

PLANNING SCHEME



2017



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Part 1 About the planning scheme

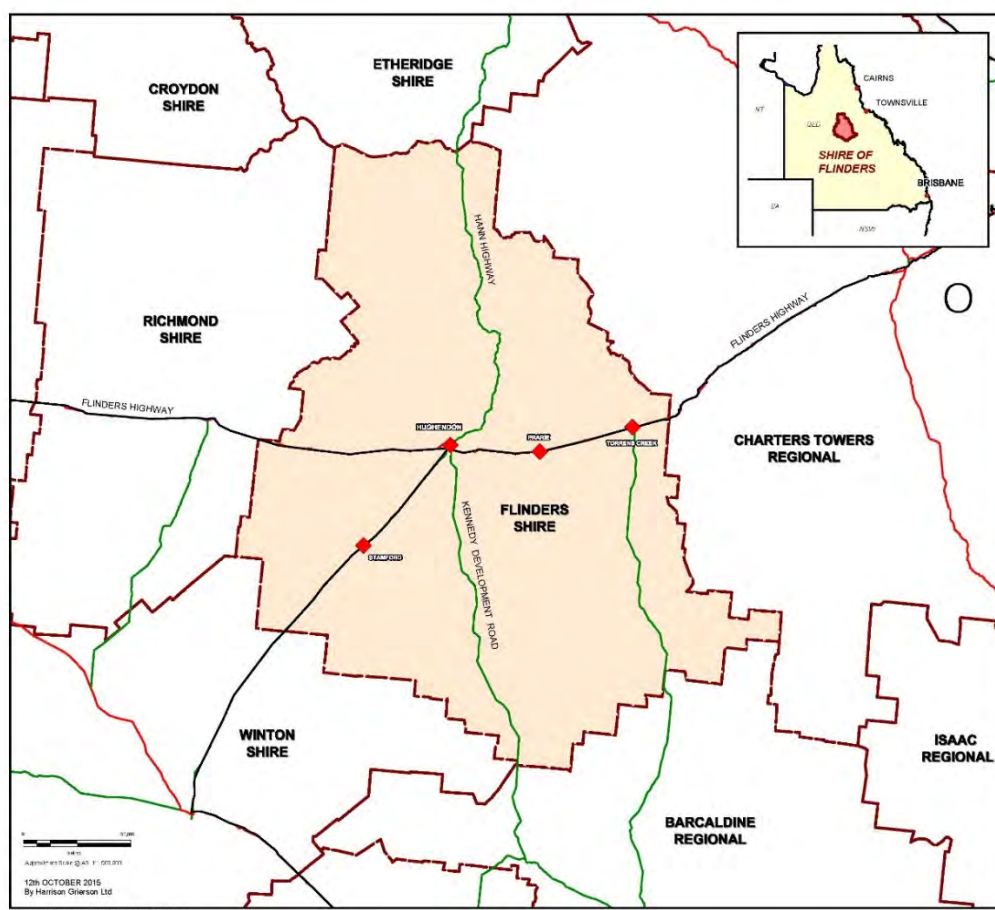


1. Part 1 About the planning scheme

1.1. Introduction

- (1) The Flinders Shire Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was made to be consistent with the Planning Act 2016 (the Act) under section 287(3) of the Act.
- (3) In seeking to achieve this purpose, the planning scheme sets out Flinders Shire's intention for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 10-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Flinders Shire including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in **Map 1**.

Map 1 – Local Government planning scheme area and context



Editor's note—State and Commonwealth legislation may state that the planning scheme does not apply to certain areas, e.g. Brisbane core port land where there is a land use plan, only to the extent of any inconsistency.

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) Community facilities zone;
 - (ii) Centre zone;
 - (iii) Conservation zone;
 - (iv) General residential zone;
 - (v) Low impact industry zone;
 - (vi) Medium impact industry zone;
 - (vii) Recreation and open space zone;
 - (viii) Rural zone;
 - (ix) Rural residential zone;
 - (x) Special purpose zone;
 - (xi) Township zone
 - (g) the following overlays:
 - (i) Biodiversity overlay;
 - (ii) Bushfire hazard overlay;
 - (iii) Flood hazard overlay;
 - (iv) Heritage overlay;
 - (v) Major infrastructure overlay;
 - (vi) Wetland and waterway corridor overlay
 - (h) the following development codes:
 - (i) Centre and entertainment activities code;
 - (ii) Community and recreation activities code;
 - (iii) Home based business code;
 - (iv) Industry and infrastructure activities code;
 - (v) Operational works code;
 - (vi) Reconfiguring a lot code;
 - (vii) Residential activities code;
 - (viii) Rural activities code
 - (i) Schedules and appendices;
- (2) The following planning scheme policies support the planning scheme:
 - (a) Engineering standards planning scheme policy;
 - (b) Preferred plant species planning scheme policy;
 - (c) Rural subdivision policy

1.3. Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the Planning Act 2016 (the Act)
 - (b) the Planning Regulation 2017 (the Regulation), other than the regulated requirements.
 - (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 any of the above.
 - (f) Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (1) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1: Definitions (1), the meaning contained in the instrument highest on the list will prevail.
- (2) 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.
- (3) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (4) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note – In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the 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—This is an example of a footnote

1.3.3. Punctuation

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

1.3.4 Zones for roads, waterways and reclaimed land

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

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

1.4. Categories of development

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

(a) accepted development

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

(b) assessable development

- i. code assessment
- ii. impact assessment

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

(c) prohibited development.

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

(2) The 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:

- 5.5 Categories of development and assessment – Material change of use
- 5.6 Categories of development and assessment – Reconfiguration of a lot
- 5.7 Categories of development and assessment – Building work
- 5.8 Categories of development and assessment – Operational works
- 5.9 Categories of development and assessment – Local plans
- 5.10 Categories of development and assessment – Overlays

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

1.5. Hierarchy of assessment benchmarks

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

- (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
- (b) relevant codes as specified in Schedules 6-7 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
- (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
- (d) zone codes prevail over use codes and other development codes to the extent of the inconsistency

1.6. Building work regulated under the planning scheme

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

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*)

- (3) This planning scheme, through 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 a planning scheme to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under section 32 of the *Building Act 1975*. These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstructions and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative *boundary clearances* and *site cover* provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
 - (a) Low density residential zone: assessment of a Class 10A building
 - (b) Medium density residential zone: assessment of a Class 10A building

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

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

Part 2 State planning provisions



2. Part 2 State planning provisions

2.1. State planning policy

The minister has identified that the state planning policy dated April 2016 is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated

All

State interests in state planning policy not integrated

Nil

State interests in state planning policy not relevant to Flinders Shire Council

- Coastal environment
- Strategic ports

Editor's note—In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2. Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the North West Queensland Regional Plan as it applies in the planning scheme area.

2.3. Regulated requirements

The Minister has identified that the regulated requirements prescribed in the Planning Regulation are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

Part 3 Strategic framework



3. Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following three themes that collectively represent the policy intent of the scheme:
 - (i) growth and community
 - (ii) economic development
 - (iii) tourism and the natural environment
 - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme
 - (d) the element(s) that refine and further describe the strategic outcome(s)
 - (e) the Specific outcomes sought for each, or a number of, elements
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the Planning Scheme.

3.2 Strategic Intent

Flinders Shire is a rural council in North West Queensland located 370 kilometres west of Townsville and 1,400 kilometres north-west of Brisbane.

The Shire is 41,538 square kilometres in area, with the majority of the Shire utilised for cattle production. Much of the Shire is within the catchment of the Flinders River which drains west and north toward the Gulf of Carpentaria, providing huge potential for the development of irrigation based intensive agriculture. The estimated population of Flinders Shire in 2013 was 1,828 (Australian Bureau of Statistics 2014).

The town of Hughenden, at the geographic centre of the Shire and straddling the Flinders River, is the primary commercial and administrative centre of the Shire. Hughenden is at the meeting of the Flinders and Hann Highways and with the planned upgrade to the Hann Highway has the potential to become a major regional transport hub for North West Queensland.

The Shire includes several small villages, Prairie and Torrens Creek, on the Flinders Highway to the east of Hughenden and Stamford to the south west on the Kennedy Development Road. The Shire includes a number of national parks, Porcupine Gorge, White Mountains, Moorinya and Blackbraes. The Porcupine Gorge National Park is, in particular, popular with tourists.

Flinders Shire Council is actively working to support the economy of the Shire and to encourage new business and industry to establish. In particular, with respect to the development of meat processing and irrigation based intensive agricultural industries in the Shire. The Council is also investing in facilities to enhance the quality of life for the Flinders Shire community such as a recreational lake near Hughenden.

The Council's and the community's vision for Flinders Shire is:

"A proactive and innovative regional community that will lead the next stage of development in North West Queensland, while preserving the friendly nature and strong community spirit Flinders Shire is known for."

This planning Scheme is a key tool to facilitate this vision with an emphasis on providing an environment to promote economic development while also preserving the Shire's liveability and sense of place.

The strategic framework outlines the policy foundation of the planning Scheme.

3.3 Growth and community

3.3.1 Flinders Shire Vision

1. *To grow, sustainably, and not become too big – to retain the close knit community that exists currently, while also becoming a vibrant and diverse town with a sustainable local economy and plenty of employment opportunities.*
2. *To continue to improve the liveability of the Shire and establish a healthy community.*
3. *To provide more opportunities for young people to work and recreate within the Shire and encourage them to stay.*
4. *For all residents to think "We are better off here".*

3.3.2 Element 1 Growth Management

3.3.2.1 Strategic outcomes

- (1) The population of Flinders Shire will grow to approximately 4000 people over the life of the planning Scheme.
- (2) Hughenden remains the principal urban centre accommodating the majority of this population growth.
- (3) The existing villages of Prairie, Torrens Creek and Stamford are retained and encouraged to grow.
- (4) The Shire provides a range housing choices and opportunities to encourage retention of existing residents and greater immigration into the Shire.
- (5) Residential areas remain primarily low density environments with a focus on retaining and enhancing individual neighbourhood character, amenity, privacy and safety.
- (6) Higher density residential development, such as *multiple dwellings* in appropriate locations are encouraged subject to appropriate design.
- (7) Developments for *residential activities* are compatible with, and complementary to *rural activities*.

3.3.2.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 Future development is focused on the existing urban area of Hughenden where the amount of unconstrained and serviced land available for development is adequate to meet expected population and employment growth and demand.	LS1.1 Residential development and growth is primarily accommodated within the General residential zone. LS 1.2 The development of <i>multiple dwellings</i> is encouraged within the General residential zone.
SO 2 A range of rural residential development opportunities is provided.	LS 2.1 The Rural residential zone provides rural residential lifestyle opportunities and is located at the periphery of Hughenden and the villages. LS 2.2 The Rural zone allows for allotments down to 100 hectares where within 10 kilometres of Hughenden.
SO 3 The development and growth of the villages of Prairie, Torrens Creek and Stamford is supported.	LS 3.1 The villages of Prairie, Torrens Creek and Stamford are included in the Township Zone. LS 3.2 Appropriate areas near the villages are included in the Rural residential zone.

3.3.3 Element 2 – Safety and Amenity

3.3.3.1 Strategic Outcomes

- (1) Development achieves a high standard of design and liveability.
- (2) Development ensures the amenity and safety of the local area is preserved.
- (3) Flinders Shire provides safe and comfortable environments to live in, work and visit.
- (4) Industrial areas are located appropriately with respect to managing off-site impacts and reducing reverse amenity.
- (5) Further development of the road and transport network improves safety and amenity.
- (6) Development ensures the amenity and safety of the local area is preserved.
- (7) The risks from natural hazards are managed.

3.3.3.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 Development is located, designed and managed to: <ol style="list-style-type: none"> (a) maintain and where possible enhance amenity and <i>streetscape</i> quality; and (b) enhance landscape character; and (c) be compatible with other development. 	LS 1.1 Development is at a scale, form and density that is consistent with the purpose and overall outcomes of each zone and development codes. LS 1.2 Where appropriate, development may require <i>landscaping</i> along the <i>road frontage</i> .
SO 2 Development maintains and enhances the amenity of the local area by avoiding or minimising adverse impacts arising from: <ol style="list-style-type: none"> (a) noise; and (b) hours of operation; and (c) odour or other air emissions; and (d) traffic generation; and (e) lighting and signage. 	LS 2.1 Amenity is managed through the various provisions within the zone and use codes.
SO 3 <i>Multiple dwelling</i> development provides high quality urban design and ensure the amenity and character of the local area is retained or enhanced.	LS 3.1 The design of <i>multiple dwelling</i> developments is managed by the relevant zone and development codes to ensure: <ol style="list-style-type: none"> (a) amenity is protected; and (b) high quality design is achieved.
SO 4 Development promotes and encourages community safety.	LS 4.1 Development design incorporates the principles of Crime Prevention Through Environmental Design (CPTED).
SO 5 Future major road development improves the amenity of Hughenden.	LS 5.1 The proposed bypasses of Hughenden (refer Map SP-001) will improve amenity and safety by reducing the level of heavy vehicle traffic through the town.

Specific outcomes	Land use strategies
<p>SO 6 Development shall ensure that:</p> <p>(a) <i>industrial activities</i> are located away from land uses that are sensitive to, or at risk from, the adverse impacts of industry; and</p> <p>(b) <i>sensitive land uses</i> are separated from uses or areas zoned for activities that have the capacity to generate nuisance noise and emissions to the air, including odour.</p>	<p>LS 6.1 The Low impact industry zone accommodates low impact <i>industrial activities</i> with minimal impact on the amenity of <i>sensitive land uses</i>.</p> <p>LS 6.2 Higher impact <i>industrial activities</i> are accommodated within the Medium impact industry zone and are separated from existing and future residential areas.</p> <p>LS 6.3 The proposed abattoir <i>site</i> is located in the Medium impact industry zone and to the west of Hughenden separated from any existing or future residential development by several kilometres Hughenden (refer Zone Map ZM-002).</p> <p>LS 6.4 The expansion of existing <i>industrial activities</i>, outside the Low Impact and Medium impact industry zones is discouraged.</p>
<p>SO 7 Flinders Shire's people and properties are not exposed to unacceptable risk as a result of natural hazards such as flood or bushfires.</p>	<p>LS 7.1 Areas of risk due to flooding or bushfire are mapped within overlays.</p> <p>LS 7.2 Development provides for safe and effective access for <i>emergency services</i> access and for evacuation.</p> <p>LS 7.3 Building design and location protects people and property from natural hazards.</p> <p>LS 7.4 Development does not increase natural hazard risk to other properties.</p> <p>LS 7.5 Development does not occur in high risk areas where the natural hazard risk is unacceptable.</p> <p>LS 7.6 In natural hazard areas where the risk is acceptable, development may occur but only when it mitigates the risk through appropriate <i>built form</i> or the incorporation of environmentally sensitive <i>site</i> management measures.</p>
<p>SO 8 Development for <i>animal keeping (stables)</i> ensures the impact on the amenity of <i>adjoining premises</i> is managed.</p>	<p>LS 8.1 The development of new <i>stables</i> is encouraged within the Rural and Rural residential zones and managed via the Rural activities code.</p>

3.3.4 Element 3 Recreation and Community Facilities

3.3.4.1 Strategic Outcomes

- (1) The development and retention of health related activities to meet the existing and future needs of the community.
- (2) Recreational services and facilities that meet the existing and future needs of the community.
- (3) Aged facilities and services that meet the existing and future needs of the community.
- (4) A recreational lake at Hughenden.
- (5) Flinders Shire's cultural heritage is preserved and valued.

3.3.4.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 The retention and expansion of existing private and public health facilities and development of new facilities is encouraged.	LS 1.1 Development of health based <i>community activities</i> , including schools and <i>hospitals</i> , are supported in the Community facilities zone. LS 1.2 The development of private medical facilities are supported in the Community facilities zone and Centre zone.
SO 2 Existing recreational facilities and parklands are preserved and the provision of new recreational facilities and parkland is supported.	LS 2.1 The sport and recreation facilities of Flinders Shire including but not limited to the following are included with the Recreation and open space zone: <ul style="list-style-type: none"> • Robert Gray Memorial Park • Lions Rotary Park • Bully Playford Park • Rotary Apex Park • Discovery • Bowls Club • Hughenden Swimming Pool • Hughenden Golf Club LS 2.2 The Recreation and open space zone provides for informal <i>Parks</i> . LS 2.3 Development within the Recreation and open space zone is limited to uses which are compatible with recreation and parkland.
SO 3 Existing <i>community activities</i> are retained and development of additional facilities are encouraged.	LS 3.1 The <i>community activities</i> of Flinders Shire including but not limited to the following are included within the Community facilities zone: <ul style="list-style-type: none"> • Hughenden Showground • Diggers Entertainment Centre • All schools • Hughenden Hospital LS 3.2 Development within the Community facilities zone is limited to uses which are compatible with the continued function of these <i>sites</i> .

Specific outcomes	Land use strategies
SO 4 Existing aged care facilities are retained and development of additional facilities are encouraged.	LS 4.1 The development of <i>retirement facilities</i> and <i>residential care facilities</i> is supported within: <ul style="list-style-type: none"> (a) The Community facilities zone; and (b) The General residential zone subject to management of off-site impacts on nearby properties, in particular amenity and traffic generation.
SO 5 The development of the recreational lake is supported and facilitated.	LS 5.1 The area of the proposed recreational lake and ancillary recreational facilities is included in the Recreation and open space zone.

3.3.5 Element 4 Cultural heritage

3.3.5.1 Strategic Outcomes

- (1) Flinders Shire's cultural heritage is preserved and valued.

3.3.5.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 Places of heritage significance are: <ul style="list-style-type: none"> (a) identified and acknowledged; and (b) protected from any adverse impacts from development. 	LS 1.1 Heritage places of local and state significance are identified within the Heritage overlay. <p>LS 1.2 Areas of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are retained and protected in accordance with the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Torres Strait Islander Cultural Heritage Act 2003</i>.</p> <p>LS 1.3 Heritage places are retained and protected.</p> <p>LS 1.4 Development does not undermine heritage values and access.</p> <p>LS 1.5 Development on <i>adjoining premises</i> (as identified by the Heritage overlay) is compatible with the values of the heritage place.</p>

3.4 Economic Development

3.4.1 Flinders Shire Vision

1. *Flinders Shire is a place of opportunity, where business is actively encouraged to establish knowing that they have a long and prosperous future.*
2. *Efficient infrastructure is established which supports this growth.*
3. *To realise the Hann Highway upgrade, and open up the inland route, with Hughenden at the centre – a commercial and industrial hub for North West Queensland at the transport crossroads where people can go north, south, east, or west.*

3.4.2 Element 1 Centre and entertainment activities

3.4.2.1 Strategic Outcomes

- (1) The development of new commercial and retail businesses within Hughenden and the villages which support a growing population and expanding industries in the Shire are encouraged.
- (2) Barriers to the development of *centre activities* within the Centre Zone are minimised.
- (3) The commercial centre of Hughenden retains and improves a high quality *built form*.
- (4) The attraction of new *centre activities* is supported by the provision of adequate, easily serviced and appropriately zoned land.

3.4.2.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
<p>SO 1 Hughenden's commercial centre comprises a mix of retail, residential, commercial, civic and entertainment related activities and:</p> <p>(a) is conducive to the retention of existing businesses and establishment of new businesses; and</p> <p>(b) is urban in character with buildings that integrate at street level; and</p> <p>(c) is a place to work, do business, live, and be entertained; and</p> <p>(d) offers a high level of public amenity; and</p> <p>(e) achieves a high quality <i>built form</i> with respect to:</p> <ul style="list-style-type: none"> • <i>landscaping</i>; and • building design and quality of construction; and • <i>streetscape</i> design; and • building façade quality; and • parking areas. 	<p>LS 1.1 The commercial centre of Hughenden is included in the Centre zone.</p> <p>LS 1.2 The full range of <i>centre</i> and <i>entertainment activities</i> are supported and encouraged in the Centre Zone.</p> <p>LS 1.3 Development provides activated frontages with <i>centre</i> and <i>entertainment activities</i> at street level.</p> <p>LS 1.4 The commercial centre incorporates:</p> <p>(a) <i>streetscape</i> plantings, including street trees to enhance natural shade provision; and</p> <p>(b) wider footpaths; and</p> <p>(c) way-finding signage to facilitate access to commercial, retail and business uses; and</p> <p>(d) shading (facilitated by awnings, or similar); and</p> <p>(e) pedestrian linkages.</p> <p>LS 1.5 Building and public space design and construction contribute to continual improvement of <i>built form</i> within the commercial centre.</p> <p>LS 1.6 Higher density <i>residential activities</i> such as <i>multiple dwellings</i> are supported within the commercial centre.</p> <p>LS 1.7 On street parking provides sufficient parking for</p>

Specific outcomes	Land use strategies
	<p>smaller <i>centre</i> and <i>entertainment activities</i>.</p> <p>LS 1.8 The preferred location for <i>short-term accommodation</i> is within the Centre zone.</p>
<p>SO 2 Local convenience services are located in the villages of Prairie, Stamford and Torrens creek.</p>	<p>LS 2.1 The Township zone provides for local <i>centre</i> and <i>entertainment activities</i> to service the villages and passing motorists.</p>
<p>SO 3 Constraints to small scale commercial and retail development are minimised, especially where existing buildings are being utilised.</p>	<p>LS 3.1 Small scale commercial or retail development is not required to provide off street parking.</p>

3.4.3 Element 2 Home Based Business

3.4.3.1 Strategic Outcomes

- (1) Low impact *home based businesses* are supported in residential areas for the provision of a mix of new, emerging and small scale business enterprises which support ongoing economic development in the Shire.
- (2) *Home based businesses* do not impact on surrounding residential amenity.

3.4.3.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
<p>SO 1 Development provides for a variety of local employment opportunities through small-scale <i>home based businesses</i> that are compatible with residential amenity.</p>	<p>LS 1.1 Development for <i>home based businesses</i> are supported in the General residential zone and Rural residential zone subject to:</p> <ol style="list-style-type: none"> (a) acceptable <i>off-site</i> impacts, in particular, impact on the amenity of <i>adjoining premises</i>; and (b) consistency with existing residential character. <p>LS 1.2 <i>Home based businesses</i> involving <i>industrial activities</i> are not encouraged.</p>

3.4.4 Element 3 Industry

3.4.4.1 Strategic Outcomes

- (1) The development of new *industrial activities* within Hughenden and the villages supporting and contributing to the growing economy of the Shire.
- (2) The development of *industrial activities* in appropriate locations is encouraged.
- (3) The attraction of new *industrial activities* is supported by the provision of adequate, easily serviced and appropriately zoned land.
- (4) *Industrial activities* are located to avoid impacts on the safety and amenity of *sensitive land uses*.
- (5) The viability of *industrial activities* is protected from the encroachment of incompatible uses.
- (6) Appropriately designed and located *industrial activities* may be supported in the Rural zone where ancillary and complementary to *rural activities*.

3.4.4.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 Sufficient serviced and unconstrained land is provided to allow and support sufficient industrial development to underpin and grow the economy.	LS 1.1 Sufficient and appropriately located industrial land is located within the Low impact industry zone and Medium impact industry zone. LS 1.2 Industrial development in the Low impact and Medium impact industry zones is located in areas already serviced or that can be readily serviced.
SO 2 Development makes provision for appropriate separation distances and/or appropriate buffers to <i>sensitive land uses</i> .	LS 2.1 The distribution of zones ensures that developments that may be incompatible with other uses are appropriately located.
SO 3 The potential impacts of <i>industrial activities</i> on <i>adjoining premises</i> is mitigated by appropriate design, environmental protection measures and <i>landscaping</i> .	LS 3.1 <i>Industrial activities</i> in the Rural zone are developed in accordance with the overall outcomes of the Rural zone code and the Industry and infrastructure activities code.
SO 3 <i>Industrial activities</i> compatible and ancillary to <i>rural activities</i> will be supported in the Rural zone subject to: <ol style="list-style-type: none"> (a) appropriate design and scale; and (b) management of off <i>Site</i> impacts; and (c) not prejudicing nearby <i>rural activities</i>; and (d) protection of environmental and ecological values. 	LS 4.1 <i>Industrial activities</i> in the Rural zone are developed in accordance with the overall outcomes of the Rural zone code and the Industry and infrastructure activities code.

3.4.5 Element 4 Development of Agriculture

3.4.5.1 Strategic Outcomes

- (1) Meat and cattle processing facilities are established within the Shire taking full advantage of local and regional beef production as well as transport opportunities.
- (2) Irrigation based *rural activities* are developed to take advantage of the Shire's water and soil resources.

3.4.5.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 <i>Intensive animal industry</i> and abattoirs are supported in appropriate locations, subject to management of impacts.	LS 1.1 Meat processing facilities and ancillary cattle yards and feedlots are supported within the Medium impact industry zone. LS 1.2 <i>Intensive animal industries</i> , including feedlots and finishing yards are supported in the Rural zone subject to: <ol style="list-style-type: none"> a) adequately addressing environmental impacts; and b) not negatively impacting the viability of other <i>rural activities</i>.
SO 2 The development of irrigation based <i>rural activities</i> is supported and protected from incompatible development.	LS 2.1 Irrigation based <i>rural activities</i> are supported in the Rural zone where appropriate.
SO 3 The lot size of land utilised for irrigation based <i>rural activities</i> allows for development of an appropriate scale to maximise potential economic viability.	LS 3.1 On <i>sites</i> within the Rural zone where the majority of the <i>site</i> is being utilised for irrigation based <i>rural activities</i> , smaller allotment sizes may be accommodated where appropriate.

3.4.6 Element 5 Road Network Upgrade and Regional Transport Hub

3.4.6.1 Strategic Outcomes

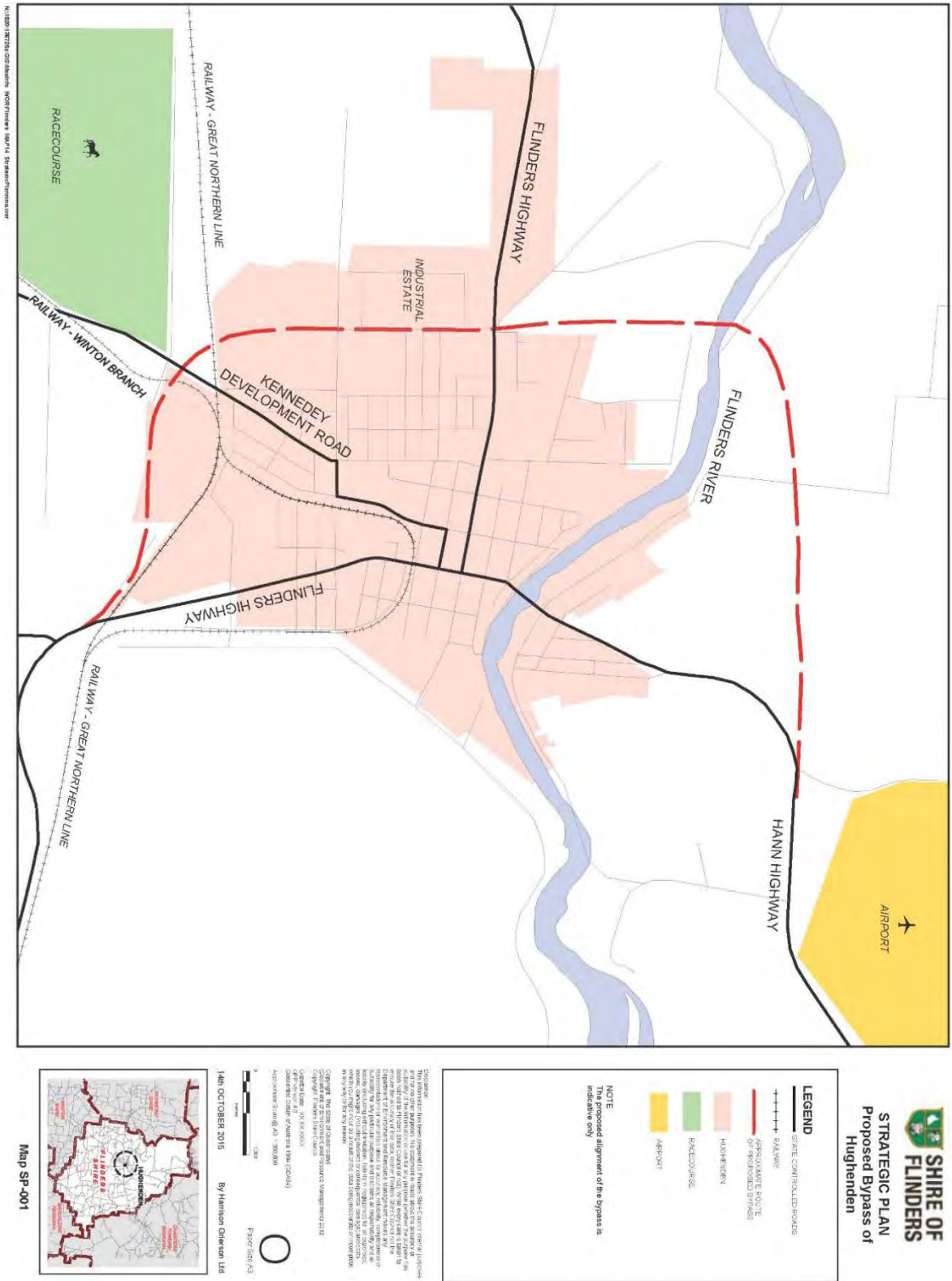
- (1) The Hann Highway will become a primary inland transport corridor connecting North Queensland with South East Queensland and the southern states.
- (2) Hughenden will become a major transport hub at the intersection of two major highways, the Hann and the Flinders, and other major roads, including the Hughenden-Winton Road and the Hughenden-Muttaburra Road.
- (3) Hughenden will take full advantage of the economic opportunities offered by the proposed bypasses of the town and the upgrade of the Hann Highway.

