	<b>Household</b> means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis. And (b) make common provision for food and other essentials for living.
<b>Minor building work</b>	<b>Minor building work</b> means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m <sup>2</sup> . (b) an area equal to 5% of the gross floor area of the building.
<b>Minor electricity infrastructure</b>	<b>Minor electricity infrastructure</b> means development stated in the <i>Planning Regulation 2017</i> , schedule 6, section 26(5).
<b>Net developable area</b>	<b>Net developable area</b> , for premises, means the area of the premises that— (a) is able to be developed. And (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
<b>Non-resident worker</b>	<b>Non-resident worker</b> means a person who— (a) performs work as part of— (i) a resource extraction project. or (ii) a project identified in a planning scheme as a major industry or infrastructure project. or (iii) a rural use. and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.  <i>Example of a non-resident worker—</i>

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
	a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements
<b>Outermost projection</b>	<b>Outermost projection</b> , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind. or (b) a fixed screen. or (c) a rainwater fitting. or (d) an ornamental attachment.
<b>Planning assumption</b>	<b>Planning assumption</b> means an assumption about the type, scale, location and timing of future growth in the local government area.
<b>Plot ratio</b>	<b>Plot ratio</b> means the ratio of the gross floor area of a building on a site to the area of the site.
<b>Projection area</b>	<b>Projection area</b> means a part of the local government area for which the local government has carried out demand growth projection.
<b>Secondary dwelling</b>	<b>Secondary dwelling</b> means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
<b>Service catchment</b>	<b>Service catchment</b> means an area serviced by an infrastructure network.
<b>Setback</b>	<b>Setback</b> , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
<b>Site</b>	<b>Site</b> , of development, means the land that the development is to be carried out on.  <i>Examples—</i> 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
<b>Site cover</b>	<b>Site cover</b> , of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— (a) in a landscaped or open space area, including, for example, a gazebo or shade structure. or (b) a basement that is completely below ground level and used for car parking. or (c) the eaves of a building. or (d) a sun shade.
<b>Storey</b>	<b>Storey—</b> (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room. or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment. or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii). or (iv) a basement with a ceiling that is not more than 1m above ground level. and (b) includes— (i) a mezzanine. and

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
	(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
<b>Temporary use</b>	<b>Temporary use</b> means a use that— (a) is carried out on a non-permanent basis. and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
<b>Ultimate development</b>	<b>Ultimate development</b> , for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
<b>Water netserv plan</b>	<b>Water netserv plan</b> means a plan adopted by an SEQ service provider, as defined under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> , under section 99BJ of that Act.

## Schedule 2 – Mapping

### SC2.1 – Map index

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

**Table SC2.1.1 – Map index**

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
PSC SF1	Strategic framework	
PSC SF2	Local Government planning scheme area and context map	
<b>Zone maps</b>		
PSC BSZ1	Paroo Shire Zoning Map	
PSC TZ1	Cunnamulla Zone Map 1	
PSC TZ2	Cunnamulla Zone Map 2	
PSC TZ3	Cunnamulla Zone Map 3	
PSC TZ4	Cunnamulla Zone Map 4	
PSC YZ1	Yowah Zone Map 1	
PSC WZ1	Wyandra Zone Map 1	
PSC EZ1	Eulo Zone Map 1	
<b>Flood maps</b>		
PSC FH1	Cunnamulla Flood Hazard	
PSC FH2	Wyandra Flood Hazard	
PSC FH3	Eulo Flood Hazard	
<b>Tourism (natural sciences loop)</b>		
PSC NSL - road map	Natural sciences loop	
<b>Other Maps</b>		
	Mines Online Maps Note: This mapping does not spatially represent all former mining activities and their extent in the Council area.	

## SC2.2 – Online Mapping Resources

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

**Table SC2.2.1 – Online Mapping Resources**

<b>SPP Mapping</b>		
<b>State Interest</b>	<b>SPP Theme</b>	<b>Map Layer</b>
Economic Growth	Agriculture	Import agricultural areas
		Agriculture land classification (ALC)
		Stock route network
	Development and construction	Priority development area State development area
	Mining and Extractive resources	Key resources areas (mineral, coal and petroleum resources)
Environment and Heritage	Biodiversity	Matters of State Environmental Significance
	Cultural Heritage	National heritage place State heritage place
	Water Quality	Water supply buffer area Water resource catchments High ecological value water areas
Safety and Resilience to Hazards	Emissions and Hazardous Activities	High pressure gas pipeline
	Natural Hazards Risk and Resilience	Flood hazard areas Bushfire prone area
	Transport Infrastructure	State controlled roads

Infrastructure		Railways Public Passenger Transport
	Energy and Water Supply	Bulk Water Supply Major Electricity Infrastructure
	Strategic Airports and Aviation Facilities	Aviation Facility

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



## Schedule 3 – Notation of decisions affecting the planning scheme under section 391 of the Act

Table SC3.1 – Notation of decisions under section 391 of the Act

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

## Schedule 4 – Land designated for community infrastructure

Table SC4.1 – Land designated for community infrastructure

Date of designation or repeal	Real property description	Street address including the relevant local government area if the notation is outside the planning scheme area	Type of community infrastructure
<p><b>Designation matters:</b>            (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions</p>			

## **Schedule 5 – Local government priority infrastructure plan mapping and supporting material**

There is no local government infrastructure plan for infrastructure charging.

## **Schedule 6 – Local Heritage Places**

Location	Real Property Description
Bando Blacksmith Shop, Coongoola QLD 4490	Near Lot 1 on C50554
Longlands Shearing Shed, Coongoola QLD 4490	N/A
White Cemetery, Tinnenburra Station, Cuttaburra QLD 4490	Lot 1 on KU42
Tinnenburra Shed Site, Cuttaburra QLD 4490	Lot 3 on KU42
Cunnamulla State School, Francis Street, Cunnamulla QLD 4490	Lot 1 on C14663
Post Office, 3 Stockyard Street, Cunnamulla QLD 4490	Lot 2 on RP147638
John Kerr Park, bowls clubhouse, grandstand, pool, memorial gates, bounded by John Lousise, Watson and Alice Streets, Cunnamulla QLD 4490	Lot 1, 2 and 3 on C14668
Former Railway Hotel/Trappers, 50 Stockyard Street, Cunnamulla QLD 4490	Lot 1 on RP51082
Invincible Theatre (former), 29 Jane Street, Cunnamulla QLD 4490	Lot 1 on RP46755
Tattersalls/Shearer's Arms Hotel (former), 20-28 Stockyard Street, Cunnamulla QLD 4490	Lot 303 on C1461
Post Office/Cunnamulla Hotel, 24 Jane Street, Cunnamulla QLD 4490	Lot 2 on RP1922 Lot 2 on RP46770 Lot 1 on RP49973 Lot 2 on RP50990
Club Hotel, 52 Stockyard Street, Cunnamulla QLD 4490	Lot 401 on C14262
Cunnamulla Cemetery, Arthur Street, Cunnamulla QLD 4490	Lot 86 on C8147
St Catherine's Convent and Catholic Precinct, Alice Street, Cunnamulla QLD 4490	Lot 801 and 810on C1465
Cunnamulla Railway Complex, Cunnamulla QLD 4490	Lot 13 and 14 on SP131690
Warrego River Bridge Cunnamulla QLD 4490	N/A