3.4.6.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 (a) The development of the major road network within Flinders Shire supports the Shire's role as a future major transport hub for the region; (b) It is the vision of Flinders Shire Council that the sealing of the Hann Highway and the Bypass of Hughenden will be achieved during the life of this planning scheme	LS 1.1 Council will work with other level of governments to achieve the goal of sealing of the Hann Highway. LS 1.2 Council will work with other level of governments to achieve the goal of a bypass of Hughenden (Refer map SP-001) . LS 1.3 <i>Centre and industrial activities</i> such as <i>service stations</i> and truck stops as well as vehicle maintenance facilities will be encouraged in suitable locations.
SO 2 Local convenience services for transport activities are located at in the villages of Prairie, Stamford and Torrens creek.	LS 2.1 The Township zone provides for local <i>centre activities</i> and Low impact <i>industrial activities</i> (e.g mechanical services) to service transport activities.

Map SP-001: Vision for Future Bypass of Hughenden

(Note: This map is indicative only and does not necessarily indicate the alignment of any future bypass)



3.4.7 Element 6 Provision of Infrastructure

3.4.7.1 Strategic Outcomes

- (1) The population of Flinders Shire is serviced by *trunk infrastructure* that meets the needs of the community
- (2) The population of Flinders Shire is serviced by energy infrastructure that meets the needs of the community and minimises adverse environmental impacts.
- (3) Water is sustainably managed on a total water cycle basis including in the planning, design and operation of the Shire's water, wastewater and stormwater infrastructure networks, and in order to maintain the wellbeing of the community and the environment.
- (4) Water sensitive urban design principles are applied where appropriate.
- (5) Aviation facilities are protected from encroachment by uses that could potentially impact on the operational airspace of the airfield, impact the safe operation of aircraft and restrict use and development of the airport for *air services*.

3.4.7.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 Development supports the orderly, equitable, efficient use and safe operation of existing and planned future infrastructure integral to the existing and planned future land use pattern including: <ol style="list-style-type: none"> (a) water supply; and (b) wastewater disposal; and (c) the transport network; and (d) stormwater; and (e) parks; and (f) land for community facilities 	LS 1.1 Urban development is generally limited to areas serviced by <i>trunk infrastructure</i> . LS 1.2 Development in areas generally serviced by <i>trunk infrastructure</i> are connected in accordance with the relevant development code.
SO 2 Existing major infrastructure facilities are retained and development of additional facilities are encouraged.	LS 2.1 Major Council, Government and semi government infrastructure is included within the Special purpose zone: For example: <ul style="list-style-type: none"> • Hughenden landfill; and • Hughenden water treatment plant; and • Hughenden sewage treatment plant; and • Hughenden Airport; and • Council Depots. LS 3.2 Development within the Special purpose zone is limited to uses which are compatible with the continued function of these facilities.
SO 3 Development for new broad scale development incorporates effective stormwater infrastructure that: <ol style="list-style-type: none"> (a) maintains local water quality; and (b) effectively manages or mitigates adverse impacts of stormwater runoff to the receiving environment; and (c) incorporates water sensitive urban design where appropriate. 	LS 3.1 Stormwater is managed in accordance with the relevant development code.

Specific outcomes	Land use strategies
SO 4 Development incorporates best practice integrated water management in the planning, design and operation of water related components of development, in particular, water supply and disposal.	LS 4.1 Water supply and treatment in accordance with the relevant development code.
SO 5 Development ensures that the continued functioning of <i>Aviation facilities</i> , major electricity infrastructure, <i>substations</i> and the <i>stock route network</i> is protected from incompatible development.	LS 5.1 Development is managed by the Major infrastructure overlay code
SO 6 Development: <ul style="list-style-type: none"> (a) does not impact on the safety and efficiency of the state transport network; or (b) does not compromise the orderly provision or upgrading of the state transport network or infrastructure. 	LS 6.1 Development is managed by the Major infrastructure overlay code

3.5 Tourism and the Natural Environment

3.5.1 Flinders Shire Vision

1. *To share the wonderful and varied attractions of the Shire more with tourists, and have plenty of accommodation for people to come, stay, enjoy and spread the word.*
2. *To share and preserve Flinders Shire's unique history: dinosaurs, exploration, settlement, sheep and shearing, cattle and rural life.*

3.5.2 Element 1 Tourism

3.5.2.1 Strategic Outcomes

- (1) Increase tourist visitation to the Shire by at least 100%.
- (2) Enhance opportunities to access the Shire's primary attractions, in particular the national parks and the rural lifestyle.
- (3) A variety of *Short-term accommodation* options are provided within the Shire to address existing and future demand.

3.5.2.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 Development promotes tourism that encourages the efficient use of infrastructure, and integrates with and protects the natural values and character of the local area.	LS 1.1 Development for tourism related uses is encouraged subject to appropriate management of any impacts on: <ol style="list-style-type: none"> (a) the existing and proposed character of the area; and (b) the natural environment; and (c) the scenic amenity of the area; and (d) existing and proposed <i>trunk infrastructure</i> services; (e) the road network; and (f) residential amenity (if proposed in proximity to any residential zone).
SO 2 Development that maximises opportunities for visitors to experience a rural lifestyle is encouraged.	LS 2.1 Farm stay style tourist activities in the Rural zone are supported, subject to LS1.1 of 3.5.2.2 above.
SO 3 Development which maximises visitation to the Shire's national parks is supported.	LS 3.1 Subject to LS 1.1 of 3.5.2.2 above, <i>Nature-based tourism</i> is encouraged in the Rural zone near the national park entrances.

Specific outcomes	Land use strategies
SO 4 Development for <i>short-term accommodation and tourist parks</i> is encouraged to: <ul style="list-style-type: none"> (a) maximise the opportunity for tourists and visitors to stay within the Shire; and (b) encourage longer stays. 	LS 4.1 Development of <i>short-term accommodation and tourist parks</i> are encouraged within the Centre Zone in Hughenden and within the Township Zone within the villages of Prairie, Torrens Creek and Stamford. LS 4.3 <i>Home based business</i> in the General residential and Rural residential zone may include bed and breakfast development where the impact on the amenity of <i>adjoining premises</i> is managed.

3.5.3 Element 2 Environmental Protection

3.5.3.1 Strategic Outcomes

- (1) The quality of the natural environment, its assets, ecological processes and biodiversity values are recognised and conserved.
- (2) The impacts of development on areas of ecological significance are avoided or limited.
- (3) Best practice environmental management is implemented.
- (4) Areas of high ecological significance outlined as Matters of State Environmental Significance (MSES), including habitats for plants and animals are identified and their biodiversity values are protected.
- (5) Flinders Shire's waterways and wetland ecosystems are suitably protected from development that may compromise the environmental values (biodiversity, ecological processes and water resources).
- (6) Water and soil resources and their associated values are protected, including their ability to provide healthy ecosystems to support the livelihood and lifestyles of both residents and visitors.
- (7) New development is located, designed, operated or managed in such a manner that avoids or mitigates any potential adverse impacts on air, land or water.

3.5.3.2 Specific outcomes and land use strategies

Specific outcomes	Land use strategies
SO 1 National parks are protected from inappropriate development or development which impacts on the ecological and scenic values of these areas.	LS 1.1 The national park areas of Flinders Shire are included within the Conservation zone.

Specific outcomes	Land use strategies
<p>SO 2 Areas of high ecological significance, in particular, areas and Matters of State Environmental Significance (MSES), are identified and protected.</p>	<p>LS 2.1 Matters of State Environmental Significance (MSES) are identified within the Biodiversity overlay.</p> <p>LS 2.2 Development avoids areas and Matters of State Environmental Significance (MSES) as identified in the Biodiversity overlay.</p> <p>LS 2.3 Development is designed and located to minimise the impact on ecological values and incorporate best practice environmental management measures and processes.</p> <p>LS 2.4 Clearing of native vegetation is minimised or where possible, avoided.</p> <p>LS 2.5 Development ensures ecological connectivity is maintained or enhanced.</p>
<p>SO 3 Waterways, riverine corridors and wetlands are maintained and protected as key parts of Flinders Shire's ecology (including wildlife corridors), scenic amenity, recreation and economy.</p>	<p>LS 3.1 Waterways and wetlands are identified within the Wetland and waterway corridor overlay as identified in the State Planning Policy (SPP) Interactive Mapping System – Environment and Heritage:</p> <ul style="list-style-type: none"> • MSES – High Ecological Significance wetlands • MSES – High Ecological value waters (wetlands) • MSES – High Ecological waters (watercourse) • MSES - Regulated Vegetation (intersecting a watercourse) <p>LS 3.2 New development incorporates stormwater drainage and effluent management measures designed to protect the water quality as outlined in the relevant development code.</p> <p>LS 3.3 Earthworks or vegetation clearing within waterway corridors and wetlands is minimised or avoided where possible.</p> <p>LS 3.4 Development avoids changes to the hydrology of waterways and wetlands.</p>

Part 4 Local Government Infrastructure Plan (LGIP)



4. Part 4 Local government infrastructure plan

There is no Local government infrastructure plan in the planning scheme.

Part 5 Tables of assessment



5. Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (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 and, where used, a precinct of a zone
 - (b) a local plan where used and, where used, a precinct of a local plan
 - (c) an overlay where used
- (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) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the "assessment benchmarks" column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in **Table 5.10.1—Assessment benchmarks for overlays**) or
 - (ii) the assessment benchmarks as shown on the overlay map (noted in the "assessment benchmarks" column) applies;
 - (d) any other applicable code(s) (shown in the "assessment benchmarks" column).
- (4) any variation to the level 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 or precinct provisions.

5.3 Categories of development and assessment

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

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

- (1) for a Material change of use, establish the use by reference to the use definitions in Schedule 1 - SC 1.1: Use definitions;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development is accepted development under schedule 6 of the Regulation

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

- (4) if the development is not listed in the tables in section 5.4, Development prescribed under schedules 6 of the Regulation 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 5.7 Categories of development and assessment—Reconfiguring a lot
 - section 5.8 Categories of development and assessment—Building work and
 - section 5.9 Categories of development and assessment—Operational work;
- (5) a precinct of a zone may change the categories of development or assessment and this will be shown in the “category of assessment” column of the tables in sections 5.5, 5.6, 5.7, 5.8 and 5.9;
- (6) if a local plan applies refer to the table(s) in section 5.6 categories of assessment—Local plans, to determine if the local plan changes the categories of development or assessment for the zone;
- (7) if a precinct of a local plan changes the category of development or assessment this will be shown in the “categories of development and assessment” column of the table(s) in section 5.6;
- (8) if an overlay applies, refer to section 5.10 categories of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2. Determining the category of development and categories of assessment

- (1) A Material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the *Act* or the Regulation.
- (2) Reconfiguring a lot is code assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the *Act* or the Regulation.
- (3) Building work and Operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the *Act* or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.
- (5) Where an aspect of development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section(2)(2)(d) (i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Despite sub-subsections 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.
- (9) The category of development for development identified in 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.

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

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

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

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

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

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

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

Editor's note—Section 31 of the Regulation 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 categories of development and assessment are prescribed.

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

Use	Categories of development and assessment	Assessment benchmarks
community residence	Accepted development subject to requirements	
	If in a residential zone or residential zone category or a Rural residential zone Editor's note – Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development	9.2.1 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.
dual occupancy	Accepted	
	If identified in Schedule 6, part 2(2) of the Regulation	Editor's note – the Queensland Development Code also applies to dual occupancies.
dwelling house	Accepted	
	If in a residential zone and identified in schedule 6, part 2(2) of the Regulation	Editor's note – the Queensland Development Code also applies to dwelling houses.

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

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category (other than a rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 (part 12) of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated Operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in Schedule 12 of the Regulation.

Table 5.4.3—Regulated categories of development and categories of assessment: Operational work

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 12 division 2 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated Operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in Schedule 12 of the Regulation.

5.5. Categories of development and assessment—Material change of use

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

Table 5.5.1 – General residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> <i>dual occupancy</i> <i>dwelling house</i> <i>sales office</i> - If a <i>display dwelling</i> in a residential development. 	<ul style="list-style-type: none"> General residential zone code Residential activities code
	<ul style="list-style-type: none"> <i>home based business</i> - If involving no industrial activities. 	<ul style="list-style-type: none"> General residential zone code Home based business code
	<ul style="list-style-type: none"> <i>park</i> 	<ul style="list-style-type: none"> General residential zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>Utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. 	<ul style="list-style-type: none"> General residential zone code Industry and infrastructure activities code
Code assessment	<ul style="list-style-type: none"> <i>community use</i> 	<ul style="list-style-type: none"> General residential zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>caretaker's accommodation</i> <i>dwelling unit</i> <i>multiple dwelling</i> – if <i>building height</i> is 8.5 metres or less. <i>residential care facility</i> – if <i>building height</i> is 8.5 metres or less. <i>retirement facility</i> – if <i>building height</i> is 8.5 metres or less. <i>rooming accommodation</i> – if <i>building height</i> is 8.5 metres or less. 	<ul style="list-style-type: none"> General residential zone code Residential activities code
	<ul style="list-style-type: none"> <i>animal keeping</i> 	<ul style="list-style-type: none"> General residential zone code Rural activities code
Impact assessment	<ul style="list-style-type: none"> Any other use not listed in this table. Any use listed in this table and not meeting description listed in the “Categories of development and assessment” column. Any other undefined use. 	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.2 – Centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> • <i>function facility</i> – if up to 4000 m² GFA • <i>garden centre</i> • <i>hardware and trade supplies</i> – if up to 4000 m² GFA • <i>health care services</i> • <i>market</i> - if no new, or extensions to existing permanent buildings or structures are proposed. • <i>office</i> – if up to 6000 m² GFA • <i>sales office</i> • <i>shop</i> – if up to 4000 m² GFA • <i>short-term accommodation</i> – if up to 50 rooms • <i>veterinary services</i> • <i>food and drink outlet</i> - if requiring no liquor licence and if up to 4000m² GFA 	<ul style="list-style-type: none"> • Centre zone code • Centre and entertainment activities code
	<ul style="list-style-type: none"> • <i>club</i> - if requiring no liquor licence and if up to 4000m² GFA • <i>emergency services</i> • <i>park</i> • <i>place of worship</i> 	<ul style="list-style-type: none"> • Centre zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment 	<ul style="list-style-type: none"> • Centre zone code • Industry and infrastructure activities code
	<ul style="list-style-type: none"> • <i>home based business</i> - if involving no <i>industrial activities</i> 	<ul style="list-style-type: none"> • Centre zone code • Home based business code

Table 5.5.2 – Centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Code assessment	<ul style="list-style-type: none"> • <i>bar</i> • <i>car wash</i> • <i>function facility</i> -if greater than 4000 m² GFA • <i>funeral parlour</i> • <i>hardware and trade supplies</i> - if greater than 4000 m² GFA • <i>hotel</i> • <i>market</i> • <i>office</i> – if greater than 6000 m² GFA • <i>outdoor sales</i> • <i>parking station</i> • <i>service industry</i> • <i>service station</i> • <i>shop</i> - if greater than 4000 m² GFA • <i>shopping centre</i> • <i>short-term accommodation</i> – if greater than to 50 rooms • <i>showroom</i> • <i>theatre</i> • <i>tourist attraction</i> • <i>tourist park</i> • <i>food and drink outlet</i> - if requiring a liquor licence or if greater than 4000 m² GFA 	<ul style="list-style-type: none"> • Centre zone code • Centre and entertainment activities code
	<ul style="list-style-type: none"> • <i>child care centre</i> • <i>community care centre</i> • <i>community residence</i> • <i>community use</i> • <i>educational establishment</i> • <i>indoor sport and recreation</i> • <i>outdoor sport and recreation</i> 	<ul style="list-style-type: none"> • Centre zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>caretaker's accommodation</i> • <i>dwelling unit</i> • <i>dual occupancy</i> • <i>dwelling house</i> • <i>multiple dwelling</i> • <i>relocatable home park</i> • <i>residential care facility</i> • <i>retirement facility</i> • <i>rooming accommodation</i> 	<ul style="list-style-type: none"> • Centre zone code • Residential activities code

Table 5.5.2 – Centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> Any other use not listed in this table. Any use listed in this table and not meeting description listed in the “Categories of development and assessment” column. Any other undefined use. 	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.3 – Recreation and open space zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> <i>club</i> - if requiring no liquor licence and if up to 4000m² GFA <i>market</i> - if no new, or extensions to existing permanent buildings or structures are proposed. 	<ul style="list-style-type: none"> Recreation and open space zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>emergency services</i> <i>park</i> 	<ul style="list-style-type: none"> Recreation and open space zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. 	<ul style="list-style-type: none"> Recreation and open space zone code Industry and infrastructure activities code
	<ul style="list-style-type: none"> <i>animal keeping</i> - if no new, or extensions to existing permanent buildings or structures are proposed. 	<ul style="list-style-type: none"> Recreation and open space zone code Rural activities code
Code assessment	<ul style="list-style-type: none"> <i>food and drink outlet</i> - if: <ul style="list-style-type: none"> (a) associated with and subordinate to a <i>recreation activity</i>; and (b) does not require a liquor licence <i>shop</i> - if: <ul style="list-style-type: none"> (a) associated with and subordinate to a <i>recreation activity</i>; and (b) does not require a liquor licence 	<ul style="list-style-type: none"> Recreation and open space zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>community use</i> <i>environment facility</i> <i>indoor sport and recreation</i> <i>outdoor sport and recreation</i> 	<ul style="list-style-type: none"> Recreation and open space zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>caretaker's accommodation</i> <i>animal husbandry</i> 	<ul style="list-style-type: none"> Recreation and open space zone code Residential activities code
	<ul style="list-style-type: none"> <i>landing</i> <i>telecommunications facility</i> 	<ul style="list-style-type: none"> Recreation and open space zone code Industry and infrastructure activities code

Table 5.5.3 – Recreation and open space zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> Any other use not listed in this table. Any use listed in this table and not meeting description listed in the “Categories of development and assessment” column. Any other undefined use. 	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.4 – Conservation zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> Any use not listed in this table. Any other undefined use. 	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.5 – Low impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> • <i>agricultural supplies store</i> • <i>bulk landscape supplies store</i> • <i>car wash</i> • <i>garden centre</i> • <i>hardware and trade supplies</i> if up to 4000m² GFA • <i>outdoor sales</i> • <i>parking station</i> if up to 5000m² development footprint • <i>service industry</i> • <i>service station</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Centre and entertainment activities code
	<ul style="list-style-type: none"> • <i>emergency services</i> • <i>park</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>low impact industry</i> if up to 4000m² GFA • <i>substation</i> • <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. • <i>Warehouse</i> if up to 4000m² GFA 	<ul style="list-style-type: none"> • Low impact industry zone code • Industry and infrastructure activities code
	<ul style="list-style-type: none"> • <i>rural industry</i> • <i>wholesale nursery</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Rural activities code
	<ul style="list-style-type: none"> • <i>home based business</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Home based business code
Code assessment	<ul style="list-style-type: none"> • <i>food and drink outlet</i> - if requiring no liquor licence • <i>parking station</i> if greater than 5000m² development footprint • <i>veterinary services</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Centre and entertainment activities code
	<ul style="list-style-type: none"> • <i>community use</i> • <i>environment facility</i> • <i>indoor sport and recreation</i> • <i>place of worship</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>caretaker's accommodation</i> • <i>dwelling unit</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Residential activities code
	<ul style="list-style-type: none"> • <i>telecommunications facility</i> • <i>low impact industry</i> if greater than 4000m² GFA • <i>major electricity infrastructure</i> • <i>Warehouse</i> if greater than 4000m² GFA 	<ul style="list-style-type: none"> • Low impact industry zone code • Industry and infrastructure activities code

Table 5.5.5 – Low impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> Any other use not listed in this table. Any use listed in this table and not meeting description listed in the “Categories of development and assessment” column. Any other undefined use. 	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.6 – Medium impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> • <i>car wash</i> • <i>parking station</i> if up to 5000m² <i>development footprint</i> • <i>service station</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Centre and entertainment activities code
	<ul style="list-style-type: none"> • <i>park</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>intensive animal industry</i> - if ancillary to an <i>abattoir</i>. • <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. • <i>substation</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Industry and infrastructure activities code
Code assessment	<ul style="list-style-type: none"> • <i>food and drink outlet</i> - if requiring no liquor licence • <i>parking station</i> if greater than 5000m² <i>development footprint</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Centre and entertainment activities code
	<ul style="list-style-type: none"> • <i>crematorium</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>caretaker's accommodation</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Residential activities code
	<ul style="list-style-type: none"> • <i>extractive industry</i> • <i>low impact industry</i> • <i>marine industry</i> • <i>medium impact industry</i> • <i>renewable energy facility</i> • <i>telecommunications facility</i> • <i>transport depot</i> • <i>utility installation</i> • <i>high impact industry</i> - if for an <i>abattoir</i> on Lot 120 SP212794. • <i>major electricity infrastructure</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Industry and infrastructure activities code
	<ul style="list-style-type: none"> • <i>rural industry</i> • <i>intensive animal industry</i> - if for a feedlot on Lot 120 SP212794. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Rural activities code

Table 5.5.6 – Medium impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> Any other use not listed in this table. Any use listed in this table and not meeting description listed in the “Categories of development and assessment” column. Any other undefined use. 	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.7 – Community facilities zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> <i>food and drink outlet</i> - if (a),(b) and (c) below <i>market</i> - if no new, or extensions to existing permanent buildings or structures are proposed. <i>Shop</i> – if (a), (b) and (c) below <p>(a) conducted in association with, and subordinate to a <i>community use, educational establishment or hospital</i>; and</p> <p>(b) does not require a liquor licence; and</p> <p>(c) GFA does not exceed 200m² GFA</p>	<ul style="list-style-type: none"> Community facilities zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>club</i> - if requiring no liquor licence and if up to 4000m² GFA <i>emergency services</i> <i>park</i> 	<ul style="list-style-type: none"> Community facilities zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>dual occupancy</i> – if (a) and (b) below <i>dwelling house</i> – if (a) and (b) below <i>dwelling unit</i> – if (a) and (b) below <i>multiple dwelling</i> – if (a), (b) and (c) below <i>rooming accommodation</i> – if (a), (b) and (d) below <p>(a) associated with, and subordinate to a <i>hospital use or education establishment</i> use on the same <i>site</i>; and</p> <p>(b) for use by students or staff for accommodation; and</p> <p>(c) Dwellings on site do not exceed 50; and</p> <p>(d) premises accommodate no more than 75 people</p>	<ul style="list-style-type: none"> Community facilities zone code Residential activities code
	<ul style="list-style-type: none"> <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. 	<ul style="list-style-type: none"> Community facilities zone code Industry and infrastructure activities code

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Code assessment	<ul style="list-style-type: none"> • <i>health care services</i> 	<ul style="list-style-type: none"> • Community facilities zone code • Centre and entertainment activities code
	<ul style="list-style-type: none"> • <i>child care centre</i> • <i>community care centre</i> • <i>community use</i> • <i>educational establishment</i> • <i>environment facility</i> • <i>hospital</i> • <i>indoor sport and recreation</i> • <i>outdoor sport and recreation</i> • <i>place of worship</i> 	<ul style="list-style-type: none"> • Community facilities zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>caretaker's accommodation</i> • <i>residential care facility</i> • <i>retirement facility</i> 	<ul style="list-style-type: none"> • Community facilities zone code • Residential activities code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting description listed in the "Categories of development and assessment" column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme

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

Table 5.5.8 – Rural zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> <i>tourist park</i> – if up to 3 camp sites 	<ul style="list-style-type: none"> Rural zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>emergency services</i> <i>park</i> 	<ul style="list-style-type: none"> Rural zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>dual occupancy</i> <i>dwelling house</i> 	<ul style="list-style-type: none"> Rural zone code Residential activities code
	<ul style="list-style-type: none"> <i>transport depot</i> <i>air services</i> - if for private airstrip. <i>major electricity infrastructure</i> <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. 	<ul style="list-style-type: none"> Rural zone code Industry and infrastructure activities code
	<ul style="list-style-type: none"> <i>animal husbandry</i> <i>animal keeping</i> <i>cropping</i> – if not involving forestry for wood production <i>outstation</i> <i>permanent plantation</i> <i>roadside stall</i> - if goods displayed for sale are limited to those produced on the <i>site</i>. 	<ul style="list-style-type: none"> Rural zone code Rural activities code
	<ul style="list-style-type: none"> <i>home based business</i> 	<ul style="list-style-type: none"> Rural zone code Home based business code
Code assessment	<ul style="list-style-type: none"> <i>agricultural supplies store</i> <i>nature-based tourism</i> <i>short-term accommodation</i> <i>tourist park</i> – if more than 3 camp sites <i>service industry</i> - if ancillary to <i>rural activities</i>. 	<ul style="list-style-type: none"> Rural zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>community use</i> <i>educational establishment</i> <i>environment facility</i> <i>indoor sport and recreation</i> 	<ul style="list-style-type: none"> Rural zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>caretaker's accommodation</i> <i>dwelling unit</i> <i>relocatable home park</i> <i>rural workers' accommodation</i> 	<ul style="list-style-type: none"> Rural zone code Residential activities code
	<ul style="list-style-type: none"> <i>landing</i> <i>renewable energy facility</i> <i>substation</i> <i>telecommunications facility</i> <i>low impact industry</i> - if ancillary to <i>rural activities</i>. 	<ul style="list-style-type: none"> Rural zone code Industry and infrastructure activities code
	<ul style="list-style-type: none"> <i>aquaculture</i> <i>intensive animal industry</i> <i>intensive horticulture</i> 	<ul style="list-style-type: none"> Rural zone code Rural activities code

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>roadside stall</i> • <i>rural industry</i> • <i>wholesale nursery</i> • <i>winery</i> - if not open to the public. 	
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting description listed in the “Categories of development and assessment” column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme

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

Table 5.5.9 – Rural residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> <i>sales office</i> - if a <i>display dwelling</i> in a residential development. 	<ul style="list-style-type: none"> Rural residential zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>park</i> 	<ul style="list-style-type: none"> Rural residential zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>dwelling house</i> 	<ul style="list-style-type: none"> Rural residential zone code Residential activities code
	<ul style="list-style-type: none"> <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. 	<ul style="list-style-type: none"> Rural residential zone code Industry and infrastructure activities code
	<ul style="list-style-type: none"> <i>animal keeping</i> <i>permanent plantation</i> <i>roadside stall</i> - if goods displayed for sale are limited to those produced on the <i>site</i>. 	<ul style="list-style-type: none"> Rural residential zone code Rural activities code
	<ul style="list-style-type: none"> <i>home based business</i> - if involving no <i>industrial activities</i>. 	<ul style="list-style-type: none"> Rural residential zone code Home based business code
Code assessment	<ul style="list-style-type: none"> <i>agricultural supplies store</i> 	<ul style="list-style-type: none"> Rural residential zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>caretaker's accommodation if (a) below</i> <i>dwelling unit if (a) below</i> <i>dual occupancy if (a) below</i> <p>(a) where the total number of dwellings on-site does not exceed two.</p>	<ul style="list-style-type: none"> Rural residential zone code Residential activities code
	<ul style="list-style-type: none"> <i>substation</i> 	<ul style="list-style-type: none"> Rural residential zone code Industry and infrastructure activities code
	<ul style="list-style-type: none"> <i>animal husbandry</i> - If subordinate to the use of the <i>site</i> for <i>residential activities</i>. <i>cropping</i> - If subordinate to the use of the <i>site</i> for <i>residential activities</i>. <i>roadside stall</i> <i>Winery</i> – if: <ul style="list-style-type: none"> (a) subordinate to the use of the site for residential activities; and (b) is not open to the public. 	<ul style="list-style-type: none"> Rural residential zone code Rural activities code

Table 5.5.9 – Rural residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> Any other use not listed in this table. Any use listed in this table and not meeting description listed in the "Categories of development and assessment" column. Any other undefined use. 	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.10 – Special purpose zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> • <i>emergency services</i> • <i>park</i> 	<ul style="list-style-type: none"> • Special purpose zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>substation</i> • <i>telecommunications facility</i> • <i>utility installation</i> 	<ul style="list-style-type: none"> • Special purpose zone code • Industry and infrastructure activities code
Code assessment	<ul style="list-style-type: none"> • <i>caretaker's accommodation</i> 	<ul style="list-style-type: none"> • Special purpose zone code • Residential activities code
	<ul style="list-style-type: none"> • <i>cemetery</i> • <i>extractive industry</i> • <i>major electricity infrastructure</i> • <i>renewable energy facility</i> • <i>high impact industry</i> - if for the purpose of the Flinders Shire Council landfill facility 	<ul style="list-style-type: none"> • Special purpose zone code • Industry and infrastructure activities code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting description listed in the "Categories of development and assessment" column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme

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

Table 5.5.11 – Township zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> <i>market</i> - if no new, or extensions to existing permanent buildings or structures are proposed. <i>sales office</i> - if a <i>display dwelling</i> in a residential development. 	<ul style="list-style-type: none"> Township zone code Centre and entertainment activities code
	<ul style="list-style-type: none"> <i>park</i> 	<ul style="list-style-type: none"> Township zone code Community and recreation activities code
	<ul style="list-style-type: none"> <i>dwelling house</i> 	<ul style="list-style-type: none"> Township zone code Residential activities code
	<ul style="list-style-type: none"> <i>utility installation</i> - if for the distribution of local utility services and not involving bulk storage, generation and/or treatment. 	<ul style="list-style-type: none"> Township zone code Industry and infrastructure activities code
	<ul style="list-style-type: none"> <i>home based business</i> - if involving no <i>industrial activities</i>. 	<ul style="list-style-type: none"> Township zone code Home based business code
Code assessment	<ul style="list-style-type: none"> <i>agricultural supplies store</i> <i>bar</i> <i>bulk landscape supplies</i> <i>food and drink outlet</i> – if not requiring a liquor licence. <i>function facility</i> <i>garden centre</i> <i>hardware and trade supplies</i> <i>health care services</i> <i>office</i> <i>outdoor sales</i> <i>sales office</i> <i>service industry</i> <i>shop</i> <i>short-term accommodation</i> <i>tourist park</i> <i>veterinary services</i> 	<ul style="list-style-type: none"> Township zone code Centre and entertainment activities code

Table 5.5.11 – Township zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>childcare centre</i> • <i>club</i> - if requiring no liquor licence • <i>community care centre</i> • <i>community residence</i> • <i>community use</i> • <i>educational establishment</i> • <i>emergency services</i> • <i>indoor sport and recreation</i> • <i>outdoor sport and recreation</i> • <i>place of worship</i> 	<ul style="list-style-type: none"> • Township zone code • Community and recreation activities code
	<ul style="list-style-type: none"> • <i>caretakers accommodation</i> • <i>dwelling unit</i> • <i>dual occupancy</i> • <i>multiple dwelling</i> – if <i>building height</i> is 8.5 metres or less. • <i>residential care facility</i> – if <i>building height</i> is 8.5 metres or less. • <i>retirement facility</i> – if <i>building height</i> is 8.5 metres or less. • <i>rooming accommodation</i> – if <i>building height</i> is 8.5 metres or less. 	<ul style="list-style-type: none"> • Township zone code • Residential activities code
	<ul style="list-style-type: none"> • <i>low impact industry</i> 	<ul style="list-style-type: none"> • Township zone code • Industry and infrastructure activities code
	<ul style="list-style-type: none"> • <i>animal husbandry</i> • <i>animal keeping</i> • <i>rural industry</i> • <i>wholesale nursery</i> 	<ul style="list-style-type: none"> • Township zone code • Rural activities code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting description listed in the “Categories of development and assessment” column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in 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 Categories of development and assessment—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
All zones	Code Assessment	
		<ul style="list-style-type: none"> • The relevant zone code • Reconfiguring a lot code

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

5.7. Categories of development and assessment—Building work

Building work, where not associated with a Material Change of Use is accepted except where within the:

- (a) **Major infrastructure overlay**; and
- (b) **Heritage overlay**

5.8. Categories of development and assessment—Operational work

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

Table 5.8.1 Categories of development and assessment—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Accepted development	
	Any other Operational work not listed in this table.	
All zones	Accepted development subject to requirements	
	Placing an <i>advertising device</i> on a <i>site</i> if ancillary to and associated with a lawful use of a <i>home based business</i> .	<ul style="list-style-type: none"> Home based business code
All zones	Code Assessment	
	Operational work involving <i>excavation and filling</i> where: <ul style="list-style-type: none"> (a) within the Flood hazard overlay; or (b) within a zone other than the Rural zone; or (c) exceeds 10,000 tonnes. 	<ul style="list-style-type: none"> Operational works code Flood hazard overlay code
	Operational work involving <i>excavation and filling</i> in the Rural zone for <i>urban purposes</i> that involve disturbing more than 2500 square metres of land.	<ul style="list-style-type: none"> Operational works code
	Placing an <i>advertising device</i> on a <i>site</i> where: <ul style="list-style-type: none"> (a) the area of <i>advertising device</i> does exceed 1.5m²; or (b) the <i>advertising device</i> is illuminated; or (c) there are other <i>advertising devices</i> on the <i>site</i>. 	<ul style="list-style-type: none"> Operational works code

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

5.9. Categories of development and assessment—Overlays

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

Table 5.9.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Biodiversity overlay		
Material change of use	Code assessment	<ul style="list-style-type: none"> Biodiversity overlay code
Reconfiguration of a Lot and Operational works	No change	<ul style="list-style-type: none"> Biodiversity overlay code
Bushfire hazard overlay		
Material change of use	No change	<ul style="list-style-type: none"> Bushfire overlay code
Reconfiguration of a Lot	No change	<ul style="list-style-type: none"> Bushfire overlay code
Flood hazard overlay		
All assessable development	No change	<ul style="list-style-type: none"> Flood hazard Overlay Code
Heritage overlay		
Reconfiguration of a lot	No change	<ul style="list-style-type: none"> Heritage overlay code
Building work if: (a) on a Local heritage place; and (b) not associated with a Material change of use.	Code assessment if the building work does not involve the demolition, relocation or removal, either in whole or in part of a Local heritage place.	<ul style="list-style-type: none"> Heritage overlay code
	Impact assessment if the building work involves the demolition, relocation or removal, either in whole or in part of a Local heritage place.	<ul style="list-style-type: none"> Heritage overlay code
Material change of use if a premises on or including a Local heritage place.	Code assessment if the change of use will not result in building work involving demolition, relocation or removal, either in whole or in part, of a Local heritage place.	<ul style="list-style-type: none"> Heritage overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal, either in whole or in part of a Local heritage place.	<ul style="list-style-type: none"> Heritage overlay code

Table 5.9.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major infrastructure overlay		
<p>Material change of use; or Building work; or Reconfiguration of a lot.</p> <p>where:</p> <p>(a) Within 20 metres from Ergon Energy owned assets as indicated on EE-001 – Major infrastructure overlay map – Electrical infrastructure; or</p> <p>(b) Adjoining Stock routes as indicated on SR-001 – Major infrastructure overlay map - Stock routes; or</p> <p>(c) Fronting roads as outlined in Major infrastructure overlay map RH-001 – Road hierarchy; or</p> <p>(d) Within 25 metres of a State transport facility as indicated in the following sub-categories of the State Planning Policy (SPP) Interactive Mapping System – Infrastructure:</p> <ul style="list-style-type: none"> • State controlled road • Future state controlled road • Railway; or <p>(e) Within transport noise corridors as indicated in the following sub-categories of the State Planning Policy (SPP) Interactive Mapping System - Administrative Layers, Transport Noise Corridors:</p> <ul style="list-style-type: none"> • Noise corridor – State controlled road (VOLUNTARY area) • Noise corridor – rail network; or <p>(f) Close to aviation facilities as indicated in the following sub-categories of the State Planning Policy (SPP) Interactive Mapping System –</p>	No change	<ul style="list-style-type: none"> • Major infrastructure overlay code

Table 5.9.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Strategic Airports and Aviation Facilities: <ul style="list-style-type: none"> Aviation facilities 		
Wetland and waterway corridor overlay		
Material change of use within 25 metres from a waterway or wetland as identified in the Wetland and waterway corridor overlay.	Code assessment	<ul style="list-style-type: none"> Wetland and waterway corridor overlay code
Reconfiguration of a Lot within 25 metres from a waterway or wetland as identified in the Wetland and waterway corridor overlay.	No change	<ul style="list-style-type: none"> Wetland and waterway corridor overlay code
Operational work for filling or excavation within 25 metres from a waterway or wetland as identified in the Wetland and waterway corridor overlay.	Code assessment	<ul style="list-style-type: none"> Wetland and waterway corridor overlay code

Note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.

Part 6 Zones



6. 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) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code

The following are the zone codes for the planning scheme:

6.2 Residential zone codes

- 6.2.1 General residential zone code

6.3 Centre zones category

- 6.3.1 Centre zone code

6.4 Recreation zones category

- 6.4.1 Recreation and open space zone code

6.5 Environmental zones category

- 6.5.1 Conservation zone code

6.6 Industrial zones category

- 6.6.1 Low impact industry zone code
- 6.6.2 Medium impact industry zone code

6.7 Other zones category

- 6.7.1 Community facilities zone code
- 6.7.2 Rural zone code
- 6.7.3 Rural residential zone code
- 6.7.4 Special purpose zone code
- 6.7.5 Township zone code

6.2. Residential zone codes

6.2.1 General residential zone code

6.2.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the General residential zone.

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

6.2.1.2 Purpose

The purpose of the General residential zone is to provide for—

- (a) residential uses; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

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

- (1) Development provides for and supports a range of housing types, including detached *dwelling houses and multiple dwellings*, on a range of lot sizes.
- (2) The zone provides sufficient capacity to accommodate the majority of planned population growth of the Shire to 4000 people.
- (3) Development is characterised by an open attractive *streetscape*.
- (4) Development maintains a high level of residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (5) New residential development is designed to minimise or mitigate any adverse impacts from nearby existing uses that are potentially incompatible with residential development.
- (6) *Home based businesses* may operate within this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (7) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (9) Development is supported by appropriate private and public open space.
- (10) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (11) Development is provided with appropriate infrastructure and services.

6.3. Centre zones category

6.3.1 Centre zone Code

6.3.1.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development in the Centre zone.

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

6.3.1.2 Purpose

The purpose of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

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

- (1) A range of *residential activities*, *centre activities* and *entertainment activities* are provided which meet the local convenience needs of the immediate surrounding population and the broader Shire community.
- (2) The zone will accommodate increased economic cultural activities associated with a growing population and developing agricultural industries.
- (3) Smaller scale retail and commercial activities are supported by on street parking.
- (4) Off street parking, loading and other servicing aspects of development do not dominate the *road frontage*.
- (5) Development provides a high level of amenity for residents, workers, visitors and to *adjoining premises*.
- (6) Effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (7) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (9) Development is supported by appropriate private and public open space.
- (10) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (11) Development is provided with appropriate infrastructure and services.

6.4. Recreation zones category

6.4.1 Recreation and open space zone code

6.4.1.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development in the Recreation and open space zone.

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

6.4.1.2 Purpose

The purpose of the Recreation and open space zone is to provide for—

- (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

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

- (1) A range accessible open spaces, including local, district and regional scale *parks* and linkages are available to the general public for a variety of outdoor activities.
- (2) Opportunities are provided for active sport and recreational pursuits such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools, indoor facilities and outdoor courts.
- (3) Sporting clubs that use playing fields have the opportunity to establish club facilities, where appropriate.
- (4) Open space contributes to a safe, efficient and legible *park* network.
- (5) Where possible, open space integrates with sport and recreation uses and community facilities.
- (6) Open space and recreation areas are planned and designed to enhance community livability, scenic amenity and provide a retreat and visual relief from built up areas.
- (7) Ancillary structures and buildings such as clubhouses, grandstands, sports facilities, shelters, amenity facilities, picnic tables and playgrounds are provided where necessary and appropriate.
- (8) The development and use of open space and recreation areas does not affect the amenity of adjacent areas, particularly residential areas.
- (9) Open spaces and recreation facilities are designed so that they are cost-effective to maintain.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

6.5. Environmental zones category

6.5.1 Conservation zone code

6.5.1.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development in the Conservation zone.

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

6.5.1.2 Purpose

The purpose of the Conservation zone is to provide for the management, protection and restoration of areas that support 1 or more of the following—

- (a) biological diversity;
- (b) ecological integrity;
- (c) naturally occurring land forms;
- (d) coastal processes.

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

- (1) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, and historical, cultural, scientific values are protected.
- (2) Low intensity development, based on appreciation of the significant values of the area, may be facilitated where it is consistent with the management intent or plan for the area.
- (3) Uses are limited to those which directly complement the features and values of the area and do not detrimentally affect the environmental values of the area such as low impact *Nature-based tourism* and *outdoor sport and recreation*.
- (4) Adverse impacts are avoided or minimised through the location, design and management of development and activities.
- (5) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.
- (6) Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be facilitated where appropriate.
- (7) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (8) *Rural activities* are avoided.
- (9) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.

6.6. Industrial zones category

6.6.1 Low impact industry zone code

6.6.1.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development in the Low impact industry zone.

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

6.6.1.2 Purpose

The purpose of the Low impact industry zone is to provide for—

- (a) *service industry* and *low impact industry*; and
- (b) other uses and activities that—
 - (i) support *industry activities*; and
 - (ii) do not compromise the future use of premises for *industry activities*.

Activities considered appropriate in this zone are defined as *low impact industry* or *service industry* in the schedule of definitions.

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

- (1) Development of a range of *low impact industry* uses that satisfy the purpose of the zone.
- (2) Provision of suitable and sufficient industrial land to support the economic activity associated with a growing population and economy.
- (3) Development of small-scale non-*industrial activities* that supports *low impact industry* or *service industry* where:
 - (a) it is of a scale that is ancillary to the primary use on the *site*; and
 - (b) does not compromise the ongoing operation and viability of surrounding uses in the zone; and
 - (c) does not compromise the integrity of the zone.
- (4) The viability of existing and future *low impact industry* uses is protected from the intrusion of incompatible uses, including, but not limited to, *sensitive land uses* and *medium impact industry* uses.
- (5) Development is functional and the scale, character and *built form* of development contributes to a high standard of amenity on-site and off-site.
- (6) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) minimise the likelihood of environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) minimise adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe access to, and egress from, the *site*; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (7) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (8) Development is provided with appropriate infrastructure and services.

6.6.2 Medium impact industry zone code

6.6.2.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development in the Medium impact industry zone.

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

6.6.2.2 Purpose

The purpose of the Medium impact industry zone is to provide for—

- (a) *medium impact industry*; and
- (b) other uses and activities that—
 - (i) support *industry activities*; and
 - (ii) do not compromise the future use of the premises for *industry activities*.

Activities considered appropriate in this zone are defined as *medium impact industry* in the schedule of definitions.

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

- (1) Development of a range of *medium impact industry* uses that satisfies the purpose of the zone.
- (2) Provision of suitable and sufficient industrial land to support the economic activity associated with a growing population.
- (3) Development of an *abattoir* on land west of Hughenden, described as Lot 120 SP212794.
- (4) Development of small-scale non-*industrial activities* that support *medium impact industry* where:
 - (a) it is of a scale that is ancillary to the primary use on the *site*; and
 - (b) does not compromise the ongoing operation and viability of surrounding uses in the zone; and
 - (c) does not compromise the integrity of the zone.
- (5) The viability of existing and future *medium impact industry* uses is protected from the intrusion of incompatible uses, including, but not limited to, *sensitive land uses* and *low impact industry* uses.
- (6) Development is functional, and the scale, character and *built form* of development contributes to a good standard of on-site and off-site amenity.
- (7) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) minimise the likelihood of environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) minimise adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe access to, and egress from, the *site*; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (9) Development is provided with appropriate infrastructure and services.

6.7. Other zones category

6.7.1. Community facilities zone code

6.7.1.1 Application

This code applies to assessing material change of use and/or reconfiguring a lot for development in the Community facilities zone.

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

6.7.1.2 Purpose

The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—

- (a) educational establishments; and
- (b) hospitals; and
- (c) transport and telecommunication networks; and
- (d) utility installations.

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

- (1) The Shire is well served with community buildings, facilities, spaces and activities that meet the diverse range of community needs.
- (2) *Community activities* are located in areas with a high level of public accessibility.
- (3) The viability of the Community facilities zone is protected by restricting development that may prejudice the ongoing operation or expansion of existing uses or the development of appropriate new facilities.
- (4) Development is well integrated with surrounding land uses and is generally consistent in scale, height, *setbacks* and bulk with that of surrounding development.
- (5) On-site activities that support *community activities*, such as *office* and retail components are at a scale that is ancillary to the *community activity* and do not compromise the ongoing operation and viability of the *community activity* or the integrity of the Community facilities zone.
- (6) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (7) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (9) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (10) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (11) Development is provided with appropriate infrastructure and services.

6.7.2. Rural zone code

6.7.2.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development in the Rural zone.

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

6.7.2.2 Purpose

The purpose of the Rural zone is to—

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

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

- (1) Development provides for a range of *rural activities*.
- (2) Development conserves areas for primary production.
- (3) Development reflects and enhances the rural character of the area.
- (4) Development of irrigation based *rural activities* is encouraged.
- (5) Development preserves the environment by enhancing and responding to the environmental and topographical features of the land whilst integrating an appropriate scale of *rural activities* amongst these features.
- (6) *residential activities* are supported where they are associated with and ancillary to *rural activities*.
- (7) Tourism based *centre and entertainment activities* are supported in appropriate locations which do not negatively impact on *rural activities* or environmental values.
- (8) The viability of both existing and future *rural activities* is protected from the establishment of incompatible uses.
- (9) Activities that may require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised.
- (10) Low impact activities such as small-scale eco-tourism and *outdoor sport and recreation* are supported within the Zone where the impacts of such uses can be minimised.
- (11) *Home based businesses* may operate within the Rural zone, where they have negligible impacts on surrounding land uses.
- (12) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (13) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (14) Development maintains and enhances rural amenity and does not result in adverse impacts on adjacent properties from, noise, dust, odour, lighting and other locally specific impacts.
- (15) Visual impacts of vegetation clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose.
- (16) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (17) Development is provided with appropriate infrastructure and services.

6.7.3. Rural residential zone code

6.7.3.1 Application

This code applies to assessing material change of use and/or reconfiguring a lot for development in the Rural residential zone.

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

6.7.3.2 Purpose

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

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

- (1) Development provides for and supports single detached *dwelling houses* on large lots.
- (2) Development includes limited provision of infrastructure and services.
- (3) Development reflects and enhances the rural and rural residential character of the area.
- (4) Development within the zone preserves the environment by enhancing and responding to the environmental and topographical features of the land whilst integrating an appropriate scale of *residential activities* amongst these features.
- (5) *Home based businesses* may operate within the Rural residential zone, but are limited to small-scale activities that have negligible impacts on surrounding land uses.
- (6) Development maintains and enhances rural residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other locally specific impacts.
- (7) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (9) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (10) Development is provided with appropriate infrastructure and services.

6.7.4. Special purpose zone code

6.7.4.1 Application

This code applies to assessing material change of use and/or reconfiguring a lot for development in the Special purpose zone.

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

6.7.4.2 Purpose

The purpose of the Special purpose zone is to—

- (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
- (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

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

- (1) Development provides for uses and works that are owned or operated by federal, state or local government. These may include defence establishments, airports, and the provision of water supply, sewerage, electricity gas, telecommunications, waste disposal, drainage or other like services.
- (2) The viability of the Special purpose zone is protected by excluding development that may prejudice the ongoing operation or expansion of existing uses or the development of appropriate new services.
- (3) The location of the development is appropriate to the nature of the special purpose and is generally consistent in scale, height and bulk with that of surrounding development.
- (4) Development is sited, designed and operated to minimise adverse impacts on surrounding land.
- (5) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (6) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (7) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (8) Development is provided with appropriate infrastructure and services.

6.7.5. Township zone code

6.7.5.1 Application

This code applies to assessing material change of use and/or reconfiguring a lot for development in the Township zone.

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

6.7.5.2 Purpose

The purpose of the Township zone is to provide for—

- (a) small to medium urban areas in a rural or coastal area; and
- (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
- (c) tourist attractions and short-term accommodation, if appropriate for the area.

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

- (1) A range of low density *residential activities* and low intensity *centre, community* and *recreation activities* together with *low impact industry* uses are provided for.
- (2) *Non-residential activities* do no impact on the amenity of *sensitive land uses*.
- (3) Uses which support the needs of travelers and tourists such as *short-term accommodation* are supported.
- (4) Development reflects and enhances the existing low density scale and character of the townships.
- (5) Development is consistent with the existing *built form*, scale and unique character of Torrens Creek, Stamford and Prairie.
- (6) Development services the needs of both local residents, residents of the surrounding rural area and visitors.
- (7) *home based businesses* may operate within this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (8) Development maintains a high level of residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (11) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

Part 7 Local Plans



7. Part 7 Local plans

There are no local plans in the planning scheme.

Part 8 Overlays



8. Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is the presence of valuable resources
 - (d) there are particular opportunities for development
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme with codes are:
 - (a) Biodiversity overlay;
 - (b) Bushfire hazard overlay;
 - (c) Flood hazard overlay;
 - (d) Heritage overlay;
 - (e) Major infrastructure overlay;
 - (f) Wetland and waterway corridor overlay.

8.2 Overlay codes

8.2.1 Biodiversity overlay code

8.2.1.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work in the Biodiversity overlay.

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

Land in the Biodiversity overlay is identified in the following layers of the [State Planning Policy \(SPP\) Interactive Mapping System](#) – Environment and Heritage:

- **MSES – Protected Area**
- **MSES – Wildlife Habitat**
- **MSES - Regulated Vegetation**

8.2.1.2 Purpose

The purpose of the Biodiversity overlay code is to avoid or minimise the impacts of development on Matters of State Environmental Significance (MSES):

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

- (1) Impacts on the biodiversity values of ecosystems, areas of ecological significance, ecological processes and biodiversity corridors are avoided.
- (2) Where impacts cannot be avoided, the design and location of development minimises impacts on biodiversity values.

8.2.1.3 Assessment benchmarks

Table 8.2.1.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance Outcomes	Acceptable Outcomes
Areas of ecological significance	
PO 1 Development that may result in impacts on Matters of State Environmental Significance (MSES) is avoided or where disturbance cannot be avoided the loss or decrease of values is minimised.	AO 1.1 Development ensures that the <i>development footprint</i> including roads, services, fire management buffers, stormwater management or waste water infrastructure and any associated filling or excavation, is located wholly outside areas identified in the Biodiversity Overlay. OR AO 1.2 The <i>development footprint</i> , design and layout are informed by an ecological assessment prepared by a professional ecologist that: <ul style="list-style-type: none"> (a) identifies and evaluates biodiversity values and ecological features and processes; and (b) identifies the likely impacts of the development to biodiversity; and (c) outlines how any potential impacts on biodiversity will be avoided or mitigated. OR AO 1.3 Where the Overlay does not correlate with features on the ground, demonstrate that the <i>development footprint</i> is not within an area of environmental significance, for example, by aerial photography and photos of the site.
PO 2 Development ensures that ecological connectivity is maintained or enhanced.	No acceptable outcome is prescribed.

8.2.2. Bushfire hazard overlay code

8.2.2.1 Application

This code applies to assessing a material change of use and reconfiguring a lot in the Bushfire hazard overlay.

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

Land in the Bushfire hazard overlay is identified within the following sub-categories of the [State Planning Policy \(SPP\) Interactive Mapping System](#) – Hazards and Safety:

- **MSES – Very High (Potential Intensity)**
- **MSES – High (Potential Intensity)**
- **MSES – Medium (Potential Intensity)**
- **Potential bushfire impact buffer**

8.2.2.2 Purpose

The purpose of the Bushfire hazard overlay code is to avoid or risks from bushfire throughout the Flinders Shire Local Government Area.

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

- (1) Development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk.
- (2) *Dwellings* are separated from areas of bushfire hazard.
- (3) Development provides for fire-fighting requirements.

8.2.2.3 Assessment benchmarks

Table 8.2.2.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance Outcomes	Acceptable Outcomes
PO 1 Development has adequate road access to the <i>site</i> for emergency vehicles and safe evacuation in a bushfire.	AO 1.1 Development has <i>road frontage</i> to a constructed, all-weather public road capable of carrying emergency service vehicles.
PO 2 Development promotes safe <i>site</i> access, avoids creating a potential entrapment situation and supports accessibility and manoeuvring for firefighting during bushfires.	AO 2.1 Development provides a lot layout which provides direct road access and egress for new lots to public roads, rather than the creation of easements.
PO 3 Development allows for buildings to be adequately separated from vegetation by firebreaks to remove potential fuel and allow emergency vehicle access.	AO 3.1 Development ensures that the bushfire attack level does not exceed: <ol style="list-style-type: none"> (a) in a rural category, bushfire attack level 29 (calculated in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas); or (b) in a general urban category, bushfire attack level 12.5 (calculated in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas).

Performance Outcomes	Acceptable Outcomes
	<p>AO3.2 Firebreaks are provided by a perimeter road that separates lots from areas of bushfire hazard and that road:</p> <ul style="list-style-type: none"> (c) has a minimum cleared width of 6 metres; and (d) has a minimum formed width of 4 metres; and (e) has a maximum gradient of 12.5%; and (f) allows for vehicle access at least every 200metres and provides passing and turning areas at least every 400 metres.
<p>PO 4 Buildings are located away from areas of bushfire risk.</p>	<p>AO 4.1 Buildings are located on land with a slope gradient less than 15%.</p> <p>AO 4.2 Non-habitable buildings are sited between the hazardous vegetation and the habitable <i>dwelling</i>.</p>
<p>PO 5 Development has sufficient, accessible supply of water for fire-fighting purposes.</p>	<p>AO 5.1 Premises:</p> <ul style="list-style-type: none"> (a) are connected to a reticulated water supply having a minimum pressure and flow of 10 litres a second at 200 kPa; or (b) have a: <ul style="list-style-type: none"> (i) dam or lake providing a reliable supply of at least 10,000L of water for firefighting purposes in times of bushfire emergency; or (ii) on-site water tank or swimming pool with a minimum capacity of 10,000L that could be made available, and is accessible, for firefighting purposes. <p>Note—for (i) and (ii) above the outlet pipe is to be 50mm in diameter and fitted with a 50mm male camlock standard rural fire brigade fitting.</p>

8.2.3. Flood hazard overlay code

8.2.3.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work in the Flood hazard overlay.

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

Land in the Flood hazard overlay is identified the **Flood hazard overlay maps FL-001 and FL-002** which include the following sub-categories:

- (1) 1 in 100 year *annual recurrence interval (ARI)*

8.2.3.2 Purpose

The purpose of the Flood hazard overlay code is to manage development outcomes in the floodplain so that risk to life, property, community and the environment during future flood events is minimised. The purpose of the code will be achieved through the following overall outcomes:

- (1) Development maintains the safety of people on the development *site* from flood events and minimises the potential damage from flooding to property.
- (2) Development does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain.

8.2.3.3 Assessment benchmarks

Table 8.2.3.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
PO 1 Building floors and essential infrastructure such as electricity supply, telecommunications and water supply are protected against the ingress of floodwater and maintain personal safety at all times.	AO 1.1 The minimum floor level for: <ul style="list-style-type: none"> • buildings and extensions to buildings; and • essential infrastructure such as electricity supply, telecommunications and water supply. is 300 millimetres above the 1 in 100 year <i>annual recurrence interval (ARI)</i> .
PO 2 Development maintains: <ol style="list-style-type: none"> (a) the flood characteristics and storage capacity of the subject <i>site</i>; and (b) is resilient to flood events by ensuring that design and construction account for the potential risks of flooding. 	AO 2.1 Development does not occur on any part of a <i>site</i> within the 1 in 100 year <i>annual recurrence interval (ARI)</i> . OR AO 2.2 Where development does occur within the 1 in 100 year <i>annual recurrence interval (ARI)</i> , the development does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across <i>sites</i> upstream, downstream or in the general vicinity of the subject <i>site</i> .

Table 8.2.3.2 – Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
General and specific design requirements	
PO 1 Development must not directly, indirectly or cumulatively result in increased adverse flood impacts on <i>sites</i> upstream, downstream or in general vicinity of the subject <i>site</i> .	AO 1.1 Where development is located within the 1 in 100 year <i>annual recurrence interval (ARI)</i> a hydraulic and hydrology report, prepared by a RPEQ is required that demonstrates that the development: <ul style="list-style-type: none"> (a) maintains the flood storage capacity on the subject <i>site</i>; and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across <i>sites</i> upstream, downstream or in the general vicinity of the subject <i>site</i>; and (c) does not increase stormwater ponding and/or nuisance on <i>Sites</i> upstream, downstream or in the general vicinity of the subject <i>site</i>.
PO 2 Development must not obstruct the free passage of water through a property.	No acceptable outcome is prescribed.
PO 3 Essential services infrastructure such as on-site electricity, gas, water supply, sewerage and telecommunications maintain their functions during a 1 in 100 year <i>annual recurrence interval (ARI)</i> .	PO 3.1 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood waters are: <ul style="list-style-type: none"> (a) located above the 1 in 100 year <i>annual recurrence interval (ARI)</i>; or (b) designed and constructed to exclude floodwater intrusion and infiltration.
PO 4 Excavation and filling must not directly, indirectly or cumulatively result in increased adverse flood impacts on <i>sites</i> upstream, downstream or in general vicinity of the subject <i>site</i> .	AO 4.1 Excavation and filling maintains: <ul style="list-style-type: none"> (a) the <i>ground level</i> of reconfigured lots and development <i>sites</i> remains unchanged; or (b) net floodplain storage on the subject <i>Site</i> and does not worsen flood impacts (depth, duration, direction, velocity, concentration) on surrounding <i>sites</i>.
Reconfiguring a lot	
PO 5 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO 5 New lots (excluding <i>park</i> or other relevant open space and recreation lots) are above the 1 in 100 year <i>annual recurrence interval (ARI)</i> and are provided with legal, clear and direct pedestrian and vehicle evacuation routes that are above the 1 in 100 year <i>annual recurrence interval (ARI)</i> .

8.2.4. Heritage overlay code

8.2.4.1 Application

This code applies to assessing a material change of use, reconfiguring a lot, operational work and Building work in the Heritage overlay.

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

Land in the Heritage overlay is identified the **Heritage overlay map H-001** which include the following sub-categories:

- (1) Local heritage place sub-category; and
- (2) State heritage place sub-category.

8.2.4.2 Purpose

The purpose of the Heritage overlay code is to ensure development on or adjoining a Local Heritage Place is compatible with the cultural heritage significance of the Local Heritage Place, as identified by the Flinders Shire Council Local Heritage Register.

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

- (1) Development or re-use of a Local Heritage Place conserves the cultural heritage significance of the Local Heritage Place.
- (2) Local Heritage Places are protected from removal and demolition.