Cunnamulla Hospital, Wicks Street, Cunnamulla QLD 4490	Lot 5 on WN236
Cunnamulla Ambulance Station (former), 10-12 John Street, Cunnamulla QLD 4490	Lot 14 on C14667
St Albans Parish Hall, Anglican, 56 Jane Street, Cunnamulla QLD 4490	Lot 32 on C1469
St Alban's Church, corner Jane and Emma Streets, Cunnamulla QLD 4490	Lot 31 on C1469
Bowra Homestead (former), Cunnamulla QLD 4490	Lot 9 on WN34
Burrenbilla House, Cunnamulla QLD 4490	N/A
Shop, 24 John Street, Cunnamulla QLD 4490	N/A
Old Saddler's Shop, 26 John Street, Cunnamulla QLD 4490	N/A
Residence, 28 John Street, Cunnamulla QLD 4490	N/A
Residence, 31 Watson Street, Cunnamulla QLD 4490	Lot 610 on C1462
Lowesdale, Broad Street, Cunnamulla QLD 4490	N/A
Ardglen Log Cabin, Cunnamulla QLD 4490	N/A
Old Council Office, Florence Street, Cunnamulla QLD 4490	N/A
Residence, 4 John Street, Cunnamulla QLD 4490	N/A
Glencoban Woolshed, Cunnamulla QLD 4490	N/A
Residence, 23 Murray Street, Cunnamulla QLD 4490	Lot 113 on C14621
Thurulgoona Store, Cunnamulla QLD 4490	N/A
Coniston, Cunnamulla QLD 4490	N/A
Eulo State School, 1929 building, Eulo QLD 4490	Lot 1 on CP867479

Eulo Hotel, Leo Street, Eulo QLD 4491	Lot 309 and 310 on E1811
Eulo Post Office, Leo Street, Eulo QLD 4491	Lot 6 on RP102726
Paroo Shire Hall, Eulo QLD 4491	Lot 1 on RP47590
Eulo Police Station and Lock-up, Leo Street, Eulo QLD 4491	Lots 14 and 15 on E1813
Eulo Store, Leo Street, Eulo QLD 4491	Lot 308 on E1811
Tilboroo House and Shearing Shed, Eulo QLD 4491	N/A
Graves at Eulo, Eulo QLD 4491	N/A
Eulo Cemetery, Eulo QLD 4491	Lot 35 on W51224
Old Eulo Cemetery, Leo Street, Eulo QLD 4491	Lot 804 on E1813
Weelamurra Blacksmith Shop and Store, Widegegoara QLD 4490	N/A
Weelamurra Shearing Shed, Widegegoara QLD 4490	N/A
Shearing Shed, Yarmouth, Wyandra QLD 4489	N/A
Goolburra Shed, Wyandra QLD 4489	N/A
Commercial Hotel, 21 Macks Street, Wyandra QLD 4489	Lot 301 on W4771
Gladstone Hotel, 21 Railway Street, Wyandra QLD 4489	Lot 2 on RP69645
Wyandra War Memorial, intersection of Macks and Warrego Streets, Wyandra QLD 4489	Road reserve
Wyandra Railway Complex, Wyandra QLD 4489	N/A
Powerhouse, Railway Parade, Wyandra QLD 4489	Lot 24 on RP109
Wyandra Public Hall, 9-13 Macs Street, Wyandra QLD 4489	Lot 509 on W4776

Wyandra State School, 24 Cooper Stree, Wyandra QLD 4489	Lot 1 on W4777
Wyandra cemtery, Wyandra QLD 4489	Lot 9 on PR27
Wyandra polic station and courthouse, 13 Railway Street, Wyandra QLD 4489	Lot 4 on W4778
Claverton House, Wyandra QLD 4489	N/A
Shearing shed, Claverton, Wyandra QLD 4489	N/A
Claverton railway complex, Wyandra QLD 4489	N/A
Claverton graves, Wyandra QLD 4489	N/A
Duck Creek Opal Fields, Yowah QLD 4490	N/A
Native Police Depot Site, Bundoona Station, Yowah QLD 4490	N/A
Karoit Opal Mines, Yowah QLD 4490	N/A
Fiery Cross Opal Mines, Yowah QLD 4490	N/A
Yowah Opal Fields, Yowah QLD 4490	N/A
Offham Railway Station	N/A
Caiwarro Homestead, Hunderford QLD 4493	Lot 3 on NPW450
Cemeteries, Wyandra QLD 4489	Lot 605 on W4775
Cemeteries, Eulo QLD 4490	Lot 804 on E1813
Cemeteries, Yowah QLD 4490	Lot 50 on CP862925
<b>Burial Sites</b>	<b>Real Property Description</b>
Cunnamulla	Lot 86 on C8147
Coongoola Land	Lot 1 on CP858908
Bingara Station	Lot 2 on WN120



Tinnenburra Station	Lot 3 on KU42
Harriman Park	Lot 14 on W5330

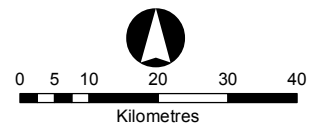
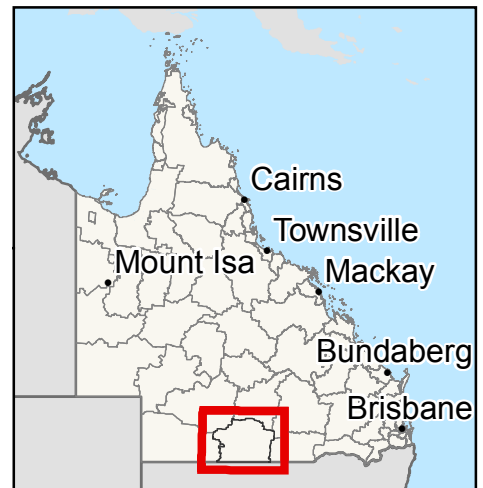