8.6.4.3 Assessment benchmarks

Table 8.2.4.1 – Assessment benchmarks for assessable development only

Performance Outcomes	Acceptable Outcomes
Development involving a Local Heritage Place or on a lot adjoining a Local Heritage Place	
PO 1 Reconfiguring a lot does not: <ol style="list-style-type: none"> (a) reduce existing public access to the Local Heritage Place; or (b) result in the placement of a building or structure that would adversely change its setting or sever or obscure the Local heritage place from public view; or (c) obscure or destroy any of the following elements relating to the Local heritage place: <ol style="list-style-type: none"> (i) pattern of historic subdivision; or (ii) the landscape setting; or (iii) the scale and consistency of the urban fabric. 	AO 1.1 No acceptable outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
<p>PO 2 Where on properties adjoining a Heritage Place, development (excluding building works associated with an existing house) is located, designed and constructed in a manner that:</p> <ul style="list-style-type: none"> (a) does not detrimentally affect the heritage significance of place or area, including its context, setting and appearance; and (b) where within the town centre of Hughenden, development reflects town centre building forms and streetscapes. (including commercial buildings which locate a front building line on the primary street frontage boundary and features display windows and an awning over the footpath). 	<p>AO 2.1 No acceptable outcome is prescribed</p>
<p>PO 3 Development of a Local Heritage Place is compatible with the conservation and management of the cultural heritage significance of the Local Heritage Place.</p>	<p>AO 3.1 No acceptable outcome is prescribed.</p>
Building work or operational work on a Local heritage place	
<p>PO 4 Development:</p> <ul style="list-style-type: none"> (a) does not adversely affect the character, setting or appearance of the Local Heritage Place; and (b) is subservient to the features and values of the Local Heritage Place that contribute to its cultural heritage significance. 	<p>AO 4.1 Development does not alter, remove or conceal significant features of the Local Heritage Place.</p> <p>AO 4.2 The scale, location and design of the development is compatible with the character, setting and appearance of the Local heritage place.</p>

8.2.5. Major infrastructure overlay code

8.2.5.1. Application

This code applies to assessing a material change of use, reconfiguring a lot, operational work and building work in the Major infrastructure overlay

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

Land in the Major infrastructure overlay is identified the following maps:

- **Major infrastructure overlay map EE-001 - Electrical infrastructure**
- **Major infrastructure overlay map SR-001 - Stock routes**
- **Major infrastructure overlay map RH-001 – Road hierarchy**

and in the following sub-categories of the [State Planning Policy \(SPP\) Interactive Mapping System](#) –

(a) **Infrastructure:**

- **State controlled road**
- **Future state controlled road**
- **Railway; and**

(b) **Administrative Layers, Transport Noise Corridors:**

- **Noise corridor – State controlled road (VOLUNTARY area)**
- **Noise corridor – rail network; and**

(c) **Strategic Airports and Aviation Facilities:**

- **Aviation facility**

8.2.5.2 Purpose

The purpose of the Major infrastructure overlay code is to ensure development in close proximity to major infrastructure, does not result in any negative impact on their function.

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

- (1) The function of aviation facilities is protected from unsuitable development in close proximity.
- (2) Sensitive land uses are separated or buffered from major electricity infrastructure.
- (3) Development does not undermine the function and viability of stock routes.
- (4) Development ensures the viability of the State transport network is preserved as well as accords with an appropriate road hierarchy.

8.2.5.3 Assessment benchmarks

Table 8.2.5.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance Outcomes	Acceptable Outcomes
Development close to Aviation facilities, as identified in: State Planning Policy (SPP) Interactive Mapping System – Strategic Airports and Aviation Facilities: <ul style="list-style-type: none"> Aviation facility 	
PO 1 Development does not interfere with the function of aviation facilities.	AO1.1 Development located within the building restricted area for an aviation facility does not create: <ul style="list-style-type: none"> permanent or temporary physical obstructions in the line of sight between antennas; or an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or reflective surfaces that could deflect or interfere with signals transmitted by the facility, or AO1.2 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.
Note—A development proposal on land located within a building restricted area should be referred to Airservices Australia or DoD for assessment. Airservices Australia or DoD will provide local government and proponents with authoritative advice about the impact of a proposed development on the function of an aviation facility, requirements for risk assessment processes, and mitigation methods. It is recommended that advice be sought during pre-lodgement stage of development assessment processes to avoid objections from Airservices Australia or DoD.	
Major energy transmission facilities	
PO 2 Development involving a sensitive <i>land use</i> is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO 2.1 <i>Sensitive land uses</i> do not encroach within 20 metres of from major electricity infrastructure or substations as indicated on Major infrastructure overlay map EE-001 – Electrical infrastructure .
PO 3 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity and substations.	AO 3.1 A minimum 3 metre wide densely planted landscaped buffer is provided along the boundary adjoining major electricity or substations as indicated on Major infrastructure overlay map EE-001 – Electrical infrastructure which: <ul style="list-style-type: none"> (a) includes provision for advanced trees and shrubs that will grow to a minimum height of 10 metres; and (b) comprises species as outlined in SC 6.3 Preferred plant species planning scheme policy.
PO 4 Major electricity infrastructure on private land is included in an easement.	AO 4.1 Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.

Performance Outcomes	Acceptable Outcomes
State transport infrastructure and road hierarchy	
PO 5 Development does not impact on the safety and efficiency of the state transport network.	AO 5.1 No acceptable outcome is prescribed
PO 6 Development does not compromise the orderly provision or upgrading of the state transport network or infrastructure.	AO 6.1 No acceptable outcome is prescribed
PO 7 Development within Transport noise corridors as outlined in the State Planning Policy (SPP) Interactive Mapping System – Administrative Layers, Transport Noise Corridors: <ul style="list-style-type: none"> • Noise corridor – State controlled road • Noise corridor – rail network; is: <ul style="list-style-type: none"> (a) set back from the corridor to avoid adverse impacts to the operation of the road corridor; and (b) located, designed, orientated and constructed to minimise the emission of noise, vibration and dust emissions from the State-controlled road and Railway. 	AO 7.1 Development accords with the Queensland Development Code .
PO 8 Intersection design and property access accords with relevant standards as required by the particular road's status in the road hierarchy.	AO 8.1 Property access onto roads as outlined in Major infrastructure overlay map RH-001 – Road hierarchy are designed in accordance with AUSTROADS Guide to Traffic Management Part 6 Intersections, Interchanges and Crossings. AO 8.2 Intersections on roads as outlined in Major infrastructure overlay map RH-001 – Road hierarchy are designed in accordance with AUSTROADS Guide to Traffic Management Part 6 Intersections, Interchanges and Crossings.
Stock routes	
PO 9 Development on or adjacent to stock routes are compatible with their continued function.	AO 9.1 In the Rural zone, development on or adjacent to stock routes as indicated on Major infrastructure overlay map SR-001- Stock routes is limited to <i>rural activities</i> .

8.2.6. Wetland and waterway corridor overlay code

8.2.6.1. Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work in the Wetland and waterway corridor overlay.

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

Waterways and wetlands are identified within the Wetland and waterway corridor overlay as identified in the [State Planning Policy \(SPP\) Interactive Mapping System](#) – **Environment and Heritage**:

- **MSES – High Ecological Significance wetlands**
- **MSES – High Ecological value waters (wetland)**
- **MSES – High Ecological waters (watercourse)**
- **MSES - Regulated Vegetation (intersecting a watercourse)**

8.2.6.2 Purpose

The purpose of the Wetland and waterway corridor overlay code is to avoid or minimise the impacts of development on waterways and wetlands throughout the Flinders Shire Local Government Area.

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

- (1) Development ensures ecological processes, hydrological regimes and ecosystem services provided by waterways and wetlands are retained and enhanced.
- (2) Natural watercourses are retained in an undisturbed condition and protected from erosion.
- (3) Negative impacts on water quality are avoided; or where impacts cannot be avoided, the design and location of development minimises impacts on biodiversity values.
- (4) The natural scenic, amenity and landscape values of waterway corridors and wetlands are maintained or enhanced.

8.2.6.3 Assessment benchmarks

Table 8.2.6.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance Outcomes	Acceptable Outcomes
Waterway Corridors	
PO 1 Development maintains and enhances the environmental values and functioning of waterway corridors and wetlands.	AO1.1 Development does not encroach within 25 metres from waterways or wetlands as identified in the Wetland and waterway corridor overlay.
PO 2 Where development within waterway corridors and wetlands cannot be avoided, the works ensure their ecological and hydraulic integrity is retained.	AO 2.1 Development within 25 metres from waterways or wetlands as identified in the Wetland and waterway corridor overlay do not involve any the following activities: <ol style="list-style-type: none"> (a) building work; or (b) physical disturbance of stream bed and banks including diverting, channelling, filling and excavating; or (c) earthworks; or (d) construction; or

Performance Outcomes	Acceptable Outcomes
PO 3 Natural vegetation within waterway corridors and wetlands is undisturbed and/or rehabilitated to minimise release of pollutants and to prevent erosion.	AO 3.1 (a) Clearing of native vegetation within 25 metres from waterways and wetlands as identified in the Wetland and waterway corridor overlay is avoided; or (b) Where clearing of vegetation cannot be avoided, restoration/rehabilitation of native vegetation of adjoining nearby degraded areas is undertaken.
PO 4 Development does not result in the introduction of non-native pest plants or animals that pose a risk to the ecological values and processes of a waterway or wetland.	AO 4.1 No acceptable outcome is prescribed
PO 5 During construction and operation of any development, waterways and wetlands are protected from stormwater impacts.	AO 5.1 Development does not result in any measurable change to the quantity or quality of stormwater entering the waterways or wetlands during construction or operation. AO 5.2 All work is protected during construction by erosion and sedimentation protection measures in accordance with SC6.2 Engineering standards planning scheme policy.
PO 6 <i>Intensive animal industry</i> is appropriately setback from waterways and wetlands to minimise potential environmental impacts.	AO 6.1 Any activity associated with <i>intensive animal industry</i> does not encroach within 200 metres from waterways or wetlands as identified in the Wetland and waterway corridor overlay.

Part 9 Development codes



9. Part 9 Development codes

9.1. Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under Schedule 6 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.
 - (a) works code.
- (5) The following are the use codes for the planning scheme:
 - (a) Centre and entertainment activities code
 - (b) Community and recreation activities code
 - (c) Home based business code
 - (d) Industry and infrastructure activities code
 - (e) Residential activities code
 - (f) Rural activities code
- (6) The following are the other development codes for the planning scheme:
 - (a) Operational works code
 - (b) Reconfiguring a lot code

9.2. Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2016

9.2.1 Community residence requirements

Development for a community residence that complies with all the requirements in Table 9.2.1.1 is accepted development.

Table 9.2.1.1—Community residence for accepted development only

Requirements for accepted development	
1	The premises is located in the General residential zone, Rural residential zone or Township zone
2	No more than 7 support workers attend the residence in a 24-hour period; and
3	At least 2 car parks are provided on the premises for use by residents and visitors, 1 of which is suitable for persons with disabilities; and
4	At least 1 car park is provided on the premises for use by support workers.

9.2.2 Forestry for wood production code

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

9.2.3 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 and categories of assessment: Reconfiguring a lot**

This code applies to a reconfiguring of a lot if –

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

However, this code does not apply if –

- (a) all or part of the premises, are in an erosion prone area or any of the following areas under a local instrument –
 - (i) a flood hazard area;
 - (ii) a bushfire hazard area;
 - (iii) a landslide hazard area;
 - (iv) a storm tide inundation area; or
- (b) an overlay in a local instrument applies to all or part of the premises, or any part of the premises.

For this section –

Industrial zone means area, however described, designated in a local categorising instrument as industrial.

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

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

Table 9.2.3.1—Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment

Assessment benchmarks	
CO1	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
CO2	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
CO3	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.
CO4	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.
CO5	If the reconfiguration creates a rear lot— <ul style="list-style-type: none"> (i) An access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and

Assessment benchmarks	
	(ii) No more than 2 rear lots are accessed from the head of a single cul-de-sac
CO6	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.
CO7	If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone—the distance of an existing building or structure from a boundary of a created lot complies with the minimum setback distances stated in the Queensland Development Code, parts 1.1 to 1.3
CO8	A new building or structure on the premises <ul style="list-style-type: none"> (i) will comply with the Queensland Development Code, part 1.4; and (ii) will be located outside of an existing or planning infrastructure easement.
CO9	Each created lot has access to the existing road network through: <ul style="list-style-type: none"> (i) Direct road frontage; or (ii) An access strip; or (iii) An access easement, if a local instrument states that an access easement is consistent with the relevant zone.
CO10	Access from each created lot to the existing road network is: <ul style="list-style-type: none"> (i) Lawful, safe and practical; and (ii) Designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient;
CO11	If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone – an access strip or access easement for a created lot has a minimum width of – <ul style="list-style-type: none"> (i) For reconfiguring a lot in a residential zone - 5m; or (ii) For reconfiguring a lot in an industry zone - 8m.
CO12	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.
CO13	If the premises are in a reticulated water area – each created lot is connected to the reticulated water supply system.
CO14	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.
CO15	If the premises are in an area with a sewerage service – each created lot is connected to the sewerage service.
CO16	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.
CO17	Each lot is connected to a supply network and telecommunication network, if required under a local instrument.
CO18	Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument.
CO19	The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff: <ul style="list-style-type: none"> (i) is minimised during and after construction; and (ii) complies with the requirements stated in a local instrument.
CO20	Filling and excavation on the premises – <ul style="list-style-type: none"> (i) does not cause a vertical change to the natural ground level of more than 1 metre; and (ii) does not result in ponding on the premises or adjoining land; and (iii) complies with the requirements stated in a local instrument.

9.3. Use codes

9.3.1. Centre and entertainment activities code

9.3.1.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Centre and entertainment activities code in the categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) impact assessable development for a *centre* or *entertainment activity* listed in Schedule 1.1.1 or an undefined use of a similar nature.

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

9.3.1.2 Purpose

The purpose of the Centre and entertainment activities code is to ensure that *centre activities* and *entertainment activities* are located, designed, operated and maintained in a manner that provides a safe and comfortable environment for all users and protects the amenity of surrounding areas.

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

- (1) *Centre* and *entertainment activities* are located on land that is suited to and compatible with their development and operation.
- (2) *Centre* and *entertainment activities* are designed to complement and be sympathetic to the *built form* character of the surrounding area.
- (3) *Centre* and *entertainment activities* are located, designed, operated and maintained to limit and mitigate any detrimental impacts on nearby *sensitive land uses*.
- (4) *Centre* and *entertainment activities* accommodate traffic generation and parking as required.
- (5) *Centre* and *entertainment activities* are provided with infrastructure and services as required.

9.3.1.3 Assessment benchmarks

Table 9.3.1.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity and safety	
PO 1 Outdoor lighting enhances safety and maintains the amenity of the surrounding area without creating obtrusive light emissions either directly or by reflection.	AO 1.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO 2 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of: <ol style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) odour; and (d) dust. 	AO 2.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> . AO 2.2 Development achieves the acoustic quality objectives for <i>sensitive receptors</i> set out in the <i>Environmental Protection (Noise) Policy 2008</i> . AO 2.3

Performance outcomes	Acceptable outcomes
	<p>Development does not involve Environmentally Relevant Activities (ERAs).</p> <p>AO 2.4 Where food or cooking odour is released:</p> <ul style="list-style-type: none"> (a) Exhaust vents are separated from adjacent uses by a minimum distance of 6 metres horizontally; and (b) Odour is discharged vertically and directed away from the adjacent uses. <p>AO 2.5 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 2.6 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the General residential zone, Community facilities zone, Rural residential zone or Township Zone.</p> <ul style="list-style-type: none"> (a) has a 1.8 metre high solid fence; and (b) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans. (c) ensures areas where work could be undertaken outdoors are not located between the side and/or rear wall of the building and the common boundary. (d) ensures outdoor dining, entertainment or smoking areas are not located between the side and/or rear wall of the building and the common boundary. <p>AO 2.7 <i>Centre</i> and <i>entertainment activities</i> within the General residential and Rural residential zones are limited to the operating hours of 8.00am to 6.00 pm.</p>
<p>PO 3 Storage areas for equipment, goods, and materials and refuse containers are provided which are:</p> <ul style="list-style-type: none"> (a) screened from the street and any <i>adjoining premises</i>; and (b) adequately sized to accommodate the refuse generated on-site; and (c) conveniently accessible to collection and delivery vehicles; and (d) able to be kept clean and dust free at all times. 	<p>AO 3.1 Refuse container storage areas (if required) are:</p> <ul style="list-style-type: none"> (a) provided within the <i>site</i>; and (b) not located within any required <i>setback</i> from an <i>adjoining premises</i> or road boundary; and (c) screened from view by a minimum 1.8 metre high solid fence or wall; and (d) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (e) separated by at least 3m from the common boundary of any <i>adjoining premises</i> containing a <i>sensitive land use</i>, or located in the General residential zone, Rural residential zone or Township zone.

Performance outcomes	Acceptable outcomes
	<p>AO 3.2 Other outdoor storage areas are:</p> <ul style="list-style-type: none"> (a) not located within any required <i>setback</i>; and (b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining premises</i>.
<p>PO 4 Footpath awnings are provided to all buildings having a zero <i>setback</i> to the <i>road frontage</i>.</p>	<p>AO 4.1 A 3 metre wide cantilevered awning is provided to the <i>road frontage</i>.</p>
<p>PO 5 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 5.1 Communal open spaces, including off street car parks and seating areas, are situated where they are in line of sight of windows, doors or balconies of buildings, or can be seen from a street or other public places.</p>
Built form, character, design and scale	
<p>PO 6 Development:</p> <ul style="list-style-type: none"> (a) reflects and enhances the existing character of the area and surrounding land uses; and (b) contributes to a cohesive <i>streetscape</i> and <i>built form</i>; and (c) is of a <i>building height</i>, bulk and form that is proportionate to, and commensurate with, the <i>site</i> area; and (d) avoids adverse amenity impacts on adjoining or nearby properties; and (e) does not prejudice the development of <i>adjoining premises</i> and enables existing and future buildings to be appropriately separated from each other. 	<p>AO 6.1 <i>Building height</i> (including all structures) is not greater than:</p> <ul style="list-style-type: none"> • 10 metres in the Centre zone; or • 8.5 metres in other zones <p>AO 6.2 <i>Site cover</i> does not exceed::</p> <ul style="list-style-type: none"> • 75 percent in the Centre zone; or • 10 percent or 600m² (whichever is greater), in the Rural residential zone; or • 40 percent in other zones. <p>AO 6.3 Where development has a common boundary to an existing <i>sensitive land use</i>, or a lot in the:</p> <ul style="list-style-type: none"> • General residential zone; or • Community facilities zone; or • Rural residential zone; or • Township Zone <p>The <i>development footprint</i> excluding <i>landscaping</i> is <i>setback</i> a minimum of 3 metres from side and rear boundaries.</p> <p>AO 6.4 In the Rural residential zone, development is set back a minimum 15 metres from the <i>road frontage</i>.</p> <p>AO 6.5 Where external walls exceed 15 metres in length, external treatments such as recesses are provided at least at 7.5 metre intervals.</p>

Performance outcomes	Acceptable outcomes
Fences	
<p>PO 7 Where development is not built with a zero setback to the <i>road frontage</i>, fencing must:</p> <p>(a) contribute positively to the character of the <i>streetscape</i>; and</p> <p>(b) enable casual surveillance of the street.</p>	<p>AO 7.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <p>(a) has a height, measured from <i>ground level</i>, that is not greater than:</p> <ul style="list-style-type: none"> 1.8 metres where the fence is at least 50 per cent transparent; or 1.2 metres where the fence is solid or not greater than 50 per cent transparent.
Infrastructure and services	
<p>PO 8 Development is provided with appropriate infrastructure and services.</p>	<p>AO 8.1 Development ensures that:</p> <p>(a) a connection to the reticulated water supply infrastructure network is provided where available; or</p> <p>(b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second.</p> <p>AO 8.2 Development ensures that:</p> <p>(a) a connection to the reticulated sewerage infrastructure network is provided; or</p> <p>(b) development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with <i>WSAA Sewerage Code of Australia</i>.</p> <p>AO 8.3 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided.</p> <p>AO 8.4 Development is connected to telecommunication infrastructure in accordance with the standards of the relevant regulatory authority.</p>
Landscaping	
<p>PO 9 <i>Landscaping</i>:</p> <p>(a) contributes to an attractive <i>streetscape</i>; and</p> <p>(b) protects the amenity of the <i>adjoining premises</i>; and</p> <p>(c) provide appropriate buffers to <i>sensitive</i></p>	<p>AO 9.1 Where development is not built with a zero setback to the <i>road frontage</i>, a densely planted landscape strip is provided that:</p> <p>(a) extends along the entire length of any <i>road frontage</i>, except for the areas required for vehicle and pedestrian</p>

Performance outcomes	Acceptable outcomes
<p>(d) <i>land uses</i>; and</p> <p>(e) reduces the visual and environmental impact of hard surface areas; and achieves maximum on-site storm/rainwater infiltration.</p>	<p>access; and</p> <p>(b) is at least 2 metres in width.</p> <p>AO 9.2 Where development has a common boundary to an existing <i>sensitive land use</i>, or a lot in the:</p> <ul style="list-style-type: none"> • General residential zone; or • Community facilities zone; or • Rural residential zone; or • Township Zone <p>a densely planted landscape strip is provided:</p> <p>(a) along the entire common boundary; and</p> <p>(b) that is at least 2 metres in width.</p> <p>AO 9.3 All <i>landscaping</i> as prescribed in this code:</p> <p>(a) includes trees planted at a maximum spacing of 0.75 metres measured from the centres of the trees; and</p> <p>(b) comprises of species as outlined in SC 6.3 Preferred plant species planning scheme policy.</p>
Steep slopes	
<p>PO 10 Development must be responsive to the constraints of steeply sloping land.</p>	<p>AO 10.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent;</p> <p>OR</p> <p>AO 10.2 a geotechnical report is prepared by a registered professional engineer (RPEQ) that demonstrates the risk from land slippage or erosion can be appropriately avoided or mitigated.</p>
Stormwater drainage	
<p>PO 11 Stormwater drainage systems or networks have the capacity to control stormwater flows so that:</p> <p>(a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and</p> <p>(b) runoff is directed to a lawful point of discharge through controlled outlet structures.</p>	<p>AO 11.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge.</p> <p>AO 11.2 Stormwater drainage is designed and constructed in accordance with SC6.2 Engineering standards planning scheme policy.</p>
Traffic, access and parking	
<p>PO 12 The design and layout of vehicle parking, loading, crossover and access areas:</p> <p>(a) provides safe and efficient vehicular and pedestrian movement; and</p>	<p>AO 12.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed with an impervious material that will reduce the amount of dust generated by vehicle movements.</p>

Performance outcomes	Acceptable outcomes
<p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>.</p>	<p>AO 12.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site and allow for the manoeuvring of small rigid van.</p> <p>AO 12.3 Car parking spaces are at least 2.7 metres in width and 5.4 metres in length.</p> <p>AO 12.4 Car parking is to be in accordance with <i>AS2890.1 – Parking Facilities: Off Street Car parking</i>.</p> <p>AO 12.5 (a) Where development is proposed:</p> <ul style="list-style-type: none"> • within the Centre zone; and • the total <i>gross floor area</i> does not exceed 150m² <p>provision of off-street parking by the development is not required.</p> <p>OR</p> <p>(b) Where development is proposed:</p> <ul style="list-style-type: none"> • not within the Centre zone; or • total <i>gross floor area</i> does exceeds 150m² <p>parking is provided at a minimum rate of 1 car park per 30 m² of <i>gross floor area</i>, or part thereof.</p>

Table 9.3.1.2 – Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Development flexibility	
PO 1 Tourism based, <i>centre and entertainment activities</i> in the Rural zone minimises impacts on: <ul style="list-style-type: none"> (a) the scenic amenity of the area; and (b) existing or potential <i>rural activities</i> in the area; and (c) environmental values such as habitat, vegetation and water quality. 	No acceptable outcome is prescribed.
Road hierarchy	
PO 2 Development is located on roads that are appropriate for the nature of traffic generated and does not impact on the safety and efficiency of the transport network as well as the function and characteristics identified in the road hierarchy.	No acceptable outcome is prescribed Note—compliance Refer: AUSTROADS: Guide to Traffic Management Part 4: Network Management for guidance.

9.3.2. Community and recreation activities code

9.3.2.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Community and recreation activities code in the categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) impact assessable development for a *community or recreation activity* listed in Schedule 1.1.1 or an undefined use of a similar nature.

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

9.3.2.2 Purpose

The purpose of the Community and recreation activities code is to ensure that *community activities* and *recreation activities* are located, designed and operated in a manner that provides maximum community benefit, a safe and comfortable environment for all users and protects the amenity of surrounding areas.

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

- (1) *Community and recreation activities* are located and designed to be conveniently accessible to users.
- (2) *Community and recreation activities* occur only on land that is suited to the development and operation of *community and recreation activities*.
- (3) Development is collocated or integrated with other *community activities* or *recreation activities* in order to create community hubs.
- (4) The health and safety of all users is not compromised by incompatible land use activities or poor design.
- (5) *Community and recreation activities* are designed to complement and be sympathetic to the *Built form* character of the surrounding area.
- (6) *Community and recreation activities* are located, designed, operated and maintained to limit and mitigate any detrimental impacts on nearby residential amenity.
- (7) *Community and recreation activities* accommodate traffic generation and parking as required.
- (8) *Community and recreation activities* are provided with infrastructure and services as required.

9.3.2.3 Assessment benchmarks

Table 9.3.2.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity and safety	
PO 1 The development is designed and operated to minimise conflict with surrounding existing or future residential premises.	AO 1.1 All new buildings, structures, mechanical equipment, vehicle parking and manoeuvring areas, access, loading/unloading facilities and outdoor play areas are <i>setback</i> from <i>site</i> boundaries that adjoin the properties in the General residential, Rural residential or Township zone, in accordance with the following: <ul style="list-style-type: none"> (a) 3 metres for a <i>child care centre</i> or a <i>place of worship</i> use; or (b) 15 metres for a <i>motor sport facility, outdoor sport and recreation facility, park or major sport, recreation and entertainment facility</i> use; or (c) 6 metres for all other uses not otherwise listed above.
PO 2 Outdoor lighting enhances safety and maintains the amenity of the surrounding area without creating obtrusive light emissions either directly or by reflection.	AO 2.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO 3 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of: <ul style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) odour; and (d) dust; and (e) lack of privacy; and (f) other emissions. 	AO 3.1 Development achieves the acoustic quality objectives for <i>sensitive receptors</i> set out in the <i>Environmental Protection (Noise) Policy 2008</i> . AO 3.2 Where food or cooking odour is released: <ul style="list-style-type: none"> (a) Exhaust vents are separated from adjacent uses by a minimum distance of 6 metres horizontally; and (b) Odour is discharged vertically and directed away from the adjacent uses. AO 3.3 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>Site</i> . AO 3.4 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i> , or a property in the General residential zone, Rural residential zone or Township Zone: <ul style="list-style-type: none"> (a) has a 1.8 metre high solid fence; and (b) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (c) ensures areas where work could be undertaken outdoors are not located

Performance outcomes	Acceptable outcomes
	<p>between the side and/or rear wall of the building and the common boundary; and</p> <p>(d) ensures outdoor dining, entertainment or smoking areas are not located between the side and/or rear wall of the building and the common boundary.</p> <p>AO 3.5 Operation of <i>community</i> and <i>recreation activities</i> in the Residential and Rural residential zones are limited to the hours of 8.00am to 6.00pm.</p>
<p>PO 4 Storage areas for equipment, goods, and materials and refuse containers are provided which are:</p> <p>(a) screened from the street and any <i>adjoining premises</i>; and</p> <p>(b) adequately sized to accommodate the refuse generated on-site; and</p> <p>(c) conveniently accessible to collection and delivery vehicles; and</p> <p>(d) able to be kept clean and dust free at all times.</p>	<p>AO 4.1 Refuse container storage areas are:</p> <p>(a) provided within the <i>site</i>; and</p> <p>(b) not located within any required <i>setback</i>; and</p> <p>(c) screened from view by a minimum 1.8 metre high solid fence or wall; and</p> <p>(d) provided on an imperviously sealed pad that drains to an approved waste disposal system; and</p> <p>(e) separated by at least 3m from the common boundary of any <i>adjoining premises</i> containing a <i>sensitive land use</i>, or located in the General residential zone Rural residential or Township zone.</p> <p>AO 4.2 Other outdoor storage areas are:</p> <p>(a) not located within any required <i>setback</i> or <i>landscaped</i> area; and</p> <p>(b) screened from view from:</p> <ul style="list-style-type: none"> the street; and other public areas; and <i>adjoining premises</i> if located in the General residential zone, Rural residential zone or Township zone.
<p>PO 5 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 5.1 Communal open spaces, including congregation and seating areas, are situated where they are in line of sight of windows, doors or balconies of buildings, or can be seen from a street or other public places.</p> <p>AO 5.2 Bicycle facilities are located in view of the car parking area or street and are well lit.</p>
Ancillary activities	
<p>PO 6 Any <i>office</i> and administration functions or retail sales conducted on the <i>site</i> are ancillary and subordinate to the <i>community</i> or <i>recreation activity</i>.</p>	<p>AO 6.1 The area used for <i>office</i> and administration functions is limited to 10 per cent of the total <i>gross floor area</i> on-site or 50m², whichever is less.</p> <p>AO 6.2 The area used for on-site retail sales of goods is</p>

Performance outcomes	Acceptable outcomes
	limited to 5 per cent of the total <i>gross floor area</i> on-site or 25m ² , whichever is less.
Built form	
PO 7 Buildings and structures are designed to avoid the creation of long expanses of blank walls.	AO 7.1 Where external walls exceed 15 metres in length, external treatments such as recesses are provided at least at 7.5 metre intervals..
PO 8 Development of <i>community and recreation activities</i> be of a height, size, bulk and form consistent with the existing or preferred character of surrounding zones.	AO 8.1 <i>Site cover</i> does not exceed: <ul style="list-style-type: none"> 10 percent or 600m² (whichever is greater), in the Rural residential zone; or 50 percent in other zones. AO 8.2 <i>Building height</i> is not greater than 8.5 metres.
Infrastructure and services	
PO 9 Development is provided with appropriate infrastructure and services.	AO 9.1 Development ensures that: <ul style="list-style-type: none"> (a) a connection to the reticulated water supply infrastructure network is provided where available; or (b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second. AO 9.2 Development ensures that: <ul style="list-style-type: none"> (a) a connection to the reticulated sewerage infrastructure network is provided; or (b) development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAA Sewerage Code of Australia. AO 9.3 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided.
Landscaping	
PO 10 <i>Landscaping:</i> <ul style="list-style-type: none"> (a) provides an attractive <i>streetscape</i> and (b) protects the amenity of the <i>adjoining</i> 	AO 10.1 A densely planted 2 metre deep landscape strip is provided along the full width of all <i>road frontages</i> of the <i>site</i> , excluding vehicle and pedestrian access points.