# Paroo Shire Council Strategic Framework

## LEGEND **DRAFT**

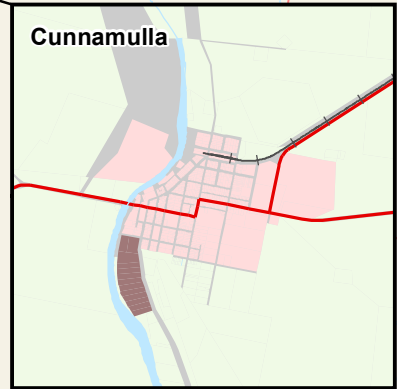
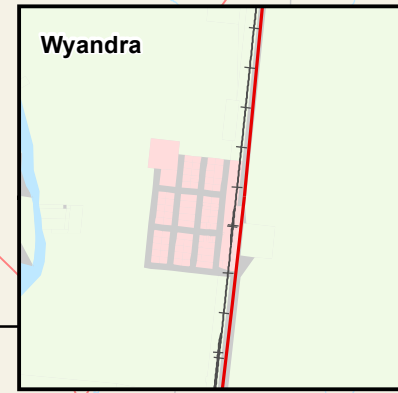
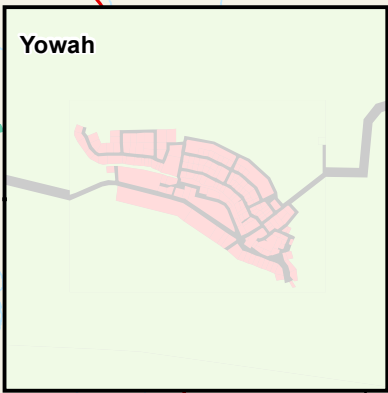
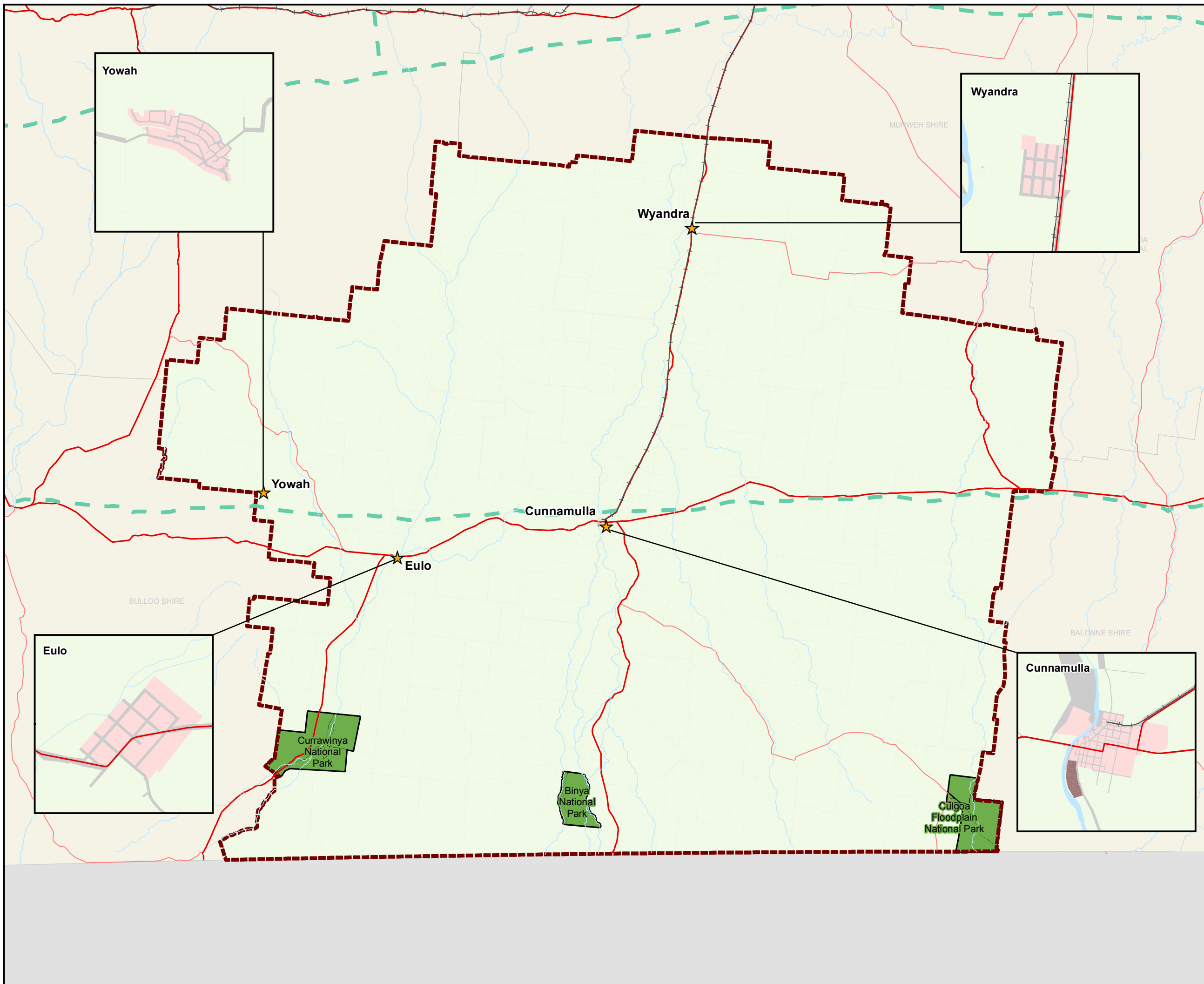
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- State Controlled Road Corridor
- Other Road Corridor
- Petroleum pipeline licences
- Watercourse
- Paroo Local Government Area
- URBAN LAND**
- Township
- NON-URBAN LAND**
- Nature conservation and open space
- Rural residential
- Rural

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Map Size: **A3**  
 Coordinate System: GDA 1994 MGA Zone 55  
 Projection: Transverse Mercator  
 Datum: GDA 1994

Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Paroo Shire Council, 4/05/2018



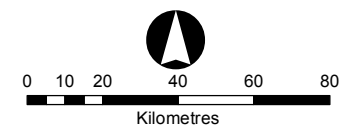


# Paroo Shire Council Planning Scheme Context Map

**LEGEND** **DRAFT**

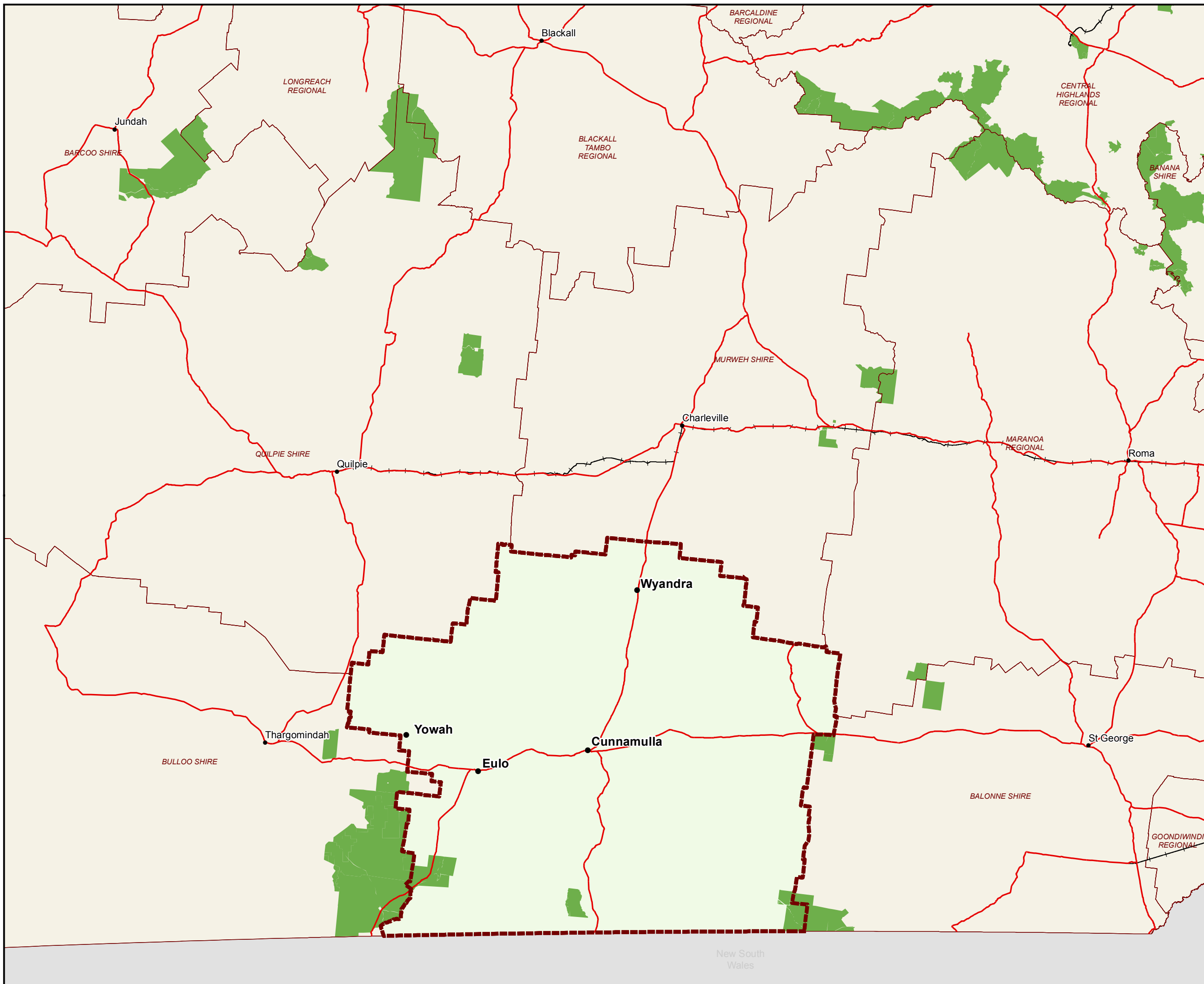
- Railway
- State Controlled Road
- Parks and Reserves
- Local Government Area Boundary
- Paroo Shire