Performance outcomes	Acceptable outcomes
<p><i>premises</i>; and</p> <p>(c) provide appropriate buffers to <i>sensitive land uses</i>; and</p> <p>(d) reduces the visual and environmental impact of hard surface areas; and</p> <p>(e) achieves maximum on-site storm/rainwater infiltration.</p>	<p>AO 10.2 Where development has a common boundary to an existing <i>sensitive land use</i>, or a property in the:</p> <ul style="list-style-type: none"> • General residential zone; or • Rural residential zone; or • Township zone. <p>a densely planted landscape strip is provided along the entire common boundary and is:</p> <p>(a) at least 2 metres in width; or</p> <p>(b) at least 5 metres in width if the proposed use is:</p> <ul style="list-style-type: none"> • <i>major sport, recreation and entertainment facility</i>; or • <i>motor sport facility</i>; or • <i>outdoor sport and recreation</i>. <p>AO 10.3 All <i>landscaping</i> as prescribed in this code:</p> <p>(a) includes trees planted at a maximum spacing of 0.75 metres measured from the centres of the trees; and</p> <p>(b) Comprises of species as outlined in SC 6.3 Preferred plant species planning scheme policy.</p>
Steep Slopes	
<p>PO 11 Development must be responsive to the constraints of steeply sloping land.</p>	<p>AO 11.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent;</p> <p>OR</p> <p>AO 11.2 a geotechnical report is prepared by a registered professional engineer (RPEQ) that demonstrates the risk from land slippage or erosion can be appropriately avoided or mitigated.</p>
Stormwater drainage	
<p>PO 12 Stormwater drainage systems or networks have the capacity to control stormwater flows so that:</p> <p>(c) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and</p> <p>(d) runoff is directed to a lawful point of discharge through controlled outlet structures.</p>	<p>AO 12.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge.</p> <p>AO 12.2 Stormwater drainage is designed and constructed in accordance with SC6.2 Engineering standards planning scheme policy.</p>
Traffic, access and parking	
<p>PO 13 The design and layout of vehicle parking, loading, crossover and access areas:</p>	<p>AO 13.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed</p>

Performance outcomes	Acceptable outcomes
<p>(a) provides safe and efficient vehicular and pedestrian movement; and</p> <p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>; and</p> <p>(c) does not impact on street parking; and</p> <p>(d) prevents the loss of on-street parking.</p>	<p>with an impervious material that will reduce the amount of dust generated by vehicle movements.</p> <p>AO 13.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site.</p> <p>AO 13.3 Car parking spaces are at least 2.7 metres in width and 5.4 metres in length.</p> <p>AO 13.4 Car parking is to be in accordance with <i>AS2890.1 – Parking Facilities: Off Street Car parking</i>.</p> <p>AO 13.5 For predominantly indoor uses, parking is to be provided at a minimum rate of 1 car park per 10 m² of <i>gross floor area</i>.</p> <p>OR</p> <p>AO 13.6 For predominantly outdoor uses, parking is to be in accordance with a traffic impact assessment (TIA) prepared by a registered professional engineer (RPEQ).</p>
Provisions specific to certain uses	
<p>PO 14 <i>Parks</i> are predominantly open in landscape character and are readily maintainable by Council.</p>	<p>AO 14.1 The maximum combined <i>development footprint</i> for all new and existing buildings and structures does not exceed 250m² or 10 per cent of the <i>park area</i>, whichever is less.</p>

Table 9.3.2.2 – Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Development flexibility	
PO 1 Buildings on public land are designed as multipurpose community hubs where possible, rather than stand alone facilities in order to: <ul style="list-style-type: none"> (a) Enable service providers or clubs to share facilities and increase efficiency and cost effectiveness; and (b) Create a sense of community and provide focal points for <i>community activity</i>; and (c) Enable future adaption of the building to respond to changes in need. 	No acceptable outcome is prescribed.
Road hierarchy	
PO 2 Development is located on roads that are appropriate for the nature of traffic generated and does not impact on the safety and efficiency of the transport network as well as the function and characteristics identified in the road hierarchy.	No acceptable outcome is prescribed Note—compliance Refer: AUSTROADS: Guide to Traffic Management Part 4: Network Management for guidance.

9.3.3. Home based business code

9.3.3.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Home based business code in the categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) impact assessable development for a *home based business* not specifically identified in a categories of development and assessment table in Part 5 of this planning scheme.

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

9.3.3.2 Purpose

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

- (1) ensure a *home based business* is designed, located and operated in a manner that is compatible with the preferred amenity, character and function of the surrounding area and is appropriately integrated with the residential and other activities on the *site* and on *adjoining premises*; and
- (2) ensure that *home based businesses* do not impact on the primacy of the *residential activity* on the *site* and the residential character of any residential zone.

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

- (1) A *home based business* is domestic in scale and subordinate to the primary residential use of the *dwelling*.
- (2) A *home based business* must not result in any negative impacts on the amenity, health and safety of nearby residents.
- (3) A *dwelling* that contains a *home based business* is not distinguishable from other nearby *dwellings* in terms of visual appearance, noise emissions or traffic generation.

9.3.3.3 Assessment benchmarks

Table 9.3.3.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity, Safety and Scale of Use	
<p>PO 1 The operation of the <i>home based business</i> is limited in size, scale and the type of activity so that it:</p> <ul style="list-style-type: none"> (a) remains ancillary to, and does not encroach upon the residential use of the <i>dwelling</i>; and (b) does not compromise the amenity or safety of the surrounding neighbourhood and primary residential use of the <i>dwelling</i>, having particular regard to: <ul style="list-style-type: none"> (i) hours of operation; and (ii) noise; and (iii) odour; and (iv) dust; and (v) number of visitors and employees on the <i>site</i>; (vi) visual amenity impacts; and (vii) use of potentially hazardous materials; and (viii) traffic, access and car parking. 	<p>AO 1.1 Only one <i>home based business</i> is permitted per <i>dwelling</i>.</p> <p>AO 1.2 A permanent resident of the <i>dwelling</i> conducts the <i>home based business</i>.</p> <p>AO 1.3 The workspace of the <i>home based business</i> activity is totally separated from the primary residential use of the <i>dwelling</i> by a wall(s) and closable door(s).</p> <p>AO 1.4 The <i>home based business</i> does not include any type of <i>industrial activities</i> unless within the Low impact industry or Medium impact industry zones.</p> <p>AO 1.5 For a <i>home based business</i> (other than a bed and breakfast, farm stay or home based <i>child care</i>) conducted in a <i>dwelling house</i>:</p> <ul style="list-style-type: none"> (a) the total <i>gross floor area</i> used for the home based business does not exceed 30 per cent of the <i>gross floor area</i> of the <i>dwelling</i>, or 50m²; whichever is less; and (b) outdoor use areas including parking areas do not exceed 10 per cent of the area of the <i>site</i> on which the <i>dwelling house</i> is located or 50m², whichever is less; and (c) outdoor use areas are fenced with a 1.8 metre solid screen fence along the common boundary with a <i>site</i> containing a <i>sensitive land use</i>; and (d) no more than two clients or customers are present at any one time and no more than eight clients or customers attend the <i>home based business</i> in any one day; and (e) the <i>home based business</i> does not employ more than one person. <p>AO1.7 For a <i>home based business</i> operating as a bed and breakfast or farm stay:</p> <ul style="list-style-type: none"> (a) at least one bedroom within the <i>dwelling house</i> is excluded from use by guests; <p>AO 1.8 Unless otherwise specified in the applicable</p>

Performance outcomes	Acceptable outcomes
	<p>zone code, for a <i>home based business</i> other than a bed and breakfast, farm stay or home based child care, the hours of operation are limited to:</p> <ul style="list-style-type: none"> (a) Monday to Saturday – 8.00am to 6.00pm; and (b) no operation on Sundays and Public Holidays. <p>AO 1.9 Development does not result in any emissions, including noise, dust, odour or other emissions:</p> <ul style="list-style-type: none"> (a) beyond the boundaries of the <i>site</i> for a <i>dwelling house</i>; or (b) beyond the <i>dwelling</i>, for a <i>multiple dwelling, dwelling unit or dual occupancy</i>. <p>AO 1.10 Quantities of chemicals or other hazardous materials used in association with the <i>home based business</i> do not exceed the quantities normally associated with a <i>dwelling</i>.</p> <p>AO 1.11 Where goods are offered for sale from the premises, there is no public or external display of such goods.</p> <p>AO 1.12 Any <i>home based business</i> within a <i>multiple dwelling</i> must be subject to a written agreement with the body corporate.</p> <p>AO 1.13 Any <i>home based business</i> within a <i>dual occupancy</i> must be subject to a written agreement with the adjoining owner.</p>

Performance outcomes	Acceptable outcomes
Built form and Character	
<p>PO 2 The <i>dwelling</i> in which the <i>home based business</i> activity is established must maintain the appearance of a residential building.</p>	<p>AO 2.1 Except for the placement of any <i>advertising device</i> permitted by this planning scheme, the external residential appearance and character of the <i>dwelling</i> is not modified to accommodate the <i>home based business</i>.</p> <p>AO 2.2 Any building constructed to accommodate a <i>home based business</i> that is visible from the street has an architectural style and colours that are the same as the primary <i>dwelling</i>.</p> <p>AO 2.3 <i>Advertising devices</i> erected on the <i>site</i> in connection with a <i>home based business</i>:</p> <ul style="list-style-type: none"> (a) include only the business name and contact details of the <i>home based business</i> that is lawfully conducted on the <i>site</i>; and attached to a wall or fence and is not free standing; and (b) are not illuminated or in motion; and (c) are not to exceed 0.5m² in size; and (d) are limited to one <i>advertising device</i> on each <i>road frontage</i> of the allotment.
Traffic, Parking and Loading	
<p>PO 3 Traffic impacts generated by the <i>home based business</i> are no greater than that which might reasonably be expected in a residential location.</p>	<p>AO 3.1 A maximum of one motor vehicle required for the operation of the <i>home based business</i> with a carrying capacity not exceeding 2.5 tonnes is parked or garaged on the <i>site</i>.</p> <p>AO 3.2 Commercial deliveries or collections are limited to:</p> <ul style="list-style-type: none"> (a) a vehicle with a carrying capacity not exceeding 2.5 tonnes; and (b) no more than two deliveries or collections per day. <p>AO 3.3 Loading or unloading activities are undertaken entirely within the <i>site</i> in which the <i>home based business</i> is located.</p>

Performance outcomes	Acceptable outcomes
Storage and Waste Management	
PO 4 Storage areas for equipment, goods, materials, and refuse containers are provided which are: <ul style="list-style-type: none"> (a) screened from the street and <i>adjoining premises</i>; and (b) adequately sized to accommodate the refuse generated on-site; and (c) conveniently accessible to collection and delivery vehicles; and (d) able to be kept clean and dust free at all times. 	AO 4.1 The <i>home based business</i> does not generate refuse in excess of the quantities normally associated with a <i>dwelling</i> . Note—compliance with this acceptable outcome is achieved if refuse does not exceed that which can be accommodated within a standard Council supplied residential bin (wheelie bin). AO 4.2 Equipment, goods and materials associated with the <i>home based business</i> are stored inside the <i>dwelling</i> or another fully enclosed structure such as a shed or garage on the same <i>site</i> as the <i>dwelling</i> .
PO 5 The risks associated with the storage of chemicals and a hazardous substance is minimised.	AO 5.1 Storage of flammable and combustible liquids complies with the minor storage provisions of <i>Australian Standards AS1940 – The storage and Handling of Flammable and Combustible Liquids</i> .
Additional requirements for specific <i>home based businesses</i>	
PO 6 For a bed and breakfast or farm stay: <ul style="list-style-type: none"> (a) accommodation is provided for short-term stay only; and (b) guests are provided an acceptable level of privacy and comfort. 	AO 6.1 Guests stay no more than four consecutive nights for a bed and breakfast, and 14 consecutive nights for a farm stay. AO6.2 Guest bedrooms and outdoor private areas are configured in a manner that is separated from the host living rooms and spaces and does not allow casual visual intrusion from hosts, guests or the public. AO6.3 A separate bathroom and toilet facility is provided within the <i>dwelling house</i> for the exclusive use of guests.

9.3.4. Industry and infrastructure activities code

9.3.4.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Industry and infrastructure activities code in categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) impact assessable development for an *Industry* or *Infrastructure activity* listed in Schedule 1.1.1 or an undefined use of a similar nature.

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

9.3.4.2 Purpose

The purpose of the Industry and infrastructure activities code is to ensure *industrial activities* and *infrastructure activities* are designed to be consistent with the intended character and amenity of the locality, and do not adversely impact on surrounding land uses and the natural environment.

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

- (1) Development is of a type, scale and intensity compatible with its location and nearby land uses.
- (2) Development occurs only on land that is suited to the development and operation of *industry* and *Infrastructure activities*.
- (3) *Industry* and *Infrastructure activities* are adequately separated from *sensitive land uses*, and land located in the General residential zone and Rural residential zone to minimise the likelihood of environmental harm occurring.
- (4) *Industry* and *Infrastructure activities* maintain safety to people and natural features.
- (5) *Industry* and *Infrastructure activities* are located, designed, operated and managed to prevent the risk of air, soil or water pollution or contamination.
- (6) Development contributes to a high standard of amenity on-site and off-site.
- (7) *Industry* and *Infrastructure activities* have adequate and safe vehicle access to the site on which they are located.
- (8) *Industry* and *Infrastructure activities* activities are provided with necessary infrastructure and services.

9.3.4.3 Assessment benchmarks

Table 9.3.4.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity and Safety	
PO 1 Development addresses the street, facilitates casual surveillance of the street and provides for safe pedestrian access.	AO 1.1 Ancillary <i>office</i> , or administration buildings or areas are oriented toward the <i>primary road frontage</i> . AO 1.2 The main entry to the building is located on the facade of the building that faces the <i>primary road frontage</i> , and is easily identifiable and directly accessible from the <i>primary road frontage</i> .
PO 2 For development not within the Medium impact industry and Special purpose zones, outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.	AO 2.1 Outdoor lighting is designed and installed in accordance with the parameters and requirements of <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO 3 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of: <ul style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) odour; and (d) dust; and (e) other emissions. 	AO 3.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> . AO 3.2 Development achieves the acoustic quality objectives for <i>sensitive receptors</i> set out in the <i>Environmental Protection (Noise) Policy 2008</i> . AO 3.3 Where not within the Low impact industry, Medium impact industry and Special purpose zones, the use does not involve an Environmentally Relevant Activity (ERA). AO 3.4 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i> . AO 3.5 Where not within the Medium impact industry and Special purpose zones, development: <ul style="list-style-type: none"> (a) does not result in adverse impacts at or beyond the boundary of the <i>site</i> due to noise that exceeds 3dB(A) above the background level between Monday to Saturday (during the period commencing at 6am and ending at 6pm on the same day); and (b) does not produce audible noise at or beyond the boundary of the <i>site</i> at any other time than indicated in (a) above; and (c) does not involve an Environmentally Relevant Activity (ERA).

Performance outcomes	Acceptable outcomes
	<p>AO 3.6 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a property in the General residential, Community facilities zone or Rural residential zone:</p> <ul style="list-style-type: none"> (a) has a 1.8 metre high solid fence along the entire common boundary; and (b) ensures every side and rear wall of a building that faces a common boundary does not contain openings that may allow noise emissions; and (c) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (d) provides acoustic screening between all areas where activities are permitted to occur outside of the building and the common boundary.
<p>PO 4 Storage areas for equipment, goods, materials, and refuse containers are:</p> <ul style="list-style-type: none"> (a) located on-site; and (b) screened from the street and any <i>adjoining premises</i> not located the Low impact industry, Medium impact industry and Special purpose zones and (c) adequately sized to accommodate the refuse generated on-site; and (d) conveniently accessible to collection and delivery vehicles. 	<p>AO 4.1 Refuse container storage areas are:</p> <ul style="list-style-type: none"> (a) located on-site; and (b) not located within any required <i>setback</i> or <i>landscaping</i> areas; and (c) located in an area free from flood in a 1 in 100 year <i>annual recurrence interval (ARI)</i> flood event as identified in the Flood hazard overlay; and (d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from <i>ground level</i>; and (e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (f) large enough to accommodate at least one standard industrial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use. <p>AO 4.2 Other outdoor storage areas are:</p> <ul style="list-style-type: none"> (a) not located within any required <i>setback</i>; and (b) screened from view from: <ul style="list-style-type: none"> • the street; and • other public areas; and • <i>adjoining premises</i> where not within the Low impact industry, Medium impact industry and Special purpose zones.

Performance outcomes	Acceptable outcomes
Ancillary activities	
PO 5 Any <i>office</i> , administration or retail sales function that is conducted on the <i>site</i> is ancillary and subordinate to the primary use on the <i>site</i> .	AO 5.1 The <i>office</i> and administration functions comprise an area not greater than 10 per cent of the use area. AO 5.2 The area used for on-site retail sales of goods is not greater than 10 per cent of the use area.
Built form, character, design and scale	
PO 6 For development, not within the Low impact industry, Medium impact industry and Special purpose zones: Development is designed and located to: <ul style="list-style-type: none"> (a) enhance the character of the zone; and (b) be of a size, bulk and form consistent with the existing or preferred character of the zone in which it is located; and (c) prevent adverse impacts on <i>adjoining premises</i>; and (d) facilitate on-site stormwater management. 	AO 6.1 Buildings and other structures are:: <ul style="list-style-type: none"> (a) Setback at least: <ul style="list-style-type: none"> • 10 metres from any <i>road frontage</i> in the Rural residential zone; or • 6 metres from any <i>road frontage</i> in other zones; and (b) 10 metres from all side and rear lot boundaries shared with land located in the General residential zone, Community facilities or Rural residential zone; and (c) 6 metres from all side and rear lot boundaries shared with land located in any other zone. AO 6.2 Building dimensions (width and depth) are not greater than 30 metres in any one direction. AO 6.3 Development of <i>industrial activities</i> occurs on an allotment with a minimum area for 1500 m ² and a <i>road frontage</i> no less than 35 metres. AO 6.4 <i>Site cover</i> does not exceed: <ul style="list-style-type: none"> (a) 60 percent, in the Low impact Industry, Medium impact industry and Special purpose zones; or (b) 10 percent or 600m² (whichever is greater), in the Rural residential zone; or (c) 40 percent in other zones AO 6.5 <i>Building height</i> does not exceed: <ul style="list-style-type: none"> (a) 20 metres in the Medium impact industry zones; or (b) 10 metres in the Low impact Industry and Special purpose zones; or (c) 8.5 metres in other zones
Infrastructure and services	
PO 7 Development is provided with appropriate infrastructure and services.	AO 7.1 Development ensures that: <ul style="list-style-type: none"> (a) a connection to the reticulated water supply

Performance outcomes	Acceptable outcomes
	<p>infrastructure network is provided where available; or</p> <p>(b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second.</p> <p>AO 7.2 Development ensures that:</p> <p>(a) a connection to the reticulated sewerage infrastructure network is provided; or</p> <p>(b) development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAA Sewerage Code of Australia.</p> <p>AO 7.3 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided.</p> <p>AO 7.4 Development is connected to telecommunication infrastructure in accordance with the standards of the relevant regulatory authority.</p>
Landscaping	
<p>PO 8 <i>Landscaping:</i></p> <p>(a) provides an attractive <i>streetscape</i> and</p> <p>(b) protects the amenity of the <i>adjoining premises</i>; and</p> <p>(c) provide appropriate buffers to <i>sensitive land uses</i>; and</p> <p>(d) reduces the visual and environmental impact of hard surface areas; and</p> <p>(e) achieves maximum on-site storm/rainwater infiltration.</p>	<p>AO 8.1 A densely planted 2 metre deep landscape strip is provided along the full width of all <i>road frontages</i> of the <i>site</i>, excluding vehicle and pedestrian access points.</p> <p>AO 8.2 Where development has a common boundary to an existing <i>sensitive land use</i>, or a property in the:</p> <ul style="list-style-type: none"> • General residential zone; or • Rural residential zone; or • Community facilities zone or; • Township Zone <p>a densely planted landscape strip is provided along the entire common boundary at least 2 metres in width.</p> <p>AO 8.3 All <i>landscaping</i> as prescribed in this code:</p> <p>(a) includes trees planted at a maximum spacing of 0.75 metres measured from the centres of the trees; and</p> <p>(b) Comprises of species as outlined in SC 6.3 Preferred plant species planning</p>

Performance outcomes	Acceptable outcomes
	scheme policy.
Steep Slopes	
PO 9 Development must be responsive to the constraints of steeply sloping land.	AO 9.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent; OR AO 9.2 a geotechnical report is prepared by a registered professional engineer (RPEQ) that demonstrates the risk from land slippage or erosion can be appropriately avoided or mitigated.
Stormwater drainage	
PO 10 Stormwater drainage systems or networks have the capacity to control stormwater flows so that: (a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through controlled outlet structures.	AO 10.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge. AO 10.2 Stormwater drainage is designed and constructed in accordance with SC6.2 Engineering standards planning scheme policy.
Traffic, parking and access	
PO 11 The design and layout of vehicle parking, loading, crossover and access areas: (a) provides safe and efficient vehicular and pedestrian movement; and (b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i> ; and (c) does not impact on street parking; and (a) prevents the loss of on-street parking.	AO 11.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed with an impervious material that will reduce the amount of dust generated by vehicle movements. AO 11.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site. AO 11.3 Car parking spaces are at least 2.7 metres in width and 5.4 metres in length. AO 11.4 Car parking is to be in accordance with AS2890.1 – <i>Parking Facilities: Off Street Car parking.</i> AO 11.5 Parking is to be provided at a minimum rate of 1 car park per 2 employees, plus 1 car park per 30m ² GFA <i>office</i> or part thereof.
Provisions specific to certain uses	
PO 12 <i>Telecommunication facilities</i> are established, operated and maintained in a manner that minimises the risk to public health and safety.	AO 12.1 Electro Magnetic Emission levels from equipment and infrastructure comply at all times, with the <i>Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 1999</i> as amended.

Performance outcomes	Acceptable outcomes
Wastewater management	
PO 13 Development does not discharge wastewater to a waterway, wetland or off-site unless demonstrated to be best practice environmental management for that <i>site</i> .	AO 13.1 A Wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: <ul style="list-style-type: none"> (a) wastewater type, and (b) climatic conditions, and (c) water quality objectives (WQOs), and (d) best-practice environmental management. AO 13.2 The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that: <ul style="list-style-type: none"> (a) avoids wastewater discharges to waterways and wetlands, or (b) if wastewater discharge to waterways and wetlands cannot practicably be avoided, minimises wastewater discharge by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.

Table 9.4.2.2 – Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Visual impact	
PO 1 <i>Telecommunication facilities</i> are visually integrated with its landscape or townscape setting so as not to be visually dominant or unduly visually obtrusive.	AO 1.1 <i>Telecommunication facilities</i> are underground. OR AO 1.2 <i>Telecommunication facilities</i> are designed to be: <ul style="list-style-type: none"> (a) below the level of the predominant tree canopy or skyline or surrounding premises; and (b) screened by <i>landscaping</i>, or other means to maximise coverage and /or compatibility with the surrounding natural environment or <i>built form</i>; and (c) designed with colours and materials to blend into the visual landscape. OR AO 1.2 Where possible, <i>telecommunication facilities</i> are integrated within an existing building structure by: <ul style="list-style-type: none"> (a) not involving any freestanding element; and (b) concealment as an integral part of building or structure; and (c) not increasing the bulk and height of the building or structure of which it forms

Performance outcomes	Acceptable outcomes
	part.
Road hierarchy	
PO 2 Development is located on roads that are appropriate for the nature of traffic generated and does not impact on the safety and efficiency of the transport network as well as the function and characteristics identified in the road hierarchy.	No acceptable outcome is prescribed Note—compliance Refer: AUSTROADS: Guide to Traffic Management Part 4: Network Management for guidance.

9.3.5. Residential activities code

9.3.5.1 Application

This code applies to:

- (1) material changes of use for accepted development subject to requirements and assessable development identified as requiring assessment against the Residential use code in the categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) impact assessable development for a *residential activity* or an undefined use of a residential or accommodation nature.

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

9.3.5.2 Purpose

The purpose of the Residential activities code is to ensure that *residential activities* are appropriately located, meet the needs of the community, are designed to be consistent with the intended character and amenity of the locality, and do not adversely impact on surrounding land uses and the natural environment.

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

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development facilitates a high level of residential amenity.
- (3) Development does not adversely affect the operation of existing nearby land uses.
- (4) Development is located on a *site* that is suitable for a *residential activity*.
- (5) Development provides for and supports a range of housing and accommodation types.
- (6) Development is of a density and scale that is compatible with, and complementary to, the character of the surrounding area.
- (7) Development contributes positively to the local *streetscape*.
- (8) Development is supported by open space, both private and public, to meet the recreation needs of residents and visitors.
- (9) Development accommodates traffic generation and parking as required.
- (10) Development is provided with infrastructure and services as required.