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 Datum: GDA 1994

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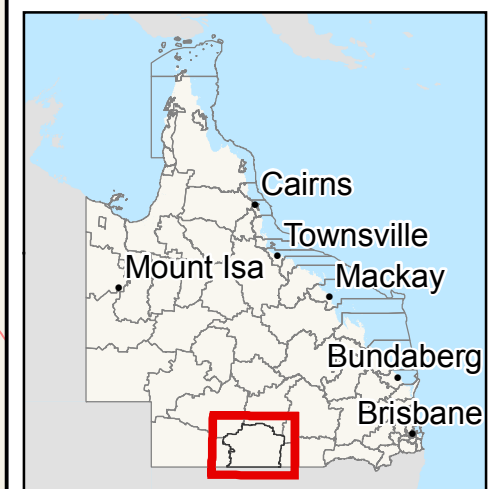
# Paroo Shire Council Planning Scheme Zones

## LEGEND

**DRAFT**

- Railway
  - State Controlled Road Corridor
  - Other Road Corridor
  - Paroo Local Government Area
- ZONE**
- Centre
  - Environmental management and conservation
  - General residential
  - Industry
  - Recreation and open space
  - Rural
  - Rural residential
  - Township

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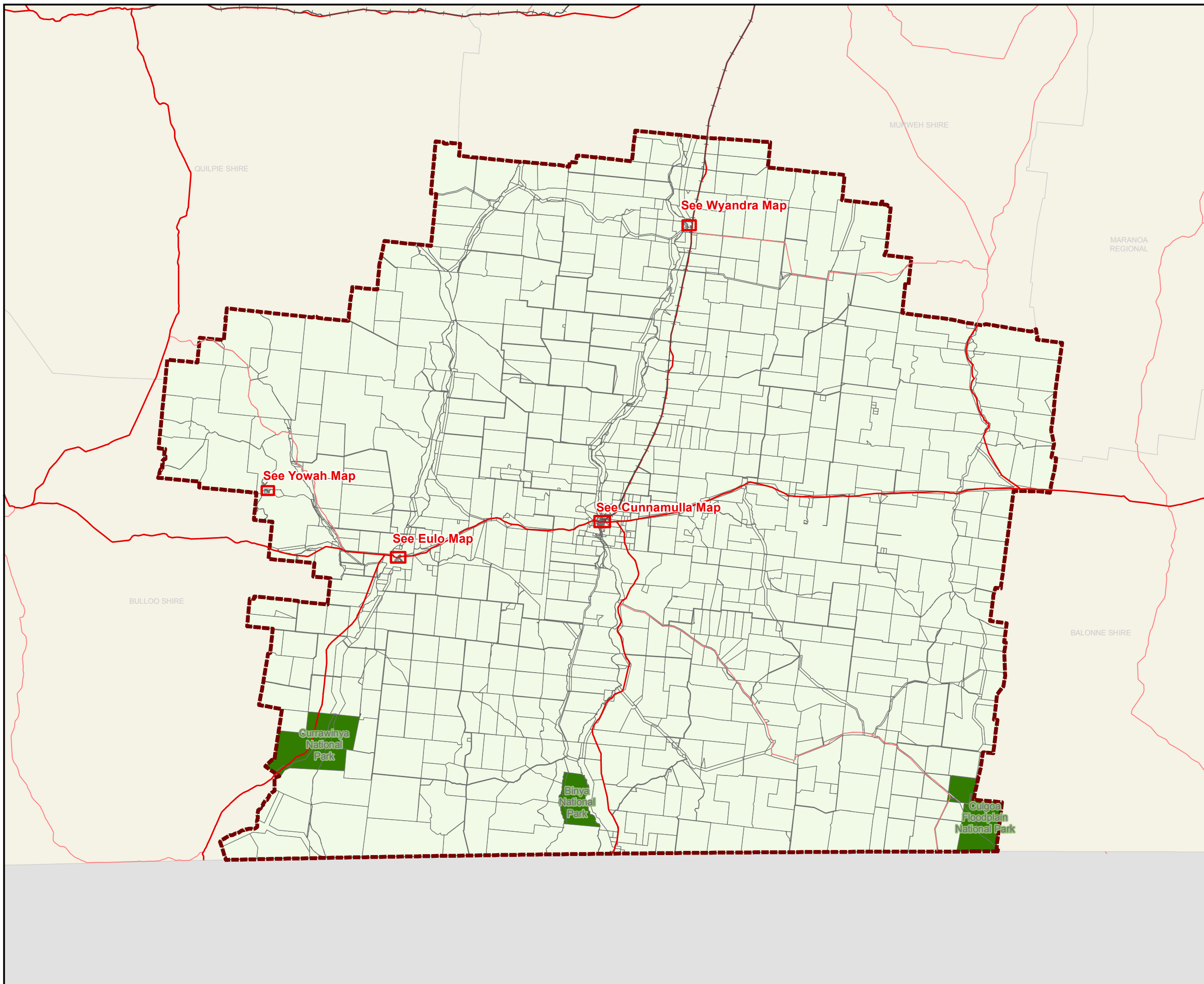


0 5 10 20 30 40  
Kilometres

Map Size: **A3**

Coordinate System: GDA 1994 MGA Zone 55  
Projection: Transverse Mercator  
Datum: GDA 1994

Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Paroo Shire Council, 25/10/2018





# Paroo Shire Council Planning Scheme Cunnamulla Zones

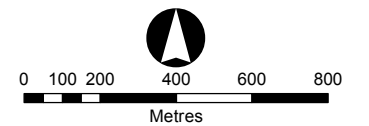
## LEGEND

**DRAFT**

### ZONE

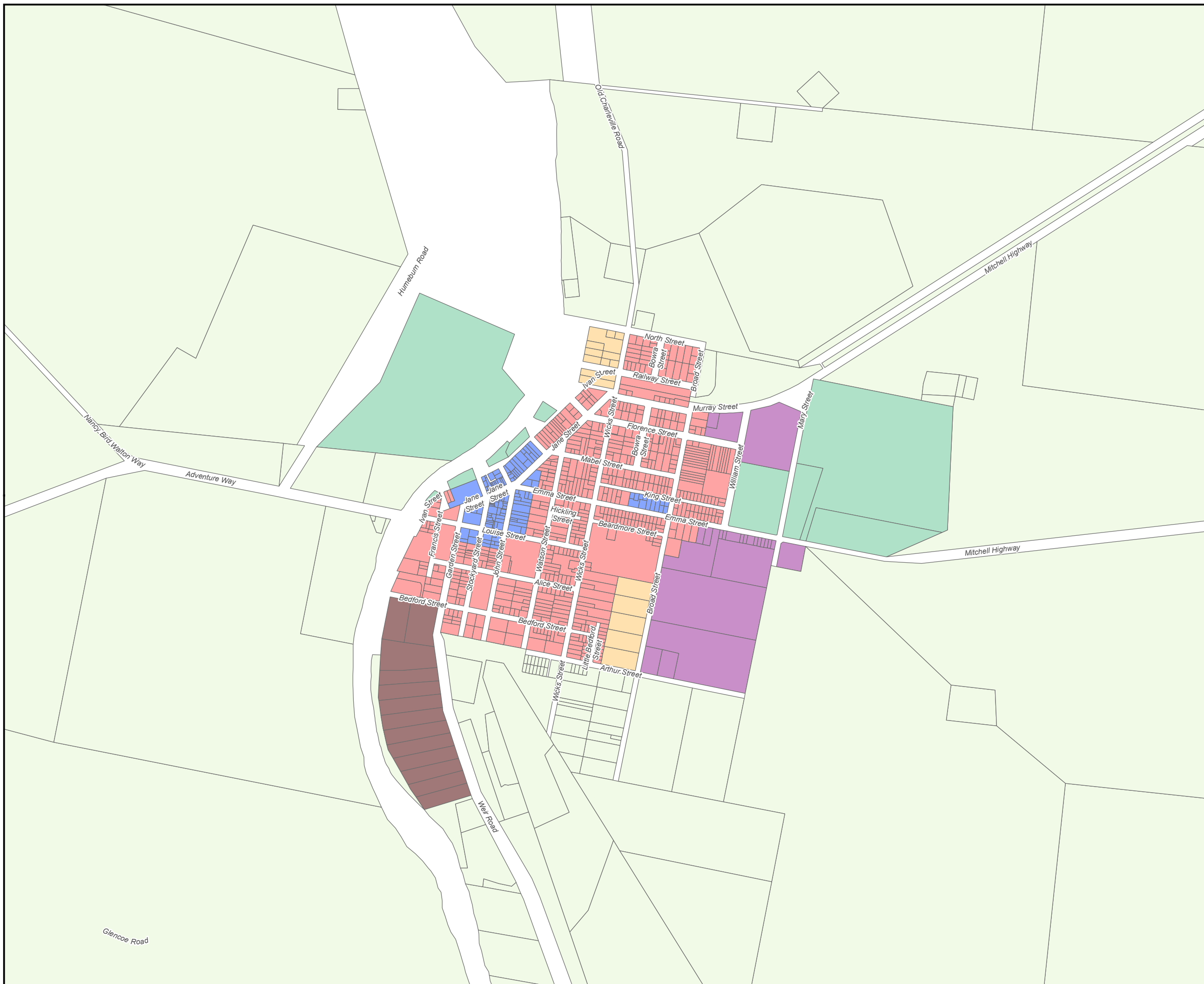
- Centre
- General residential
- Industry
- Recreation and open space
- Rural
- Rural residential
- Township

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Map Size: **A3**  
 Coordinate System: GDA 1994 MGA Zone 55  
 Projection: Transverse Mercator  
 Datum: GDA 1994

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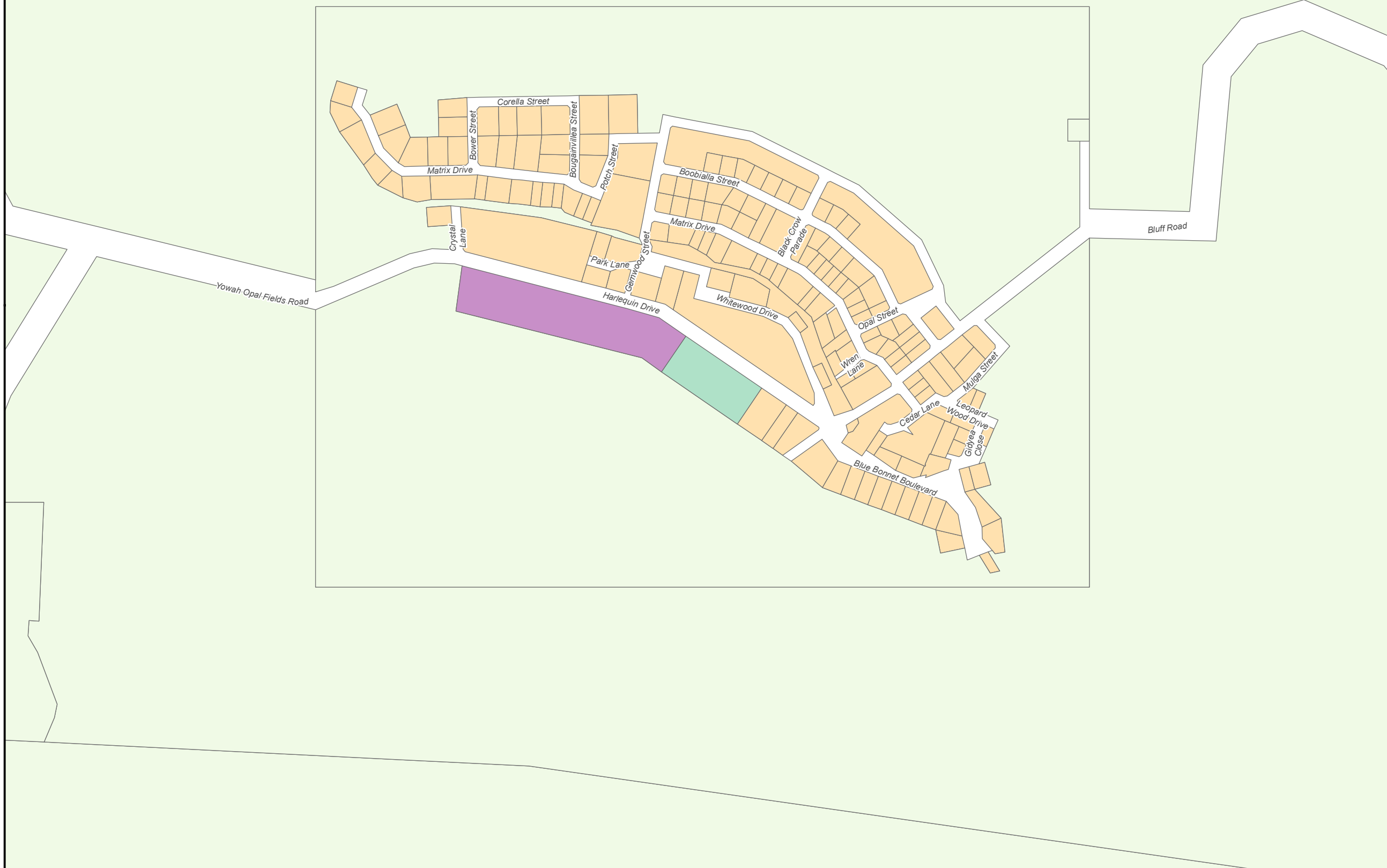
# Paroo Shire Council Planning Scheme Yowah Zones