9.3.5.3 Assessment benchmarks

Table 9.3.5.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity and privacy	
PO 1 Development does not adversely impact on the amenity of surrounding land uses or existing residential character.	AO 1.1 Air-conditioning equipment and other plant and equipment is to be located behind the <i>front building line</i> , and screened to reduce visibility and noise.
PO 2 Storage areas for equipment, goods, and materials and refuse containers are provided which are: <ul style="list-style-type: none"> (a) screened from the street and any <i>adjoining premises</i>; and (b) adequately sized to accommodate the refuse generated on-site; and (c) conveniently accessible to collection and delivery vehicles; and (d) able to be kept clean and dust free at all times. 	AO 2.1 Communal refuse container storage areas (if required) are: <ul style="list-style-type: none"> (a) provided within the <i>site</i>; and (b) not located within any required <i>setback</i>; and (c) screened from view by a minimum 1.8 metre high solid fence or wall; and (d) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (e) separated by at least 3m from the common boundary of any <i>adjoining premises</i> containing a <i>sensitive land use</i>, or located in the General residential zone, Rural residential zone or Township zone.
PO 3 Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.	AO 3.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>AS4282-Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO 4 Development provides for privacy both within the <i>site</i> and between <i>adjoining premises</i> .	AO 4.1 A window of a habitable room is at least 9 metres from: <ul style="list-style-type: none"> (a) a window of an opposite habitable room or bathroom of another <i>dwelling</i>; and (b) an opposite area of private open space for another <i>dwelling</i>. AO 4.2 Where a window of a habitable room, bathroom or an area of private open space is located opposite, and within 9 metres of, a window of a habitable room in an adjoining <i>residential activity</i> or an area of private open space for an adjoining <i>residential activity</i> : <ul style="list-style-type: none"> (a) window sill heights are at least 1.5 metres above floor level; or (b) opaque glazing is applied to any part of a window that is below 1.5 metres above floor level; or (c) permanent and fixed external screening is incorporated that is: <ul style="list-style-type: none"> • a solid translucent screen; or

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> perforated panels with openings not greater than 50 per cent; or trellises with openings not greater than 50 per cent; or <p>(d) if the proposed or adjoining <i>residential activity</i> has a window of a habitable room; or has an area of private open space, located on <i>ground level</i>:</p> <ul style="list-style-type: none"> a solid fence at least 1.8 metres in height, measured from <i>ground level</i>, is constructed on the boundary of these adjoining <i>residential activities</i>.
Built form, character, design, and scale	
<p>PO 5 The <i>site</i> is of suitable size, shape and topography to accommodate:</p> <p>(a) the siting of the <i>residential activity</i>; and</p> <p>(b) the provision of adequate private open space and <i>landscaping</i>; and</p> <p>(c) appropriately located vehicle parking and maneuvering; and</p> <p>(d) all other servicing requirements.</p>	<p>AO 5.1 Where a <i>dual occupancy</i> is proposed the <i>site</i> has a minimum area of 800m².</p> <p>AO 5.2 Where a <i>multiple dwelling</i> is proposed the <i>site</i> has a minimum area of 1000m².</p> <p>AO 5.3 Where a <i>dual occupancy</i> or <i>multiple dwelling</i> is proposed the minimum <i>road frontage</i> is 20 metres.</p> <p>AO 5.4 For <i>multiple dwellings</i> vehicle parking for visitors is provided at the front of the main building.</p> <p>AO 5.5 Driveways are separated from the building by a 1 metre wide <i>landscaping</i> strip, except where use is a <i>caretaker's accommodation</i>, <i>dual occupancy</i>, <i>dwelling house</i>, or <i>dwelling unit</i>.</p>
<p>PO 6 Development is designed and located to:</p> <p>(a) integrate with other existing uses; and</p> <p>(b) provide for and maintain a sense of open space between buildings and other structures; and</p> <p>(c) not create adverse impacts on <i>adjoining premises</i>; and</p> <p>(d) be of a height, size, bulk and form consistent with the existing or preferred character of the General residential zone; and</p> <p>(e) avoid reducing privacy; and</p> <p>(f) avoid increasing overshadowing of <i>adjoining premises</i>.</p>	<p>AO 6.1 For <i>residential activities</i>:</p> <p>(a) residential density does not exceed one <i>dwelling</i> per 250 m²; and</p> <p>(b) <i>site cover</i> does not exceed 50%; and</p> <p>(c) <i>building height</i> does not exceed 8.5 metres; and</p> <p>(d) External walls:</p> <ul style="list-style-type: none"> do not exceed 15 metres in length; or where walls exceed 15 metres in length, external treatments such as recesses are provided at least at 7.5 metre intervals. <p>AO 6.2 For <i>residential activities</i> excluding <i>dwelling house</i> and <i>dual occupancy</i>:</p> <p><i>building setbacks</i> are at least:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) 10 metres to the road in the Rural residential zone; or</p> <p>(b) 6 metres to the road in other zones; and</p> <p>(c) 6 metres to the rear setback; and</p> <p>(d) 2 metres to side setbacks.</p> <p>Note—the Queensland Development Code <i>setbacks</i> apply for <i>dwelling houses</i> and <i>dual occupancies</i>.</p> <p>AO 6.3 There is no more than one <i>dwelling house</i>, <i>caretaker's accommodation</i>, <i>dual occupancy</i> or <i>dwelling unit</i> per lot.</p> <p>AO 6.4 <i>Site cover</i> is not greater than:</p> <p>(a) 10 percent or 600m² (whichever is greater), in the Rural residential zone; or</p> <p>(b) 50 percent in other zones.</p> <p>AO 6.5 The number of site access driveways is limited to one, with vehicular access provided to the least trafficked road where the <i>site</i> has more than one <i>road frontage</i>.</p>
Infrastructure and services	
<p>PO 7 Development provides for communal clothes drying facilities where individual drying facilities (exclusive of open space areas) are not provided.</p>	<p>AO 7.1 For a <i>residential activity</i> which involves more than two <i>dwelling</i>s, a communal outdoor clothes drying area(s) is provided that has an area of at least 2m² for each <i>dwelling</i> and is screened so as not to be visible from the street.</p>
<p>PO 8 Development is provided with appropriate infrastructure and services.</p>	<p>AO 8.1 Development ensures that:</p> <p>(a) a connection to the reticulated water supply infrastructure network is provided where available; or</p> <p>(b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second.</p> <p>AO 8.2 Development ensures that:</p> <p>(a) a connection to the reticulated sewerage infrastructure network is provided; or</p> <p>(b) development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with <i>WSAA Sewerage Code of Australia</i>.</p> <p>AO 8.3</p>

Performance outcomes	Acceptable outcomes
	<p>A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided.</p> <p>AO 8.4 Development is connected to telecommunication infrastructure in accordance with the standards of the relevant regulatory authority.</p>
Landscaping	
<p>PO 9 <i>Landscaping:</i></p> <p>(a) provides an attractive <i>streetscape</i> and enhances the amenity of the zone; and</p> <p>(b) reduces the visual and environmental impact of hard surface areas; and</p> <p>(c) achieves maximum on-site storm/rainwater infiltration.</p>	<p>AO 9.1 For development other than a <i>dwelling house</i>, a densely planted landscape strip is provided that:</p> <p>(a) extends along all boundaries, including the entire length of any <i>road frontage</i>, except for the areas required for vehicle and pedestrian access; and</p> <p>(b) is at least 2 metres in width; and</p> <p>(c) includes trees planted at a maximum spacing of 0.75 metres measured from the centres of the trees; and</p> <p>(d) Comprises of species as outlined in SC 6.3 Preferred plant species planning scheme policy.</p>
<p>PO 10 For <i>residential activities</i> excluding :</p> <ul style="list-style-type: none"> • <i>dwelling house</i>; • <i>dual occupancy</i>; • <i>caretakers accommodation</i>; and • <i>dwelling unit</i> <p><i>landscaping</i> provides appropriate buffers to non-<i>residential activities</i>.</p>	<p>AO 10.1 A densely planted landscape strip is provided that:</p> <p>(a) extends along all boundaries abutting the non-<i>residential activity</i>; and</p> <p>(b) is at least 3 metres in width ; and</p> <p>(c) includes trees planted at a maximum spacing of 0.75 metres measured from the centres of the trees; and</p> <p>(d) Comprises of species as outlined in SC 6.3 Preferred plant species planning scheme policy.</p>
Open space	
<p>PO 11 The development provides sufficient private or communal open space.</p> <p>Note— this does not apply to <i>dwelling houses</i>, <i>dual occupancy</i>, <i>dwelling units</i> and <i>caretakers accommodation</i>.</p>	<p>AO 11.1 A minimum 30 percent of the <i>site</i> is provided as private and communal open space.</p>
<p>PO 12 The development incorporates private open space that:</p> <p>(a) meets the needs of the occupants with respect to leisure and privacy; and</p> <p>(b) is convenient and attractive to use; and</p> <p>(c) enhances the amenity of the development; and</p> <p>(d) provides sun and weather protection.</p> <p>Note— this does not apply to <i>dwelling houses</i> and <i>dual occupancies</i>.</p>	<p>AO 12.1 Where the main living area is at <i>ground level</i>, private open space is provided that:</p> <p>(a) is directly accessible from the main living area; and</p> <p>(b) has a single area of at least 25m² per <i>dwelling</i>; and</p> <p>(c) has with a minimum width of 4 metres; and;</p> <p>(d) has an area with dimensions of at least 3 metres by 4 metres that is completely covered for sun and weather protection; and</p> <p>(e) has a maximum gradient of 1 in 10; and</p>

Performance outcomes	Acceptable outcomes
	<p>(f) is fenced or screened to protect privacy between adjacent <i>dwelling</i>s; and</p> <p>(g) does not have air-conditioning units or other services located in this space; and</p> <p>AO 12.2 Where the main living area is above <i>ground level</i>, private open space is provided that:</p> <p>(a) has a single area of at least 10m² per <i>dwelling</i>; and</p> <p>(b) has a minimum width of 3 metres; and;</p> <p>(c) is directly accessible from the main living area; and</p> <p>(d) is completely covered for sun and weather protection; and</p> <p>(e) is screened to protect privacy between adjacent <i>dwelling</i>s; and</p> <p>(f) does not have air-conditioning units or other services located in this space.</p>
Steep Slopes	
<p>PO 13 Development must be responsive to the constraints of steeply sloping land.</p>	<p>AO 13.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent;</p> <p>OR</p> <p>AO 13.2 a geotechnical report is prepared by a registered professional engineer (RPEQ) that demonstrates the risk from land slippage or erosion can be appropriately avoided or mitigated.</p>
Stormwater drainage	
<p>PO 14 Stormwater drainage systems or networks have the capacity to control stormwater flows so that:</p> <p>(c) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and</p> <p>(d) runoff is directed to a lawful point of discharge through controlled outlet structures.</p>	<p>AO 14.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge.</p> <p>AO 14.2 Stormwater drainage is designed and constructed in accordance with SC6.2 Engineering standards planning scheme policy.</p>

Performance outcomes	Acceptable outcomes
Traffic parking and access	
PO 15 Parking and access layout must: <ul style="list-style-type: none"> (a) promote safe and efficient vehicular movement; and (b) be designed to be visually unobtrusive from the street; and provide all weather parking; and (c) not adversely impact upon the amenity of the neighbourhood; and (d) ensure minimal loss of on-street parking spaces. 	AO 15.1 Development (other than in the Rural zone) is accessed via a constructed and sealed road. <p>AO 15.2 A maximum of one vehicle crossing is constructed per <i>site</i>.</p> <p>AO 15.3 For a <i>dwelling house, dual occupancy, dwelling unit</i> or <i>caretaker's accommodation</i>, at least one covered off street car park is provided for each <i>dwelling</i>.</p> <p>AO 15.4 Car parking spaces are at least 2.7 metres in width and 5.4 metres in length.</p> <p>AO 15.5 Car parking is to be in accordance with AS2890.1 – <i>Parking Facilities: Off Street Car parking</i>.</p> <p>AO 15.6 For other development, parking is to be provided at a minimum rate of 1 car park per <i>dwelling</i> plus one car park per 3 <i>dwellings</i> for visitor car parking.</p>

Table 9.3.5.2 – Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Road hierarchy	
PO 1 Development is located on roads that are appropriate for the nature of traffic generated and does not impact on the safety and efficiency of the transport network as well as the function and characteristics identified in the road hierarchy.	No acceptable outcome is prescribed <p>Note—compliance Refer: AUSTROADS: Guide to Traffic Management Part 4: Network Management for guidance.</p>

9.3.6. Rural activities code

9.3.6.1 Application

This code applies to:

- (1) material change of use for accepted development subject to requirements and assessable development identified as requiring assessment against the Rural activities code in the categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) impact assessable development for a *rural activity* or an undefined use of a rural nature.

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

9.3.6.2 Purpose

The purpose of the Rural activities code is to ensure that *rural activities* are appropriately located, meet the needs of the community, are designed to be consistent with the intended character and amenity of the locality and do not adversely impact on surrounding land uses and the natural environment.

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

- (1) Development of *rural activities* is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development of *rural activities* facilitates rural amenity.
- (3) Development of *rural activities* does not adversely affect the operation of existing nearby land-uses.
- (4) Development of *rural activities* is located on land suitable for the occupation of rural uses with respect to size and surrounding land uses.
- (5) Development of *rural activities* provides for a density and scale that is compatible with the character of the surrounding area.

9.3.6.3 Assessment benchmarks

Table 9.3.6.1 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity and Safety	
<p>PO 1 <i>Animal keeping</i> for stabling does not adversely affect residents of the <i>site</i> or <i>adjoining premises</i>, and does not adversely affect the amenity of the local area.</p>	<p>AO 1.1 <i>Stables</i> are separated by at least 15 metres from any <i>residential activity</i> within or external to the <i>site</i>.</p> <p>AO 1.2 If in the General residential zone or Township zone, <i>stables</i> are:</p> <ul style="list-style-type: none"> (a) for no more than 1 horse; and (b) on a property equal to or greater than 2000m²; and (c) provides a 1.8m high solid fence along the entire common boundary to any properties in the: <ul style="list-style-type: none"> • General residential; or • Community facilities; or • Township zones:
<p>PO 2 Development does not cause environmental harm or environmental nuisance at existing sensitive land uses, including, but not limited to the impacts of:</p> <ul style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) odour; and (d) dust; and (e) other emissions. 	<p>AO 2.1 <i>Rural activities</i> are separated from:</p> <ul style="list-style-type: none"> (a) existing <i>sensitive land uses</i> on nearby properties; and (b) properties in the: <ul style="list-style-type: none"> • General residential zone; and • Community facilities zone; and • Township zone. <p>in accordance with Table 9.3.6.3: Rural activity setbacks</p> <p>AO 2.2 <i>Rural activities</i> are <i>setback</i> from the road and all property boundaries in accordance with Table 9.3.3.7.3: Rural activity setbacks</p> <p>AO 2.3 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 2.4 Development achieves the acoustic quality objectives for <i>sensitive receptors</i> set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 2.5 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 2.6 Operation of <i>rural activities</i> in the in the Rural</p>

Performance outcomes	Acceptable outcomes
	residential zone are limited to the hours of 8.00am to 6.00pm.
PO 3 Storage areas for equipment, goods and materials do not result in a visual blight from the road or neighbouring properties.	AO 3.1 Outdoor storage areas are: <ul style="list-style-type: none"> (a) not located within any required <i>setback</i>; and (b) not visible from: <ul style="list-style-type: none"> • the street; and • other public areas; and • <i>adjoining premises</i>.
Built form and scale	
PO 4 Development is designed and located to be of a height, size consistent with the existing or preferred character of the zone.	AO 4.1 <i>Building height</i> is not greater than: <ul style="list-style-type: none"> (a) 8.5 metres for residential activities; or (b) 10 metres for other structures.
Steep Slopes	
PO 5 Development must be responsive to the constraints of steeply sloping land.	AO 5.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent; <p>OR</p> AO 5.2 a geotechnical report is prepared by a registered professional engineer (RPEQ) that demonstrates the risk from land slippage or erosion can be appropriately avoided or mitigated.
Infrastructure and services	
PO 6 Development is provided with appropriate infrastructure and services.	AO 6.1 Development ensures that: <ul style="list-style-type: none"> (a) a connection to the reticulated water supply infrastructure network is provided where available; or (b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second. AO 6.2 Development ensures that: <ul style="list-style-type: none"> (a) a connection to the reticulated sewerage infrastructure network is provided; or (b) development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with <i>WSAA Sewerage Code of Australia</i>. AO 6.3 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided.

Table 9.3.6.2 – Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Provisions specific to certain uses	
PO 1 The siting of waste disposal areas for <i>rural activities</i> does not adversely affect the environment.	No acceptable outcome is prescribed
PO 2 <i>Animal keeping</i> which includes stabling ensures all structures, including cladding and roof materials is sympathetic to surrounding buildings and structures.	No acceptable outcome is prescribed
PO 3 Development does not prejudice the viability of existing and future <i>rural activities</i> .	No acceptable outcome is prescribed.
PO 4 Non <i>rural activities</i> are ancillary to and support <i>rural activities</i> on the subject <i>site</i> or the local area.	No acceptable outcome is prescribed.
PO 5 Development preserves the rural character and amenity of the area, taking into account (a) The manner in which the proposed development will affect the area; and (b) The scale of impact on the area.	No acceptable outcome is prescribed.
Road hierarchy	
PO 6 Development is located on roads that are appropriate for the nature of traffic generated and does not impact on the safety and efficiency of the transport network as well as the function and characteristics identified in the road hierarchy.	No acceptable outcome is prescribed Note—compliance Refer: AUSTROADS: Guide to Traffic Management Part 4: Network Management for guidance.

Table 9.3.6.3: Rural activity setbacks

Rural Activity	Minimum setback from road frontage (metres)	Minimum setback from property boundary (metres)	Minimum setback from sensitive land use on nearby properties or (metres)	Minimum setback from nearby properties in the: <ul style="list-style-type: none"> General residential zone Township zone Community facilities zone
Any rural activity where involving aerial chemical spraying	n/a	n/a	300	300
Any rural activity where involving ground chemical spraying	200	n/a	100	300
Intensive animal industry, (where abattoir, piggery or feedlot)	200	15	500	1000
Intensive animal industry (poultry)	60	15	400	800
Intensive animal industry (dairy)	60	15	300	600
Animal keeping (involving a stable)	15	2	15	2
Any rural activity not indicated above	15 (excluding roadside stall)	15	100	300

9.4. Other development codes

9.4.1 Operational works code

9.4.1.1 Application

This code applies to:

- (1) assessable development identified as requiring assessment against the Operational works code in the categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) all impact assessable development not specifically identified in the categories of development and assessment tables in Part 5 of this planning scheme.

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

9.4.1.2 Purpose

The purpose of the Operational works code is to regulate operational works throughout the Flinders Shire local government area; in particular, excavation and filling and *advertising devices*.

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

For *advertising devices*:

- (1) *Advertising devices* do not impact on the visual amenity of Flinders Shire.
- (2) *Advertising devices* do not result in visual clutter.
- (3) *Advertising devices* do not impact amenity due to lighting.
- (4) *Advertising devices* are designed, constructed and located to ensure public safety.

For excavation and filling:

- (1) Filling and excavation does not adversely or unreasonably impact on the natural environment or *adjoining premises*.
- (2) Filling and excavation limits or minimises the amount of *site* disturbance.
- (3) Filling and excavation do not result in any contamination of land.
- (4) Filling and excavation do not result in erosion of land and sedimentation of watercourses.
- (5) Development controls runoff and sediment movement and does not cause an increase in flooding or drainage problems.
- (6) Filling and excavation does not cause land instability, or create hazards for the environment, persons or property on the subject *site* or *adjoining premises*.
- (7) Development does not adversely impact on the amenity of *adjoining premises*.

9.4.1.3 Advertising devices - assessment benchmarks

Table 9.4.1.1 Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Visual impact	
PO 1 <i>Advertising devices</i> are designed and located to avoid visual clutter and other adverse impacts on the visual amenity of the locality.	AO 1.1 <i>Advertising devices</i> not ancillary to or associated with a lawful use of the <i>premises</i> are only located within the Rural zone. Note—such <i>advertising devices</i> can include but are not limited to: billboards, bunting and Advertising structures
PO 2 <i>Advertising devices</i> are maintained in a presentable and readable form.	AO 2.1 Where <i>an advertising device</i> is: <ul style="list-style-type: none"> (a) damaged beyond repair; or (b) becomes illegible, immediate action is taken to remove or restore the <i>advertising device</i> .
Amenity	
PO 3 Illumination and lighting of <i>advertising devices</i> : <ul style="list-style-type: none"> (a) Is appropriate to the location of the sign and does not create an environmental nuisance; and (b) does not detract visually from the amenity of the surrounding area. 	AO 3.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>AS4282- Control of the Obtrusive Effects of Outdoor Lighting</i> .
Traffic and pedestrian safety	
PO 4 <i>Advertising devices</i> accord with the requirements of the <i>Department of Transport and Main Roads</i> .	AO 4.1 <i>Advertising devices</i> visible from State controlled roads are designed in accordance with the requirements of the <i>Department of Transport and Main Roads Roadside Advertising guide (August 2013)</i> .
Safety	
PO 5 <i>Advertising devices</i> are designed, sited and constructed to ensure that public safety is not compromised.	AO 5.1 <i>Advertising devices</i> are: <ul style="list-style-type: none"> (a) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and (b) not attached to any electricity infrastructure.
PO 6 <i>Advertising devices</i> are appropriately constructed, secured and supported so as to cause no injury or damage to persons or property.	AO 6.1 No acceptable outcome identified.

9.4.1.4 Excavation and filling - assessment benchmarks

Table 9.4.1.2 – Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity	
PO 1 Excavation and filling does not result in adverse impacts on the amenity of the surrounding environment.	AO 1.1 Excavation and filling: <ul style="list-style-type: none"> (a) only occurs during the hours of 8am to 6pm; and (b) result in dust emissions beyond the boundary of the <i>site</i>.
Contamination	
PO 2 Excavation and filling does not result in contamination of land or waters.	AO 2.1 Development that requires filling ensures that no contaminated material is used. AO 2.2 Development that requires excavation ensures that no contaminated material is disturbed or excavated.
Driveways	
PO 3 Excavation or filling does not prevent or create difficult access to the property.	AO 3.1 Driveways are not constructed with a slope of greater than 20 per cent or 1 in 5; and AO 3.2 Driveways are constructed and maintained in accordance with the requirements of SC6.2 Engineering standards planning scheme policy .
Erosion and sedimentation	
PO 4 Excavation and filling does not result in increased erosion and sedimentation.	AO 4.1 Erosion and sedimentation controls are implemented in accordance with SC6.2 Engineering standards planning scheme policy .
Flooding and drainage	
PO 5 Excavation and filling does not result in any increase in flooding or drainage problems.	AO 5.1 Development ensures that: <ul style="list-style-type: none"> (a) water does not pond on any land; and (b) the afflux caused by the works does not affect other land by way of a heightened water level during the 100 year <i>annual recurrence interval (ARI)</i> flood event as identified in the Flood hazard overlay; and (c) there is no loss of floodplain storage below the 100 year <i>annual recurrence interval (ARI)</i> flood level as identified in the Flood hazard overlay; and (d) any runoff diverted by the works must be discharged directly to a point of lawful discharge in such a way that the pre-existing runoff patterns for surface water are not altered; and (e) ponding on <i>adjoining premises</i> does not occur as a result of excavating or filling.

Performance outcomes	Acceptable outcomes
Structural stability	
PO 6 All earth structures formed both during and at the completion of the works are structurally stable.	AO 6.1 Retaining structures which are equal to or more than 1 metre high are to be constructed in accordance with a design certified by a RPEQ.
Stormwater	
PO 7 Excavation and filling does not result in adverse impacts on the amenity of the surrounding environment.	AO 7.1 Where total area of excavation and filling exceeds 2500m ² : An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person which demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.4.1.3 - Stormwater management design objectives .

Table 9.4.1.3 - Stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for <12 months—1 in 2-year <i>annual recurrence interval (ARI)</i> event Disturbed area open for 12–24 months—1 in 5-year <i>annual recurrence interval (ARI)</i> event Disturbed area open for > 24 months—1 in 10-year <i>annual recurrence interval (ARI)</i> event Design capacity excludes minimum 150 millimetres <i>freeboard</i> Temporary culvert crossing—minimum 1 in 1-year <i>annual recurrence interval (ARI)</i> hydraulic capacity
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time Divert water run-off from undisturbed areas around disturbed areas Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain <i>stormwater</i> from disturbed

		<p>soils to sediment basin for design storm event:</p> <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th per cent five-day event or similar <p>3. <i>Site</i> discharge during sediment basin dewatering:</p> <ul style="list-style-type: none"> TSS < 50 milligram/litre TSS, and Turbidity not >10 per cent receiving waters turbidity, and pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants Ensure there is no visible oil or grease sheen on released waters Dispose of waste containing <i>contaminants</i> at authorised facilities
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> For peak flow for the 1-year and 100-year <i>annual recurrence interval (ARI)</i> event, use constructed sediment basins to attenuate the discharge rate of <i>stormwater</i> from the <i>site</i>

9.4.2 Reconfiguring a lot code

9.4.2.1 Application

This code applies to:

- (1) Reconfiguring a lot as requiring assessment against the Reconfiguring a lot code in the categories of development and assessment tables in Part 5 of this planning scheme; and
- (2) all impact assessable Reconfiguring a lot development not specifically identified in the categories of development and assessment tables in Part 5 of this planning scheme.

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

9.4.2.2 Purpose

The purpose of the Reconfiguring a lot code is to:

- (1) Ensure that new lots are configured to address *site* constraints, protect important natural features and economic resources.
- (2) Ensure that lots are created that have access to appropriate infrastructure, services, transport connections and open space.
- (3) Ensure that the uses intended for the created lots are compatible with existing or proposed development on adjacent land.

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

- (1) Development creates a variety of usable and accessible lots that are of a suitable size and dimensions for their intended purpose, including minimum lot area, width and *road frontage*.
- (2) Development provides for lots that are responsive to *site* constraints in order to minimise adverse effects on people and property from natural or other hazards including flooding and, bushfire.
- (3) Lot design enables the potential *dwellings* and other buildings to provide for adequate private outdoor space and amenity, energy efficient design, solar access, casual surveillance, vehicular access and on-site car parking.
- (4) Development provides appropriate infrastructure and services, including stormwater drainage systems, roads and reticulated water and sewerage, where available.
- (5) Development is consistent with the economic needs of the Shire.
- (6) Development provides an integrated network of roads, pathways, open space and infrastructure that maximises accessibility and efficiency throughout the area.

9.4.2.2 Assessment benchmarks

Table 9.4.2.1 – Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Agricultural land	
PO 1 Development in Rural zone must not compromise the viability of existing and future <i>rural activities</i> .	No acceptable outcome is prescribed.
Amenity and safety	
PO 2 Development avoids land subject to severe bushfire risk.	AO 2.1 New allotments are not created within areas identified as Very High (Potential Intensity) in the Bushfire hazard overly.
PO 3 Development provides safe and efficient access for vehicles.	AO 3.1 All new lots have legal road access.
Climatic response	
PO 4 Development conserves non-renewable energy sources through climate-responsive siting, design and subdivision layout, in particular: (a) facilitate the siting of <i>dwellings</i> and buildings to take advantage of and respond to local climate conditions; and (b) allow adequate solar access; and (c) where possible, lot layout is designed so as to achieve the maximum number of north-south facing lots.	No acceptable outcome is prescribed.
Community Management	
PO 5 Community management schemes are established where appropriate.	No acceptable outcome is prescribed.
General	
PO 6 Development: (a) occurs in a logical pattern and sequence that facilitates a mix of lot sizes and development choices; and (b) has access to public spaces and <i>parks</i> ; and (c) creates a high quality <i>streetscape</i> ; and	No acceptable outcome is prescribed.
PO 7 Development is responsive to economic resources present on, adjoining or near the <i>site</i> .	No acceptable outcome is prescribed.
Infrastructure & Services	
PO 8 Land is provided for <i>non-trunk infrastructure</i> where required for stormwater and flood management for the development.	No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
PO 9 Each lot is provided with appropriate development infrastructure and services commensurate with the nature and location of the subdivision.	AO 9.1 Development ensures that: <ul style="list-style-type: none"> (a) a connection to the reticulated water supply infrastructure network is provided where available; or (b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second. AO 9.2 Development ensures that: <ul style="list-style-type: none"> (a) a connection to the reticulated sewerage infrastructure network is provided; or (b) development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with <i>WSAA Sewerage Code of Australia</i>. AO 9.3 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided. AO 9.4 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided.
Lot dimensions	
PO 10 Lots have a regular shape and consistent dimension to facilitate efficient development of the land for its intended purposes and are of a suitable size to accommodate usable open space, <i>landscaping</i> , vehicle access and parking and on-site services.	AO 10.1 Development: <ul style="list-style-type: none"> (a) meets the minimum lot sizes and dimensions in accordance with the requirements in Table 9.4.2.2 – Minimum lot dimension and size; and (b) provides that all new lots contain a usable area of land in accordance with the requirements in Table 9.4.2.2 – Minimum lot dimension and size.
Roads, Access, Access links and Transport Network	
PO 11 All lots address and have frontage to a road.	PO 11.1 All lots have <i>road frontage</i> in accordance with the standards in Table 9.4.2.2 – Minimum lot dimension and size . PO 11.2 No hatchet lots are created.
PO 12 Roads are designed and constructed to provide an optimal combination of safety and amenity,	No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
convenience and economy for users.	
<p>PO 13 Roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) in accordance with relevant standards; and (b) to provide flood free access to allotments where possible; and (c) to not increase flood risk on nearby land. 	<p>PO 13.1 Roads and drainage are designed and constructed in accordance with SC6.2 Engineering standards planning scheme policy.</p> <p>PO 13.2 Lots have direct access to an existing public road, or are connected to an existing public road by new roads and on-site access all of which are at least 150 mm above the calculated 100 year <i>annual recurrence interval (ARI)</i> flood level.</p> <p>PO 13.3 The afflux caused by the construction of a new road or on-site access to a road is not to cause heightened flood levels on other land during the 100 year <i>annual recurrence interval (ARI)</i> flood.</p>
<p>PO 14 The preferred access and road network is developed in the context of a coherent overall road hierarchy and pattern.</p>	<p>PO 14.1 The development of any new roads or road networks accords with AUSTROADS: Guide to Traffic Management Part 4: Network Management.</p>
Rural zone subdivision	
<p>PO 15 Subdivision in the Rural zone, ensures the economic viability of rural production is preserved.</p>	<p>AO 15.1 Development meets the minimum lot size in in the Rural zone accordance with the requirements in Table 9.4.2.2 – Minimum lot dimension and size.</p> <p>AO 15.2 Subdivision of land in the Rural zone, beyond a 10 kilometres radius of Hughenden does not result in lots less than 12000 hectares unless directly associated with or supporting a viable development of irrigation based cropping.</p> <p>Note—SC6.4 Rural subdivision policy provides guidance with respect to such subdivision proposals.</p>
Stormwater	
<p>PO 16 Development provides for the effective drainage of lots and roads in a manner that:</p> <ul style="list-style-type: none"> (a) maintains pre-existing or natural flow regime; and (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and the surrounding land. 	<p>AO 16.1 Drainage works are designed and constructed in accordance with SC6.2 Engineering standards planning scheme policy.</p>

Performance outcomes	Acceptable outcomes
<p>PO 17 The development is planned, designed, constructed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waters</p>	<p>AO 17.1 Where Reconfiguring a lot for <i>urban purposes</i> that results in six or more residential allotments or that provides for six or more <i>dwellings</i>:</p> <p>A Site stormwater quality management plan (SQMP) is prepared, and:</p> <p>(a) is consistent with any local area stormwater management planning, and</p> <p>(b) provides for achievable stormwater quality treatment measures meeting design objectives listed below in Table 9.4.1.3 - Stormwater management design objectives and current best practice environmental management, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> • erosive, dispersive and/or saline soil types • landscape features (including landform) • management of nutrients of concern • rainfall erosivity. <p>Editor's note: Local area stormwater management planning may include Urban Stormwater Quality Management Plans, or Catchment or waterway management plans, Healthy Waters Management Plans, Water Quality Improvement Plans, Natural Resource Management Plans.</p>
Volumetric Subdivision	
<p>PO 18 Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone in which the <i>site</i> is located, or is consistent with a development approval that has not lapsed.</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.4.2.2 – Minimum lot dimension and size

Zone	Minimum lot size	Minimum square or rectangle (metres) that is flood free	Minimum road frontage (metres)
General Residential	600 m ²	20 x 20	20
Centre	600 m ²	10 x 20	10
Low impact industry	1,500 m ²	35 x 40	35
Medium impact industry	1,500 m ²	35 x 40	35
Environmental Management and Conservation Zone	Not Specified	Not Specified	Not Specified
Open Space	Not Specified	Not Specified	Not Specified
Sport and Recreation	Not Specified	Not Specified	Not Specified
Rural	12,000 hectares	Not Specified	Not Specified
Rural (where within 10 kilometres radius of Hughenden)	100 hectares	Not Specified	Not Specified
Rural Residential	1 hectare	50 x 100	50
Community Facilities	Not Specified	Not Specified	Not Specified
Special Purpose	Not Specified	Not Specified	Not Specified
Township	600 m ²	20 x 20	20