## LEGEND

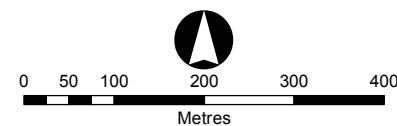
**DRAFT**

### ZONE

-  Industry
-  Recreation and open space
-  Rural
-  Township



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Map Size: **A3**  
 Coordinate System: GDA 1994 MGA Zone 55  
 Projection: Transverse Mercator  
 Datum: GDA 1994




Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Paroo Shire Council, 25/10/2018



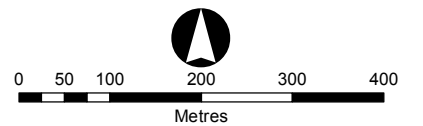
Paroo Shire Council  
Planning Scheme  
Wyandra Zones

**LEGEND** **DRAFT**

**ZONE**

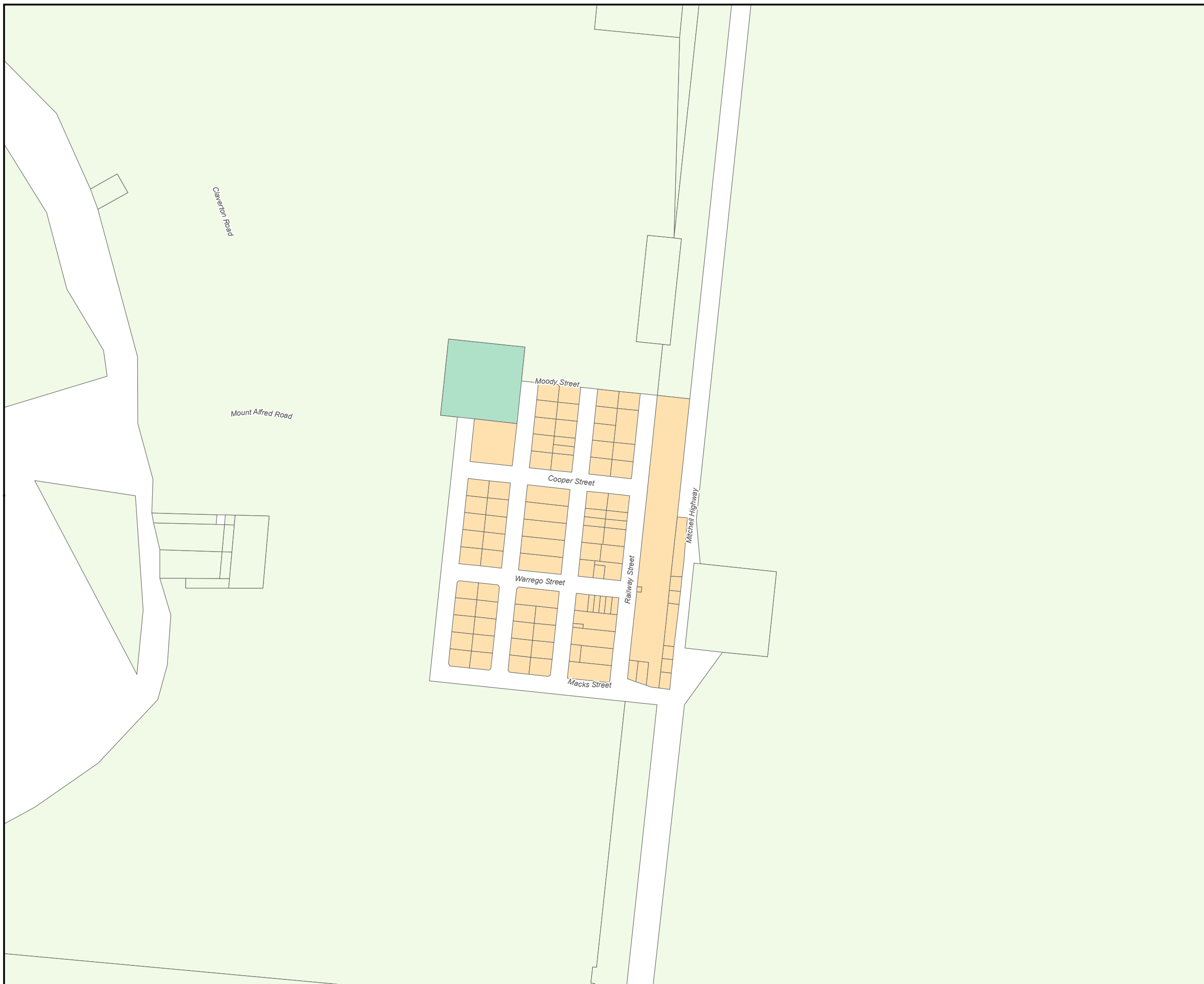
-  Recreation and open space
-  Rural
-  Township

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Map Size: **A3**  
Coordinate System: GDA 1994 MGA Zone 55  
Projection: Transverse Mercator  
Datum: GDA 1994

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Paroo Shire Council  
Planning Scheme  
Eulo Zones

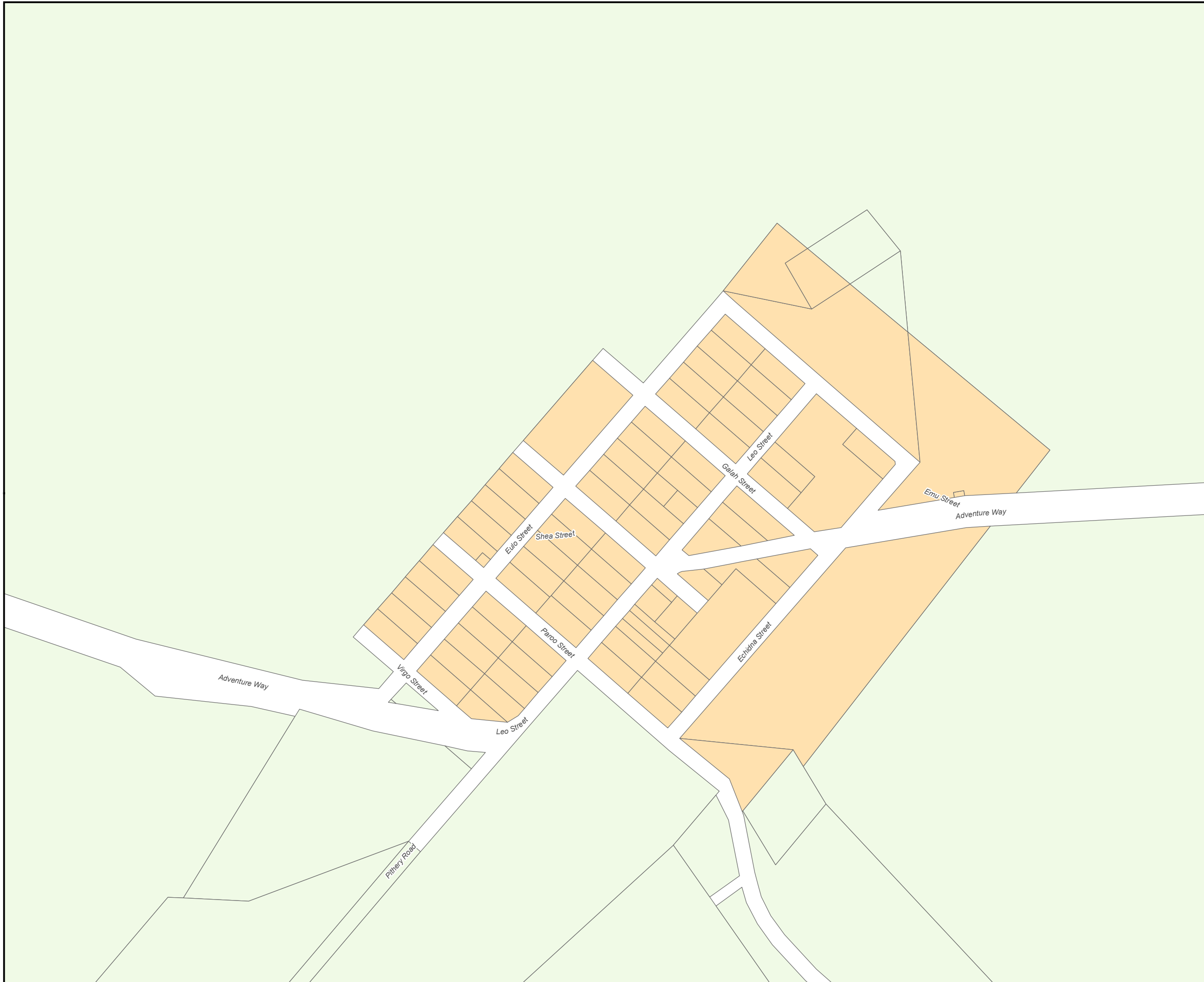
LEGEND

**DRAFT**

ZONE

 Rural

 Township



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0 50 100 200 300 400

Metres

Map Size: A3

Coordinate System: GDA 1994 MGA Zone 55

Projection: Transverse Mercator

Datum: GDA 1994

Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Paroo Shire Council, 25/10/2018





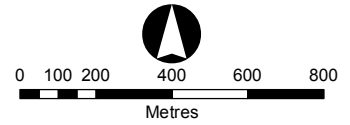
Paroo Shire Council  
Planning Scheme  
Cunnamulla Flood Hazard

**LEGEND** **DRAFT**

- Lot Boundary
- 10.5m @ g044116 Flood Event



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Map Size: **A3**  
 Coordinate System: GDA 1994 MGA Zone 55  
 Projection: Transverse Mercator  
 Datum: GDA 1994  
 Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Paroo Shire Council, 4/05/2018



Paroo Shire Council  
 Planning Scheme  
 Wyandra Flood Hazard

**LEGEND** **DRAFT**

 Lot Boundary

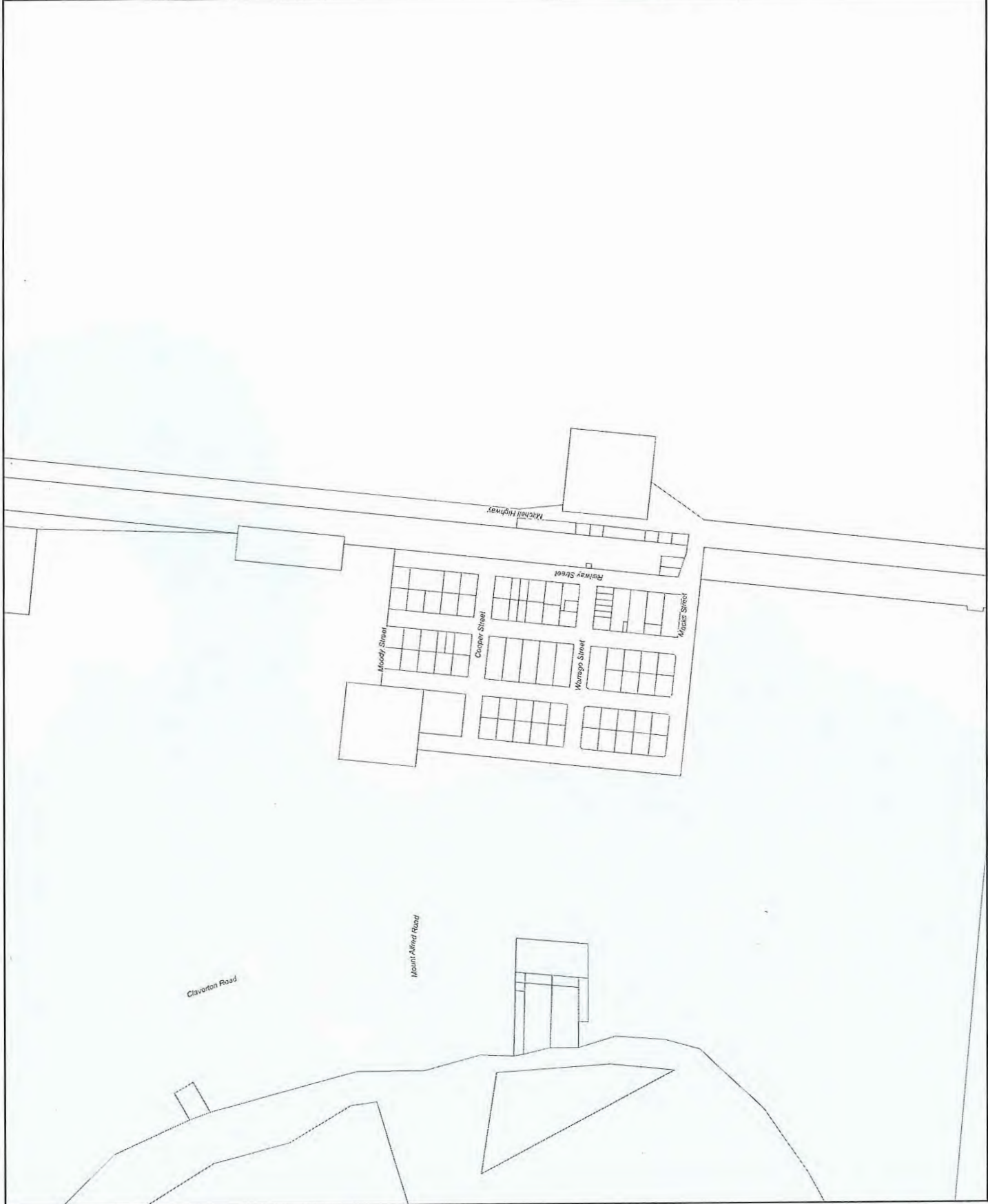
9.95m @ g044158 Flood Event

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Map Size: A3  
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 Projection: Transverse Mercator  
 Datum: GDA 1994



Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Paroo Shire Council, 20/02/2018