Schedules



Schedule 1 Definitions

SC 1.1 Use definitions

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

Table SC1.1.1—Index of use definitions

<i>adult store</i>	<i>home based business</i>	<i>research and technology</i>
<i>agricultural supplies store</i>	<i>hospital</i>	<i>industry</i>
<i>air service</i>	<i>hotel</i>	<i>residential care facility</i>
<i>animal husbandry</i>	<i>indoor sport and recreation</i>	<i>resort complex</i>
<i>animal keeping</i>	<i>intensive animal industry</i>	<i>retirement facility</i>
<i>aquaculture</i>	<i>intensive horticulture</i>	<i>roadside stall</i>
<i>bar</i>	<i>landing</i>	<i>rooming accommodation</i>
<i>brothel</i>	<i>low impact industry</i>	<i>rural industry</i>
<i>bulk landscape supplies</i>	<i>major electricity</i>	<i>rural workers' accommodation</i>
<i>car wash</i>	<i>infrastructure</i>	<i>sales office</i>
<i>caretaker's accommodation</i>	<i>major sport, recreation and entertainment facility</i>	<i>service industry</i>
<i>cemetery</i>	<i>marine industry</i>	<i>service station</i>
<i>child care centre</i>	<i>market</i>	<i>shop</i>
<i>club</i>	<i>medium impact industry</i>	<i>shopping centre</i>
<i>community care centre</i>	<i>motor sport facility</i>	<i>short-term accommodation</i>
<i>community residence</i>	<i>multiple dwelling</i>	<i>showroom</i>
<i>community use</i>	<i>nature-based tourism</i>	<i>special industry</i>
<i>crematorium</i>	<i>nightclub entertainment facility</i>	<i>substation</i>
<i>cropping</i>	<i>non-resident workforce accommodation</i>	<i>telecommunications facility</i>
<i>detention facility</i>	<i>office</i>	<i>theatre</i>
<i>dual occupancy</i>	<i>outdoor sales</i>	<i>tourist attraction</i>
<i>dwelling house</i>	<i>outdoor sport and recreation</i>	<i>tourist park</i>
<i>dwelling unit</i>	<i>outstation</i>	<i>transport depot</i>
<i>educational establishment</i>	<i>park</i>	<i>utility installation</i>
<i>emergency services</i>	<i>parking station</i>	<i>veterinary service</i>
<i>environment facility</i>	<i>party house</i>	<i>warehouse</i>
<i>extractive industry</i>	<i>permanent plantation</i>	<i>wholesale nursery</i>
<i>food and drink outlet</i>	<i>place of worship</i>	<i>winery</i>
<i>function facility</i>	<i>port services</i>	
<i>funeral parlour</i>	<i>relocatable home park</i>	
<i>garden centre</i>	<i>renewable energy facility</i>	
<i>hardware and trade supplies</i>		
<i>health care service</i>		
<i>high impact industry</i>		

Table SC1.1.2—Use definitions

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>adult store</i>	As defined in Schedule 3 of the Planning Regulation 2017 . adult store means the use of premises for the primary purpose of displaying or selling— (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or the sale or display of underwear or lingerie or the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose
<i>agricultural supplies store</i> Editor's note - The term is defined in the Planning Regulation 2017 – Regulated Requirements	Means the use of agricultural supplies store means the use of premises for the sale of agricultural supplies and products. Examples of agricultural supplies and products— animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
<i>air service</i>	Air service means the use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or	Airport, airstrip, helipad, public or private airfield	

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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> <p>(f) an activity that</p> <p>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p>(ii) directly services the needs of aircraft passengers.</p> <p><i>Examples of an air service—</i> <i>Airport, air strip, helipad</i></p>		
<i>animal husbandry</i>	<p>Animal husbandry means the use of premises for—</p> <p>(a) producing animals or animal products on native or improved pastures or vegetation; or</p> <p>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of animal husbandry—</i> <i>Cattle stud, grazing of livestock, non-feedlot dairy</i></p>	Cattle studs, grazing of livestock, non-feedlot dairying	<i>animal keeping, intensive animal industry, aquaculture, feedlots, piggeries</i>
<i>animal keeping</i>	<p>Animal keeping means the use of premises for—</p> <p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of animal keeping—</i> <i>Aviary, cattery, kennel, stables, wildlife refuge</i></p>	Aviaries, catteries, kennels, stables, wildlife refuge	<i>aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry</i>
<i>aquaculture</i>	<p>Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or</p>	Pond farms, tank systems, hatcheries, raceway system,	<i>intensive animal industry</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	plants for sale.	rack and line systems, sea cages	
<i>bar</i>	Bar means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		<i>club, hotel, nightclub entertainment facility, tavern</i>
<i>brothel</i>	Brothel means premises made available for prostitution by 2 or more prostitutes at the premises. Note: — See the <i>Prostitution Act 1999</i> , schedule 4.		<i>adult store, club, nightclub entertainment facility, shop</i>
<i>bulk landscape supplies</i>	bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		<i>Garden centre, outdoor sales, wholesale nursery</i>
<i>caretaker's accommodation</i>	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		<i>dwelling house</i>
<i>car wash</i>	Car wash means the use of premises for the commercial cleaning of motor vehicles		<i>service station</i>
<i>cemetery</i>	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	<i>crematorium, funeral parlour</i>
<i>child care centre</i>	Child care centre means the use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	<i>educational establishment, home based child care, family day care</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><i>Examples of a child care centre—</i></p> <p>Before or after school care, crèche, early childhood centre, kindergarten, vacation care</p>		
<i>club</i>	<p>Club means the use of premises for—</p> <p>(a) An association established for social, literary, political, sporting, athletic or other similar purposes; or</p> <p>1. Preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	<i>hotel, nightclub entertainment facility, place of worship, theatre</i>
<i>community care centre</i>	<p>community care centre—</p> <p>(a) means the use of premises for</p> <p>(i) providing social 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> <p><i>Examples of a community care centre—</i></p> <p>disability support service, drop-in centre, respite centre, indigenous support centre.</p> <p><i>Examples of a community care centre—</i></p> <p>disability support service, drop-in centre, respite centre, indigenous support centre</p>	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	<i>child care centre, family day care, home based child care, health care services, residential care facility</i>
<i>community residence</i>	<p>Community residence—</p> <p>(a) means the use of</p>	Hospice	<i>dwelling house, dwelling unit,</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises for residential accommodation for—</p> <ul style="list-style-type: none"> (i) no more than 6 persons requiring assistance or support with daily living needs; and (ii) no more than 1 support worker; and <p>(a) Includes a building or structure that is reasonably associated with the use in paragraph (a).</p>		<i>residential care facility, rooming accommodation, short-term accommodation</i>
<i>community use</i>	<p>Community use means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a) <p><i>Examples of a community use— art gallery, community centre, community hall, library, museum</i></p>	Art gallery, community centre, community hall, library, museum	<i>cinema, club, hotel, nightclub, entertainment facility, place of worship</i>
<i>crematorium</i>	Crematorium means the use of premises for the cremation or aquamation of bodies.		<i>cemetery</i>
<i>cropping</i>	<p>Cropping means the use of premises for—</p> <ul style="list-style-type: none"> (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, 	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	<i>permanent plantations, intensive horticulture, rural industry</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of cropping—</i> Forestry for wood production, fodder and pasture production, producing fruits, nuts vegetables and grains, plant fibre production, sugar cane growing, vineyard</p>		
<i>detention facility</i>	<p>Detention facility means the use of premises for the lawful detention of persons.</p> <p><i>Example of a detention facility—</i> correctional facility</p>	Prison, detention centre, youth detention centre	Police station, court cell complex
<i>dual occupancy</i>	<p>Dual occupancy—</p> <p>(a) means a residential use of premises for 2 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; but</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	<i>dwelling house, multiple dwelling</i>
<i>dwelling house</i>	<p>Dwelling house means a residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling,</p>		<i>caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	and any domestic outbuildings associated with either dwelling.		
<i>dwelling unit</i>	Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	<i>caretaker's accommodation, dwelling house</i>
<i>educational establishment</i>	<p>Educational establishment means the use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of an educational establishment—</i> college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	<i>child care centre, home based child care, family day care</i>
<i>emergency services</i>	<p>Emergency services means the use of premises by a government entity or community organisation to provide—</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p> <p><i>Examples of emergency services—</i> ambulance station, evacuation centre, fire station, police station</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	<i>community use, hospital, residential care facility</i>
<i>environment facility</i>	<p>Environment facility—</p> <p>(a) means the use of premises for a facility for the appreciation,</p>	Nature-based attractions, walking tracks, seating, shelters,	

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.	boardwalks, observation decks, bird hides	
<i>extractive industry</i>	Extractive industry means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	
<i>food and drink outlet</i>	Food and drink outlet means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a). <i>Examples of a food and drink outlet—</i> café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	<i>bar, club, hotel, shop, theatre, nightclub entertainment facility</i>
<i>function facility</i>	Function facility means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	<i>community use, hotel</i>
<i>funeral parlour</i>	Funeral parlour— (a) means the use of premises for—		<i>cemetery, crematorium, place of worship</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> (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 <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>		
<i>garden centre</i>	<p>Garden centre means the use of premises for—</p> <ul style="list-style-type: none"> (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (a) a food and drink outlet is ancillary to the use in paragraph (a). 	Retail plant nursery	<i>bulk landscape supplies, wholesale nursery, outdoor sales</i>
<i>hardware and trade supplies</i>	<p>Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>		<i>shop, showroom, outdoor sales and warehouse</i>
<i>health care services</i>	<p>Health care services 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.</p> <p><i>Examples of a health care service—</i> dental clinic, medical centre, physiotherapy clinic</p>	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	<i>Community care centre, hospital</i>
<i>high impact industry</i>	<p>high impact industry means the use of</p>	Abattoirs, concrete batching plant,	Tanneries, rendering plants, oil

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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 high 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>boiler making and engineering and metal foundry</p> <p>.</p>	<p>refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, <i>service industry, Low impact industry, medium impact industry, special industry</i></p>
<i>home based business</i>	<p>Home based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.</p>	<p>Bed and breakfast, home office, home based child care</p>	<p>Hobby, office, <i>shop, warehouse, transport depot</i></p>
<i>hospital</i>	<p>Hospital means the use of premises for—</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in</p>		<p><i>health care services, residential care facility</i></p>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	paragraph (a) or (b).		
<i>hotel</i>	<p>Hotel—</p> <p>(a) means the use of premises for—</p> <ul style="list-style-type: none"> (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 <p>(b) does not include a bar.</p>	Pub, tavern	<i>nightclub entertainment facility</i>
<i>indoor sport and recreation</i>	<p>Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p><i>Examples of indoor sport and recreation—</i> amusement parlour, bowling alley, gymnasium, squash court</p>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	<i>cinema, hotel, nightclub entertainment facility, theatre</i>
<i>intensive animal industry</i>	<p>Intensive animal industry—</p> <p>(a) means the use of premises for—</p> <ul style="list-style-type: none"> (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph 	Feedlots, piggeries, poultry and egg production	<i>animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p><i>Examples of intensive animal industry—</i> feedlot, piggery, poultry and egg production</p>		
<i>intensive horticulture</i>	<p>Intensive horticulture—</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 a use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p> <p><i>Examples of intensive horticulture—</i> greenhouse, hydroponic farm, mushroom farm</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	<i>wholesale nursery</i>
<i>landing</i>	<p>Landing means the use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>low impact industry</i>	<p>Low impact industry means the use of premises for an <i>industrial activity</i>-</p> <ul style="list-style-type: none"> (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 low impact industry; and (c) that complies with any thresholds for the activity states 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. 	Repairing motor vehicles, fitting and turning workshop	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, <i>service industry, medium impact industry, high impact industry, special industry</i>
<i>major electricity infrastructure</i>	<p>major electricity infrastructure—</p> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for a supply network or private electricity works stated in the <i>Planning Regulation 2017</i>, schedule 6 	Powerlines greater than 66kV	Minor electricity infrastructure, <i>substation</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>[Development local categorising instrument is prohibited...], section 26(5), unless the use involves—</p> <ul style="list-style-type: none"> (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. 		
<i>major sport, recreation and entertainment facility</i>	<p>Major sport, recreation and entertainment facility means the use of premises for large-scale events, including for example, major sporting, recreation conference or entertainment events.</p> <p><i>Examples of a major sport, recreation and entertainment facility—</i> Convention centre, exhibition centre, horse racing facility, sports stadium</p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	<i>Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation</i>
<i>marine industry</i>	<p>Marine industry means the use of waterfront premises for—</p> <ul style="list-style-type: none"> (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). <p><i>Examples of marine industry—</i> Boat building, boat storage, dry dock</p>	Boat building, boat storage, dry dock	Marina

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>market</i>	<p>Market means the use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	<i>shop, roadside stall</i>
<i>medium impact industry</i>	<p>Medium impact industry means the use of premises for an <i>industrial activity</i> -</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 medium 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>	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, <i>service industry, low impact industry, high impact industry, special industry</i>
<i>motor sport facility</i>	<p>Motor sport facility means the use of premises for—</p> <p>(a) Organised or recreational motor sports; or</p> <p>(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).</p> <p>(c)</p>	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	<i>major sport, recreation and entertainment facility, outdoor sport and recreation</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<i>Examples of a motor sport facility—</i> Car race track, go-kart track, trail bike park, 4WD park		
<i>multiple dwelling</i>	Multiple dwelling 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	<i>rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</i>
<i>nature-based tourism</i>	Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment. <i>Examples of nature-based tourism—</i> Environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	<i>environment facility</i>
<i>nightclub entertainment facility</i>	Nightclub entertainment facility means the use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and preparing and selling food, for consumption on the premises; if the use is ancillary to the use in paragraph (a).		<i>club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall</i>
<i>non-resident workforce accommodation</i>	Non-resident workforce accommodation means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	<i>relocatable home park, short-term accommodation, tourist park</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).		
<i>office</i>	<p>Office—</p> <p>(a) means the use of premises for—</p> <p>(i) providing an administrative, financial, management or secretarial service or function; or</p> <p>(ii) the practice of a profession; or</p> <p>(iii) providing business or professional advice or services; but</p> <p>(b) does not include premises used for making, selling or hiring goods.</p> <p><i>Examples of an office—</i> bank, real estate agency</p>	Bank, real estate agent, administration building	<i>home based business, home office, shop, outdoor sales</i>
<i>outdoor sales</i>	<p>Outdoor sales means the use of premises for—</p> <p>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</p>	Agricultural machinery sales yard, motor vehicles sales yard	<i>bulk landscape supplies, market</i>
<i>outdoor sport and recreation</i>	<p>Outdoor sport and recreation means the use of premises for—</p> <p>(a) a recreation or sporting activity that is</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket	<i>major sport, recreation and entertainment facility, motor sport facility, park,</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of outdoor sport and recreation—</i> cricket oval, driving range, golf course, swimming pool, tennis court</p>	oval	<i>community use</i>
<i>outstation</i>	<p>Outstation means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	Indigenous camp site	<i>dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park</i>
<i>park</i>	<p>Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</p>	Urban common	<i>tourist attraction, outdoor sport and recreation</i>
<i>parking station</i>	<p>Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.</p>	Car park, 'park and ride', bicycle parking	
<i>Party house</i>	<p>Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation</p>		

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	or facilities are provided for a period of less than 10 days; and the owner of the premises does not occupy the premises during that period.		
<i>permanent plantation</i>	Permanent planation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
<i>place of worship</i>	Place of worship means the use of premises for— (a) organised worship and other religious activities; or, (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	<i>community use, child care centre, funeral parlour, crematorium</i>
<i>port services</i>	Port service means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	<i>landing</i>
<i>relocatable home park</i>	Relocatable home park means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities		<i>tourist park</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		
<i>renewable energy facility</i>	<p>Renewable energy facility—</p> <p>(a) means the use of premises for the generation of electricity or energy from a renewable energy, including, for example, source (sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</p>	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or <i>rural activities</i> on the same site
<i>research and technology industry</i>	<p>Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p> <p><i>Examples of research and technology industry—</i> aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
<i>residential care facility</i>	<p>Residential care facility means the use of premises for supervised accommodation, and medication and other support services, for persons who—</p> <p>(a) can not live</p>	Convalescent home, nursing home	<i>community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>independently; and</p> <p>(b) require regular nursing or personal care.</p> <p><i>Examples of residential care facility—</i> Convalescent home, nursing home</p>		
<i>resort complex</i>	<p>Resort complex means the use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p><i>Examples of integrated leisure facilities—</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities</p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(a) transport facilities for the premises, including for example, a ferry terminal or air service.</p>	Island resort	
<i>retirement facility</i>	<p>Retirement facility 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 services 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	<i>residential care facility</i>
<i>roadside stall</i>	<p>Roadside stall means the use of premises for</p>	Produce stall	<i>market</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	the roadside display and sale of goods in a rural area.		
<i>rooming accommodation</i>	<p>Rooming accommodation 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 in the <i>Residential 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</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, <i>community residence, dwelling house, short-term accommodation, multiple dwelling</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>ancillary to the use in paragraph (a).</p> <p><i>Examples of rooming accommodation—</i> boarding house, hostel, monastery, off-site student accommodation</p>		
<i>rural industry</i>	<p>Rural industry 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	<i>Intensive animal industry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store</i>
<i>rural workers' accommodation</i>	<p>Rural worker's accommodation 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 person; and</p> <p>(b) the employees are not non-resident workers.</p>	Farm workers' accommodation	<i>short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings</i>
<i>sales office</i>	<p>Sales office means the use of premises for temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, <i>office</i>
<i>service industry</i>	<p>Service industry means the use of premises for an industrial activity that—</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location</p>	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, <i>low impact industry, medium</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>with other non-industrial uses.</p> <p><i>Examples of service industries—</i> 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</p>	cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	<i>impact, high impact industry, special industry</i>
<i>service station</i>	<p>Service station means the use of premises for—</p> <p>(a) Selling fuel, including for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or</p> <p>(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).</p>		<i>car wash</i>
<i>shop</i>	<p>Shop means the use of premises for—</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p> <p><i>Examples of a shop—</i> betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket</p>	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	<i>adult store, food and drink outlet, showroom, market</i>
<i>shopping centre</i>	<p>Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>		
<i>short-term accommodation</i>	<p>Short-term accommodation—</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,</p>	Motel, backpackers, cabins, serviced apartments, hotel accommodation hotel, farm stay	Hostel, <i>rooming accommodation, tourist park</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>		
<i>showroom</i>	<p>Showroom means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.</p> <p><i>Examples of a showroom—</i> bulk stationary supplies, bulky goods sales, motor vehicle sales showroom</p>	<p>Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies</p>	<p><i>food and drink outlet, shop, outdoor sales</i></p>
<i>special industry</i>	<p>Special industry means the use of premises for an industrial activity—</p> <p>(a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; 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 states in a</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p>	<p><i>low impact industry, Medium impact industry, high impact industry, service industry</i></p>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	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		
<i>substation</i>	<p>Substation 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 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	substations, switching yards	<i>major electricity infrastructure, minor electricity infrastructure</i>
<i>telecommunications facility</i>	<p>Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by means of guided or unguided electromagnetic energy.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
<i>theatre</i>	<p>Theatre 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</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, <i>hotel, indoor sport and recreation facility</i> , temporary film studio

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages. <p><i>Examples of a theatre—</i> cinema, concert hall, film studio, music recording studio</p>		
<i>tourist attraction</i>	<p>Tourist attraction means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing entertainment to, or a recreation facility or, the general public; or (b) preparing and selling food and drink for consumption non the premises, if the use is ancillary to the use in paragraph (a). <p><i>Examples of a tourist attraction—</i> theme park, zoo</p>	Theme park, zoo	<i>hotel, major sport, recreation and entertainment facility, nightclub entertainment facility</i>
<i>tourist park</i>	<p>Tourist park means the use of premises for—</p> <ul style="list-style-type: none"> (a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a). 	Camping ground, caravan park, holiday cabins	<i>relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>transport depot</i>	<p>Transport depot means the use of premises for -</p> <ul style="list-style-type: none"> (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). <p><i>Examples of a transport depot—</i> Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</p>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	<i>home based business, warehouse, Low impact industry, service industry</i>
<i>utility installation</i>	<p>Utility installation means the use of premises for—</p> <ul style="list-style-type: none"> (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	<i>Telecommunication s tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot</i>
<i>veterinary services</i>	<p>Veterinary service means the use of premises for-</p> <ul style="list-style-type: none"> (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). 		<i>animal keeping</i>
<i>warehouse</i>	<p>Warehouse means the use of premises for-</p> <ul style="list-style-type: none"> (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). <p><i>Examples of a warehouse—</i> self-storage facility, storage yard</p>	Self-storage sheds	<i>hardware and trade supplies, outdoor sales, showroom, shop</i>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>wholesale nursery</i>	Wholesale nursery means the use of premises for- (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		<i>bulk landscape supplies, garden centre</i>
<i>winery</i>	Winery means the use of premises for- (a) Making wine; or (b) selling wine that is made on the premises.		<i>rural industry</i>

SC 1.2 Defined activity groups

- (1) Defined use terms listed in **Table SC1.2.1** are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in Part 5 Tables of assessment section.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.2.1—Defined activity groups

Column 1 Activity group	Column 2 Use terms
<i>residential activities</i>	<i>caretaker's accommodation</i> <i>dual occupancy</i> <i>dwelling house</i> <i>dwelling unit</i> <i>multiple dwelling</i> <i>non-resident workforce accommodation</i> <i>relocatable home park</i> <i>residential care facility</i> <i>retirement facility</i> <i>rooming accommodation</i>
<i>centre activities</i>	<i>adult store</i> <i>agricultural supplies store</i> <i>bulk landscape supplies</i> <i>brothel</i> <i>car wash</i> <i>food and drink outlet</i> <i>function facility</i> <i>garden centre</i> <i>health care services</i> <i>hardware and trade supplies</i> <i>hotel</i> <i>market</i> <i>office</i> <i>outdoor sales</i> <i>parking station</i> <i>sales office</i> <i>service station</i> <i>shop</i> <i>shopping centre</i> <i>short-term accommodation</i> <i>showroom</i> <i>veterinary service</i>
<i>community activities</i>	<i>child care centre</i> <i>community care centre</i> <i>community residence</i> <i>community use</i> <i>educational establishment</i> <i>emergency services</i> <i>environment facility</i> <i>funeral parlour</i> <i>hospital</i> <i>outstation</i> <i>place of worship</i>
<i>entertainment activities</i>	<i>bar</i> <i>club</i> <i>function facility</i> <i>hotel</i> <i>nature-based tourism</i>

Column 1 Activity group	Column 2 Use terms
	<i>nightclub entertainment facility</i> <i>resort complex</i> <i>theatre</i> <i>tourist attraction</i> <i>tourist park</i>
<i>Industry/industrial activities</i>	<i>extractive industry</i> <i>high impact industry</i> <i>low impact industry</i> <i>marine industry</i> <i>medium impact industry</i> <i>research and technology industry</i> <i>special industry</i> <i>service industry</i> <i>warehouse</i>
<i>infrastructure activities</i>	<i>air service</i> <i>cemetery</i> <i>crematorium</i> <i>detention facility</i> <i>landing</i> <i>major electricity infrastructure</i> <i>port service</i> <i>renewable energy facility</i> <i>substation</i> <i>telecommunications facility</i> <i>transport depot</i> <i>utility installation</i>
<i>recreation activities</i>	<i>indoor sport and recreation</i> <i>major sport, recreation and entertainment facility</i> <i>motor sport facility</i> <i>outdoor sport and recreation</i> <i>park</i>
<i>rural activities</i>	<i>animal husbandry</i> <i>animal keeping</i> <i>aquaculture</i> <i>cropping</i> <i>intensive animal industry</i> <i>intensive horticulture</i> <i>permanent plantation</i> <i>roadside stall</i> <i>rural industry</i> <i>rural workers' accommodation</i> <i>wholesale nursery</i> <i>winery</i>

SC 1.3 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in **Table SC1.3.2** column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.3.1—Index of administrative definitions

<i>adjoining premises</i>	<i>flood hazard level</i>	<i>secondary dwelling</i>
<i>advertising device</i>	<i>front building line</i>	<i>setback</i>
<i>agricultural viability report</i>	<i>freeboard</i>	<i>sensitive land uses</i>
<i>annual recurrence interval (ari)</i>	<i>gross floor area</i>	<i>site</i>
<i>base date</i>	<i>ground floor</i>	<i>site cover</i>
<i>basement</i>	<i>ground level</i>	<i>stables</i>
<i>building height</i>	<i>household</i>	<i>storey</i>
<i>boundary clearance</i>	<i>landscaping</i>	<i>streetscape</i>
<i>built form</i>	<i>minor electricity</i>	<i>total use area</i>
<i>development footprint</i>	<i>infrastructure</i>	<i>trunk infrastructure</i>
<i>domestic outbuilding</i>	<i>none-resident workers</i>	<i>urban purposes</i>
<i>dwelling</i>	<i>non-trunk infrastructure</i>	
<i>flood hazard area</i>	<i>outermost projection</i>	
	<i>primary road frontage</i>	
	<i>road frontage</i>	

Table SC1.3.2—Administrative terms and definitions

Column 1 Term	Column 2 Definition
<i>adjoining premises</i>	<i>adjoining premises</i> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
<i>advertising device</i>	<i>advertising device</i> — (a) Means a permanent structure, device, sign used, or intended to be used, for advertising; and (b) It includes a structure, or part of a building, that is provided for the primary purpose of supporting the structure, device or sign mentioned in paragraph (a).
<i>agricultural viability report</i>	a plan prepared by a suitably qualified person that: <ul style="list-style-type: none"> identifies the agricultural values on the site, confirming soil capabilities, services and situation for the intended use; and the availability of a sustainable water supply for the use; and development practices to sustain the use; and demonstration of compliance with separation distances
<i>annual recurrence interval (ARI)</i>	The average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random.
<i>base date</i>	<i>base date</i> means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
<i>basement</i>	<i>basement</i> means a space—

Column 1 Term	Column 2 Definition
	<p>(a) between a floor level in a building and the floor level that is immediately below it; and</p> <p>(b) no part of which is more than 1m above ground level.</p>
<i>boundary clearance</i>	<p><i>boundary clearance</i> 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— an architectural or ornamental attachment, or a rainwater fitting.</p> <p><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.</p>
<i>building height</i>	<p><i>building height</i>, of a building, means—</p> <p>(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</p> <p>(b) the number of storeys in the building above ground level.</p>
<i>built form</i>	<p>Defined as:</p> <p>(a) the general pattern of <i>built form</i> and development intensity; and</p> <p>(b) the structural elements that define the Shire physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centres and focal elements. <i>built form</i> refers to the physical layout and design of the city.</p>
<i>development footprint</i>	<p><i>development footprint</i>, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that will be covered by the following after the development is carried out—</p> <p>(a) buildings or structures, measured to their <i>outermost projection</i>;</p> <p>(b) landscaping or open space;</p> <p>(c) facilities associated with the development;</p> <p>(d) on-site stormwater drainage or wastewater treatment;</p> <p>(e) a car park, road, access track or area used for vehicle movement;</p> <p>(f) another area of disturbance.</p>
<i>domestic outbuilding</i>	<p><i>domestic outbuilding</i> means a non-habitable class 10a building that is—</p> <p>(a) a shed, garage or carport; and</p> <p>(b) ancillary to a residential use carried out on the premises where the building is located.</p>
<i>dwelling</i>	<p><i>dwelling</i> means all or part of a building that—</p>

Column 1 Term	Column 2 Definition
	<p>(a) is used, or capable of being used, as a self-contained residence; and</p> <p>(b) contains—</p> <ul style="list-style-type: none"> (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.
<i>excavation and filling</i>	The removal or importation of material to, from or within a lot that will change the ground level of the land where it exceeds 50m ³ or changes the <i>ground level</i> by greater than 1 metre.
<i>flood hazard area</i>	<p>An area, whether or not mapped, designated by a local government as a <i>flood hazard area</i> under the Building Regulation 2006, section 13.</p> <p>Note—section 13 of the Building Regulation requires a local government to keep a register of the flood hazard area it designates and when the designation was made.</p>
<i>flood hazard level</i>	For a <i>flood hazard area</i> , means the defined flood level plus <i>freeboard</i> .
<i>freeboard</i>	<p>The height above the 1 in 100 year <i>annual recurrence interval (ARI)</i> that takes account of matters that may cause flood waters to rise above this flood level. The <i>freeboard</i> for a lot in a <i>flood hazard area</i> is:</p> <ul style="list-style-type: none"> (a) if a local government has declared a <i>freeboard</i> for the part of the area where the lot is located, under section 13 of the Building Regulation 2006 — the height above the the flood level declared to be the <i>freeboard</i>; or (b) otherwise — a height of at least 300 millimetres.
<i>front building line</i>	The edge of buildings that faces the road/street.
<i>gross floor area (GFA)</i>	<p><i>gross floor area</i>, 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—</p> <ul style="list-style-type: none"> (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.
<i>ground floor</i>	The floor of a building at <i>ground level</i> .
<i>ground level</i>	<p><i>ground level</i> means—</p> <ul style="list-style-type: none"> (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
<i>household</i>	<p><i>household</i> means 1 or more individuals who—</p> <ul style="list-style-type: none"> (a) live in a dwelling with the intent of living together on a long-term basis; and

Column 1 Term	Column 2 Definition
	(b) make common provision for food and other essentials for living.
<i>landscaping</i>	To improve the appearance of an area by planting trees, shrubs, or grass, or altering the contours of the ground.
<i>minor electricity infrastructure</i>	(a) <i>minor electricity infrastructure</i> means development stated in the Planning Regulation 2017, schedule 6 <u>section 26(5)</u> .
<i>non-resident workers</i>	<p><i>non-resident worker</i> means a person who—</p> <p>(a) performs work as part of—</p> <p>(i) a resource extraction project; or</p> <p>(ii) a project identified in a planning scheme as a major industry or infrastructure project; or</p> <p>(iii) a rural use; and</p> <p>(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</p> <p><i>Example of a non-resident worker—</i> <i>a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i></p>
<i>outermost projection</i>	<i>outermost projection</i> , of a building or structure, means the outermost part of the building or structure, other than a part that is a retractable blind; fixed screen, rainwater fitting or ornamental attachment.
<i>non-trunk infrastructure</i>	Development infrastructure that is either internal to a development or connects development to <i>trunk infrastructure</i> .
<i>primary road frontage</i>	The street frontage that is most commonly addressed by other buildings in the block.
<i>road frontage</i>	Where a property boundary abuts a street or road.
<i>secondary dwelling</i>	<i>secondary dwelling</i> means a dwelling, whether attached or unattached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
<i>sensitive land uses</i>	<p>Means a use that is a:</p> <ul style="list-style-type: none"> • <i>caretakers accommodation</i> • <i>child care centre</i> • <i>community care centre</i> • <i>community residence</i> • <i>detention facility</i> • <i>dual occupancy</i> • <i>dwelling house</i> • <i>dwelling unit</i> • <i>educational establishment</i> • <i>health care services</i> • <i>hospital</i> • <i>hotel</i> • <i>multiple dwelling</i> • <i>non-resident workforce accommodation</i> • <i>relocatable home park</i> • <i>residential care facility</i> • <i>resort complex</i> • <i>retirement facility</i> • <i>rooming accommodation</i> • <i>rural workers' accommodation</i>

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> • <i>short-term accommodation</i> • <i>tourist park.</i>
<i>sensitive receptor</i>	An area or place where noise is measured
<i>setback</i>	<i>setback</i> , 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.
<i>site</i>	<i>site</i> , of development, means the land that the development is carried out on.
<i>site cover</i>	<p><i>site cover</i>, 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—</p> <ul style="list-style-type: none"> (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement used for car parking; or (c) the eaves of a building; or (d) a sun shade.
<i>stables</i>	Buildings and facilities for the lodging and feeding of horses.
<i>storey</i>	<ol style="list-style-type: none"> 1. <i>storey</i>—means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ul style="list-style-type: none"> (a) a space containing only— <ul style="list-style-type: none"> (i) a lift shaft, stairway or meter room; or (ii) a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a combination of the things stated in subparagraphs (i) or (ii); or (b) a basement, if the ceiling of the basement is not more than 1m above ground level. 2. <i>storey</i> includes— <ul style="list-style-type: none"> (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
<i>streetscape</i>	Means the collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
<i>total use area</i>	The full extent of a particular use or uses.
<i>trunk infrastructure</i>	Development infrastructure that is planned for and commonly provided by local governments.
<i>urban purposes</i>	<p><i>urban purposes</i> includes—</p> <ul style="list-style-type: none"> (a) residential purposes, other than rural residential purposes; and (b) commercial, community, government-related, industrial and retail purposes.