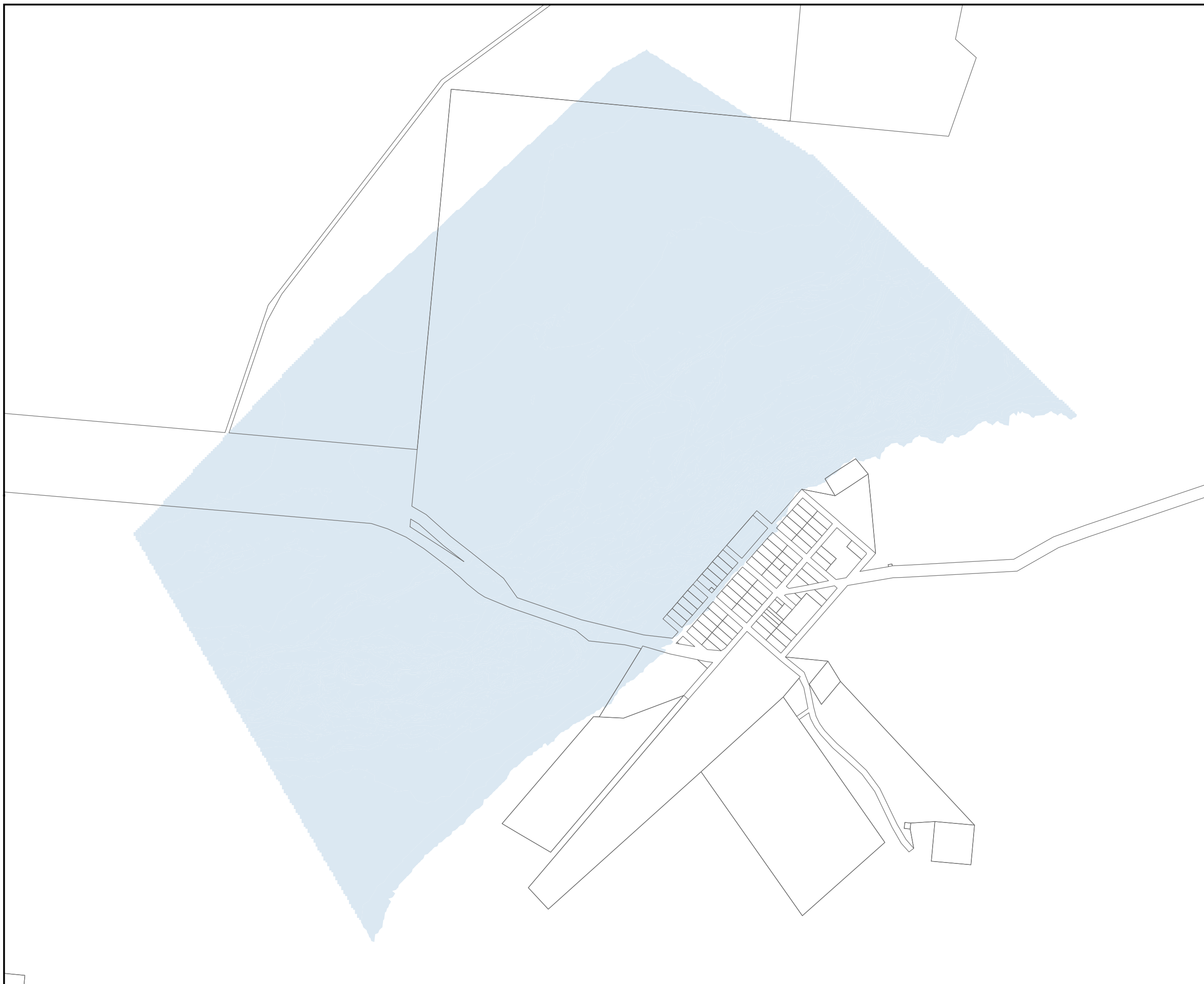




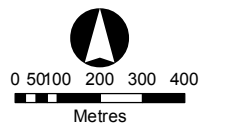
Paroo Shire Council  
Planning Scheme  
Eulo Flood Hazard

**LEGEND** **DRAFT**

-  Lot Boundary
-  6.14m @ g044153 Flood Event  
(1% Annual Exceedance Probability)



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Map Size: **A3**  
Coordinate System: GDA 1994 MGA Zone 55  
Projection: Transverse Mercator  
Datum: GDA 1994

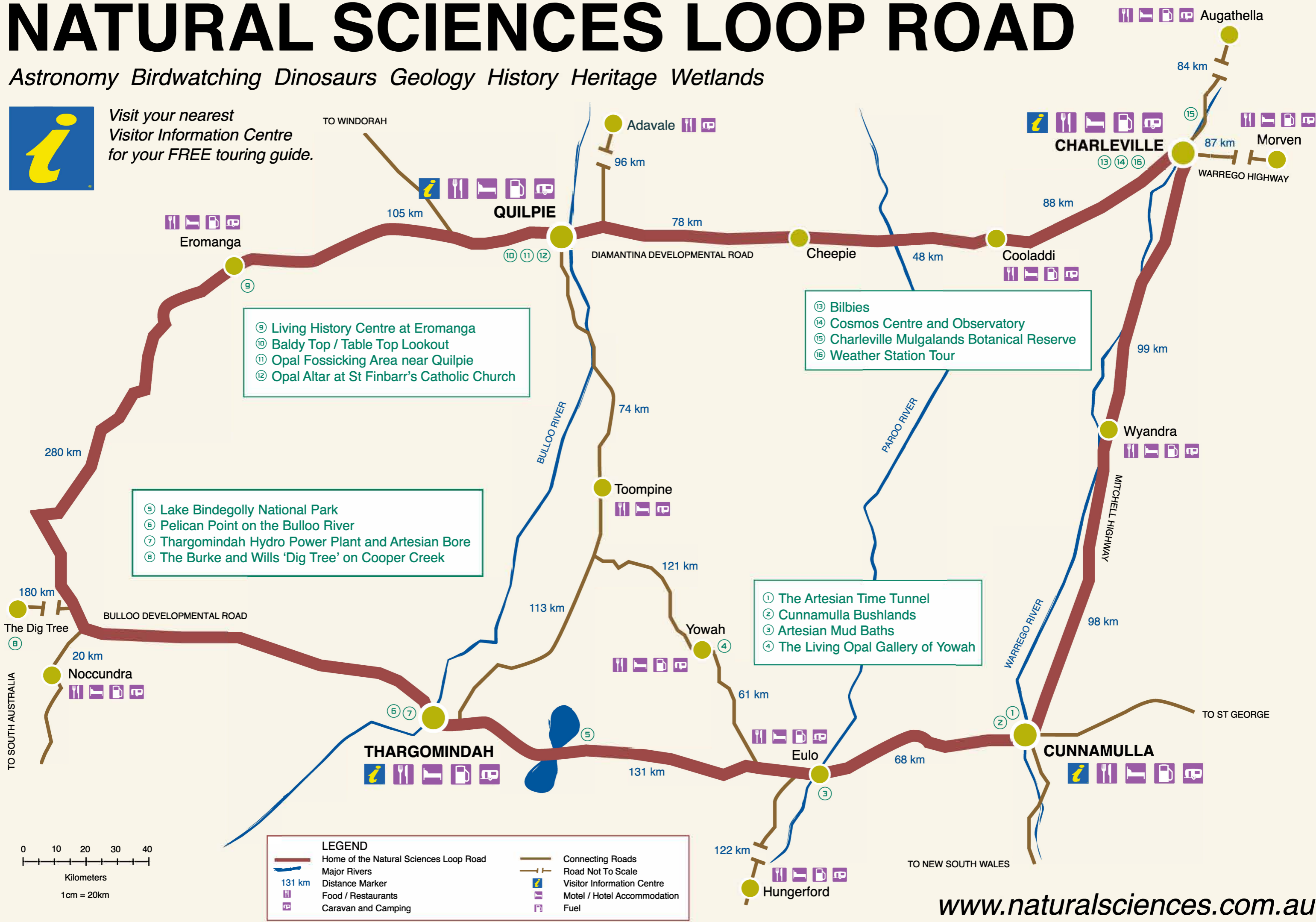
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- ⑦ Thargomindah Hydro Power Plant and Artesian Bore
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- ① The Artesian Time Tunnel
- ② Cunnamulla Bushlands
- ③ Artesian Mud Baths
- ④ The Living Opal Gallery of Yowah

**LEGEND**

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