Schedule 2 Mapping

The table below lists any zoning and overlay maps applicable to the planning scheme area.

Table SC2.1 Map index

Maps	Map Name	Map Numbers	No. Sheets
Zone Maps			
	Zone Map	ZM-001 to ZM-003	3
Overlay Maps			
Biodiversity overlay	Land in the Biodiversity overlay is identified in the following layers of the State Planning Policy (SPP) Interactive Mapping System – Environment and Heritage: <ul style="list-style-type: none"> • MSES – Protected Area • MSES – Wildlife Habitat • MSES - Regulated Vegetation 	N/A	N/A
Bushfire hazard overlay	Land in the Bushfire hazard overlay is identified within the following sub-categories of the State Planning Policy (SPP) Interactive Mapping System – Hazards and Safety: <ul style="list-style-type: none"> • MSES – Very High (Potential Intensity) • MSES – High (Potential Intensity) • MSES – Medium (Potential Intensity) • Potential bushfire impact buffer 	BH-001 to BH-002	N/A
Flood hazard overlay	Overlay - Flood Hazard	FL-001 to FL-002	2
Heritage overlay	Overlay - Heritage	NA	1
Major infrastructure overlay	the following sub-category of the State Planning Policy (SPP) Interactive Mapping System – Strategic Airports and Aviation Facilities: <ul style="list-style-type: none"> • Aviation facility 	N/A	N/A
	Overlay - Stock routes	SR-001	1
	Overlay - Electricity infrastructure	EE-001	1
	Overlay – Road hierarchy	RH-001	1
	the following sub-categories of the State Planning Policy (SPP) Interactive Mapping System – Infrastructure: <ul style="list-style-type: none"> • State controlled road • Future state controlled road • Railway 	N/A	N/A












Maps	Map Name	Map Numbers	No. Sheets
Wetland and waterway corridor overlay	<p>Land in the Wetland and waterway corridor overlay is identified in the following layers of the State Planning Policy (SPP) Interactive Mapping System – Environment and Heritage:</p> <ul style="list-style-type: none"> • MSES – High Ecological Significance wetlands • MSES – High Ecological value waters (wetlands) • MSES – High Ecological waters (watercourse) • MSES - Regulated Vegetation (intersecting a watercourse) 	N/A	N/A

Note 1—Flinders Shire includes a number mining leases under the *Mineral Resources Act 1989*. Up-to-date locations of these can be downloaded from DNRm's: MyMinesOnline at <https://www.business.qld.gov.au/industry/mining/mining-online-services/myminesonline>

Note 2—*The Sustainable Planning Act 2009* does not apply to development in the area authorised under the *Mineral Resources Act 1989*, other than:

- (a) for administering IDAS for the Heritage Act, in relation to a Queensland heritage place under the Heritage Act; and
- (b) that interested persons may obtain details of the mining tenement from the chief executive of the department in which this Act is administered

ZONES
Sheet 1 of 3
Hughenden**LEGEND - ZONES**

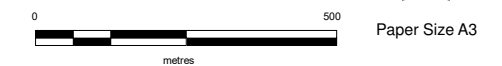
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	GENERAL RESIDENTIAL
	LOW IMPACT INDUSTRY
	MEDIUM IMPACT INDUSTRY
	RECREATION AND OPEN SPACE
	RURAL
	RURAL RESIDENTIAL
	SPECIAL PURPOSE
	TOWNSHIP

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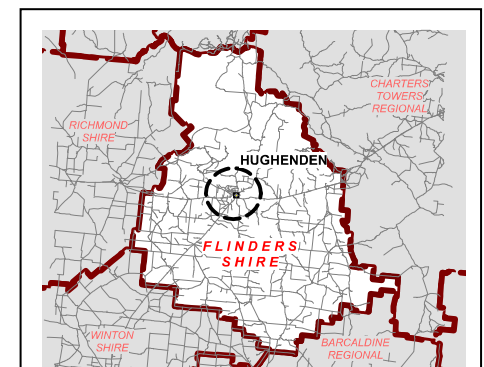
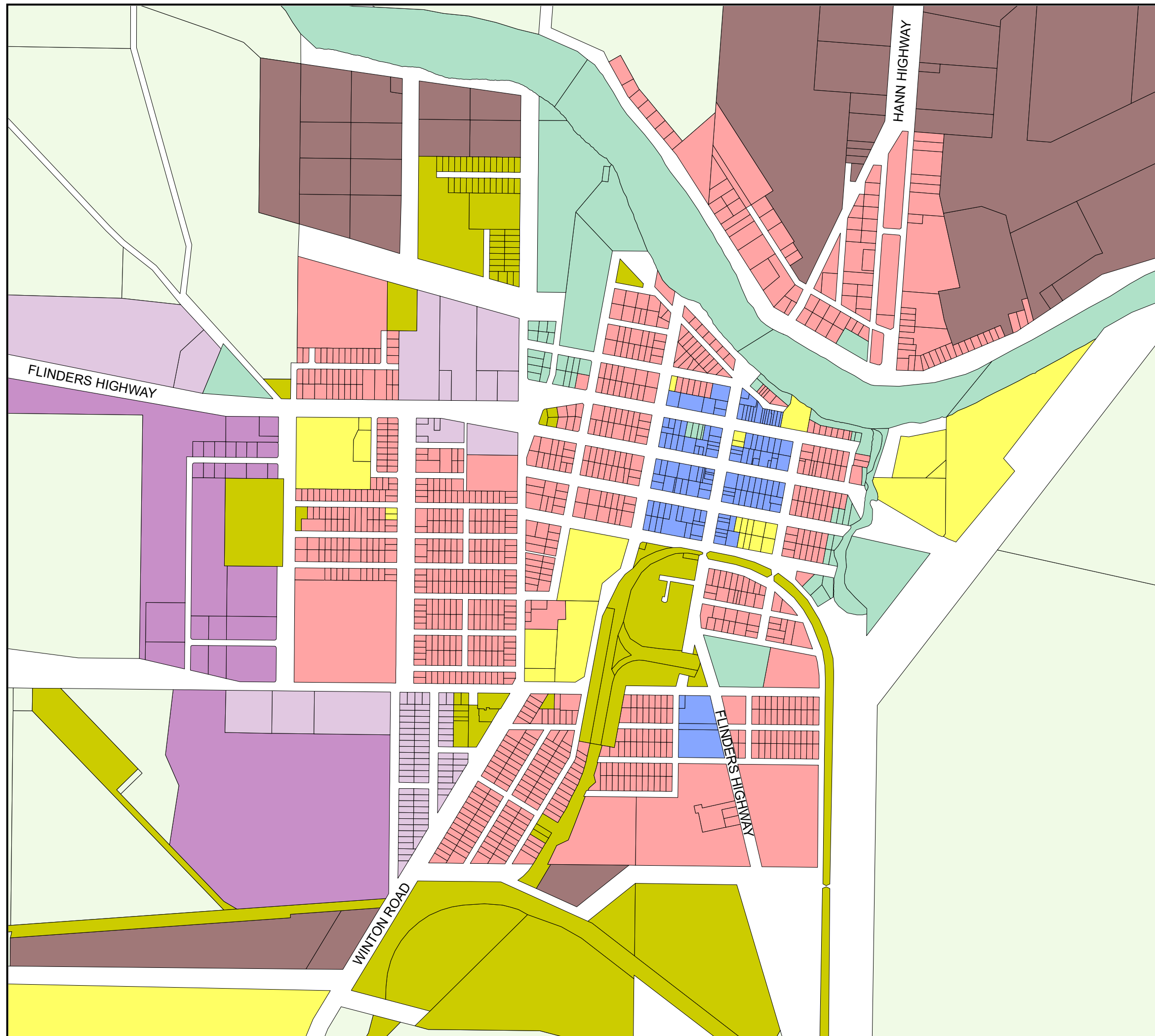
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Gazetted Date: XX XX XXXX
QPP Version 4.0
Geocentric Datum of Australia 1994 (GDA94)

Approximate Scale @ A3 1:12,500



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**Zone Map ZM-001**

ZONES
Sheet 2 of 3
Hughenden and Environs

LEGEND - ZONES

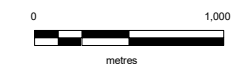
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- COMMUNITY FACILITIES
- CONSERVATION
- GENERAL RESIDENTIAL
- LOW IMPACT INDUSTRY
- MEDIUM IMPACT INDUSTRY
- RECREATION AND OPEN SPACE
- RURAL
- RURAL RESIDENTIAL
- SPECIAL PURPOSE
- TOWNSHIP
- 10km RADIUS FROM HUGHENDEN

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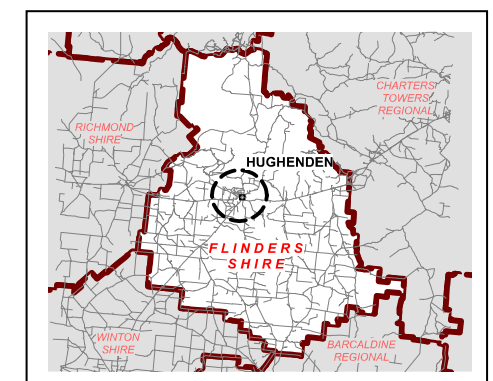
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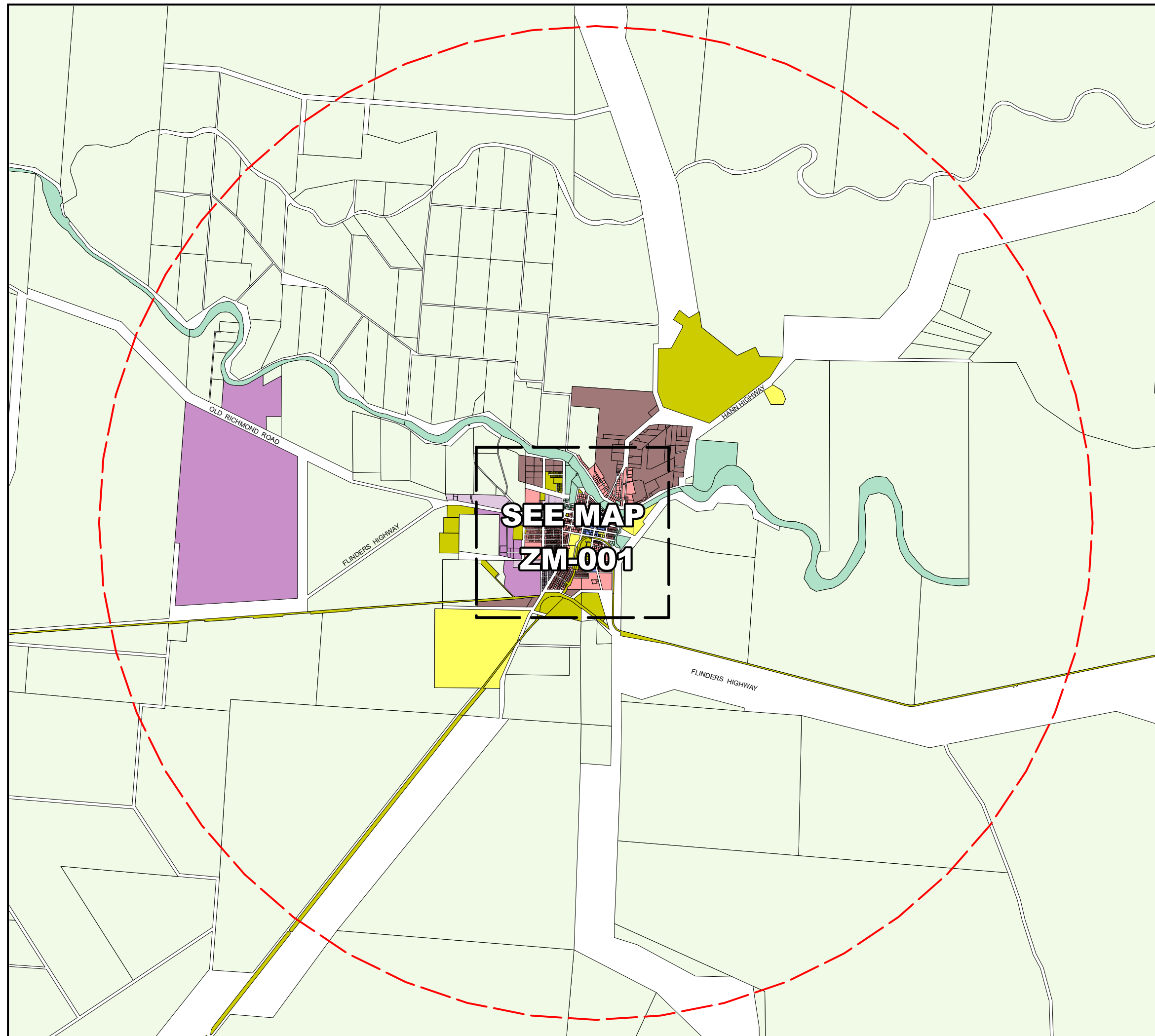


Paper Size A3

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Zone Map ZM-002



ZONES Sheet 3 of 3 Shire of Flinders and Townships

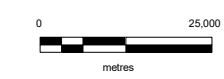
LEGEND - ZONES

- CENTRE
- COMMUNITY FACILITIES
- CONSERVATION
- GENERAL RESIDENTIAL
- LOW IMPACT INDUSTRY
- MEDIUM IMPACT INDUSTRY
- RECREATION AND OPEN SPACE
- RURAL
- RURAL RESIDENTIAL
- SPECIAL PURPOSE
- TOWNSHIP

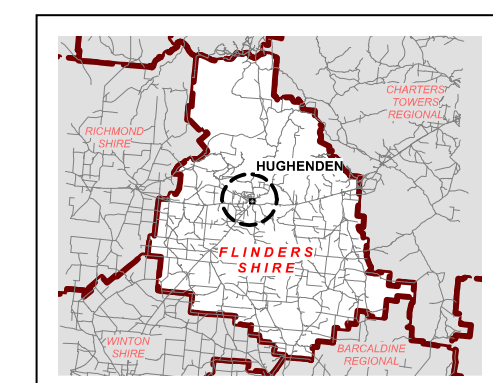
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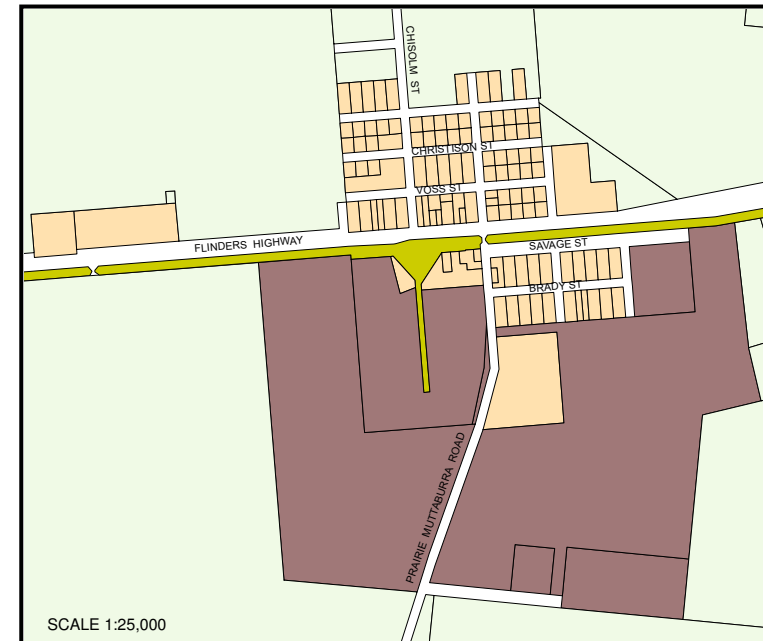
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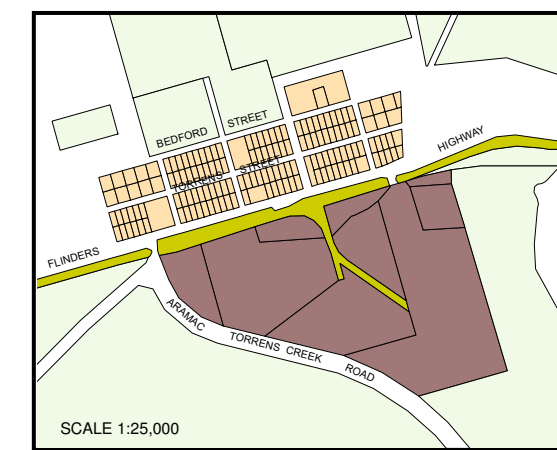
10th MAY 2017 By Harrison Grierson Ltd



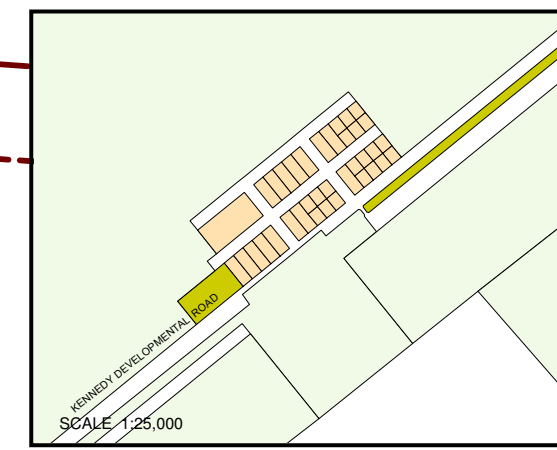
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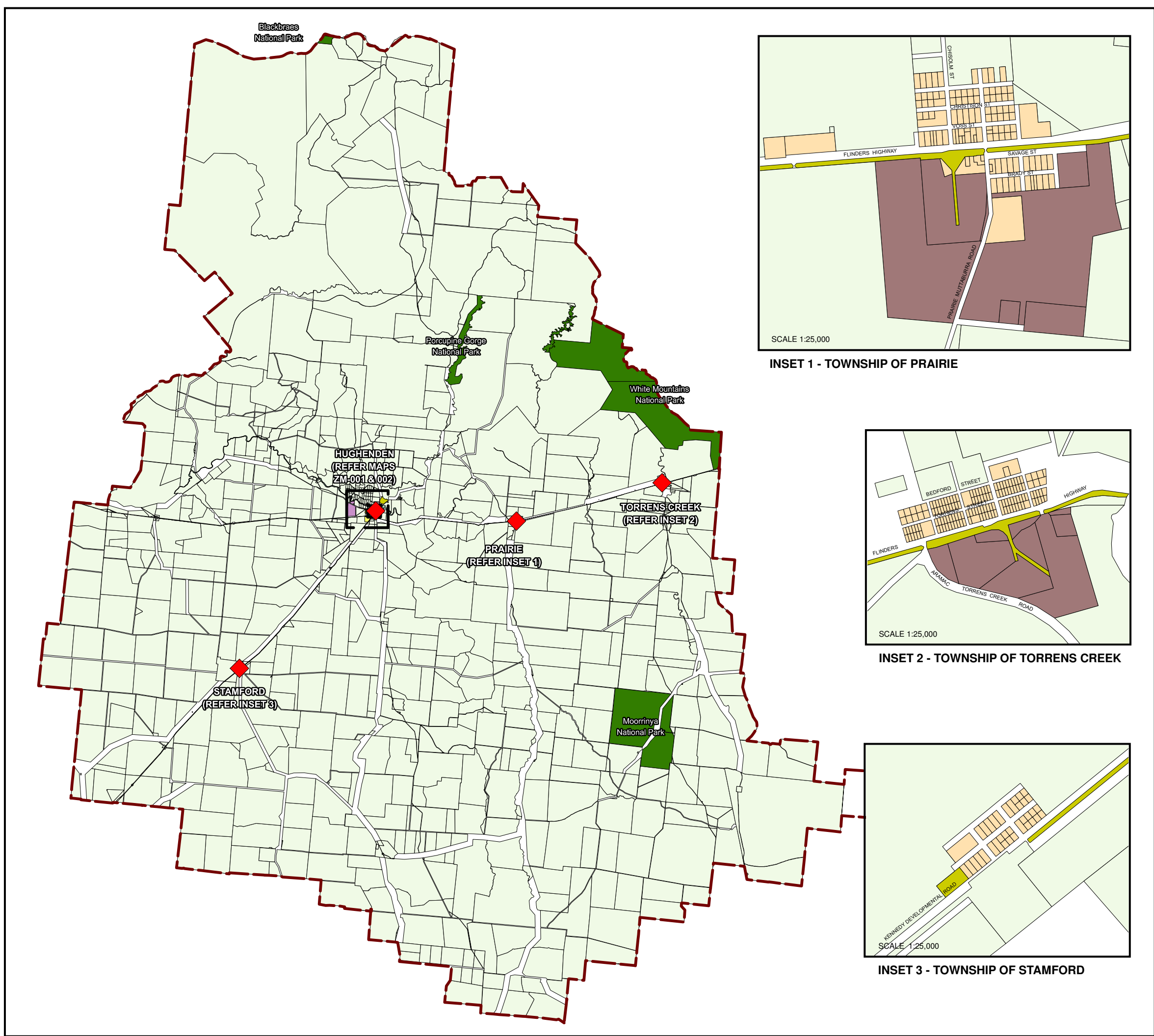
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INSET 2 - TOWNSHIP OF TORRENS CREEK




INSET 3 - TOWNSHIP OF STAMFORD



**Overlay - Flood Hazard
Sheet 1 of 2
Hughenden****Note:**

Flood Hazard data extracted from the following reports
prepared by Engeny Water Management Ltd
Flood Mapping Study of Hughenden - August 2011
South Hughenden Stormwater Study - August 2011

CADASTRE CADASTRE FLINDERS SHIRE LOCAL
GOVERNMENT BOUNDARY FLOOD EXTENT
100 Year ARI Peak Water Surface
Level

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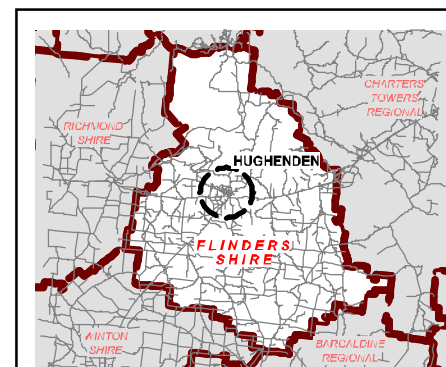
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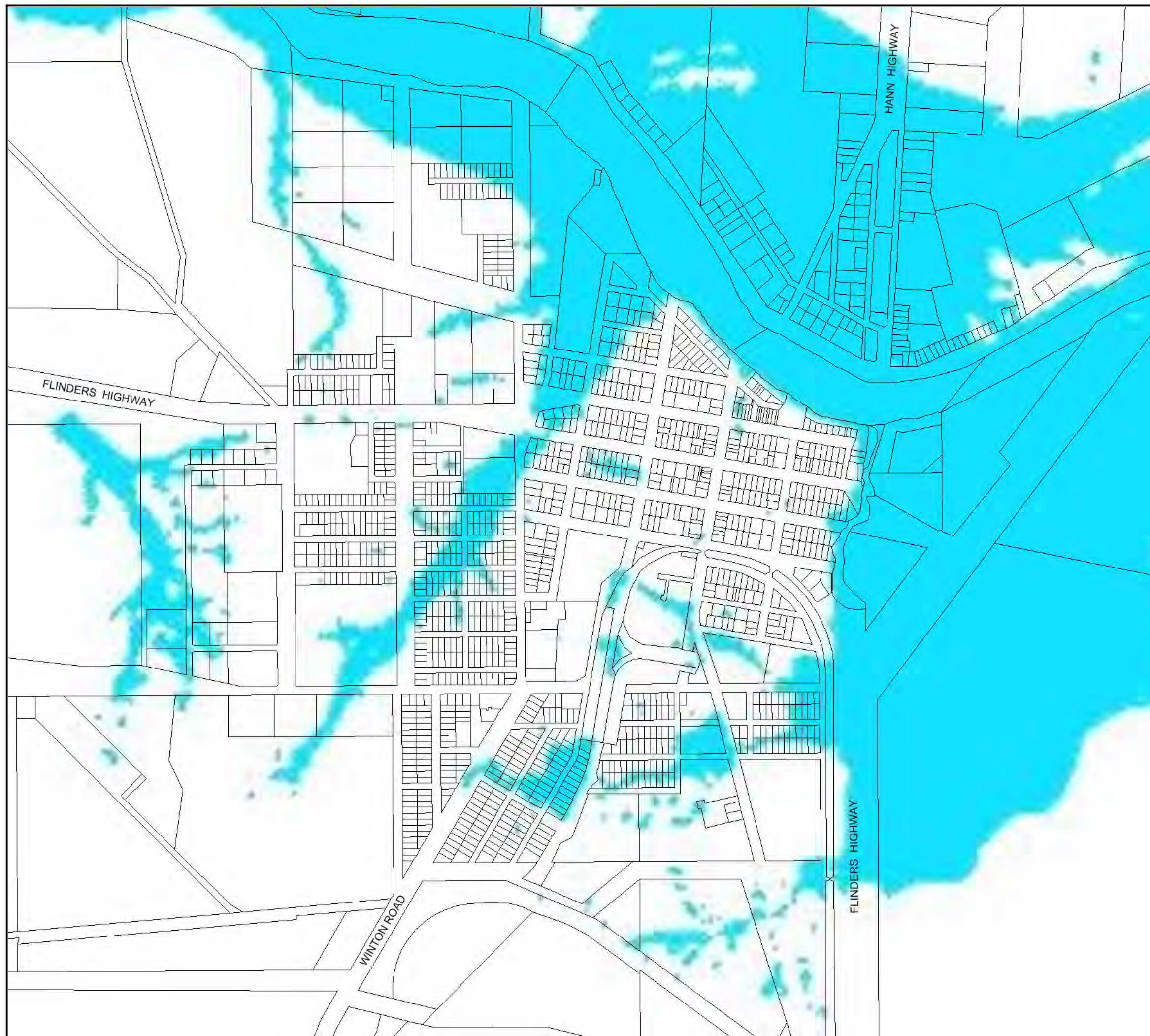
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4th DECEMBER 2015

By Harrison Grierson Ltd




Overlay Map FL-001



**Overlay - Flood Hazard
Sheet 2 of 2
Hughenden****Note:**

Flood Hazard data extracted from the following reports
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Flood Mapping Study of Hughenden - August 2011
South Hughenden Stormwater Study - August 2011

CADASTRE CADASTRE FLINDERS SHIRE LOCAL
GOVERNMENT BOUNDARY FLOOD EXTENT
100 Year ARI Peak Water Surface
Level**Disclaimer:**

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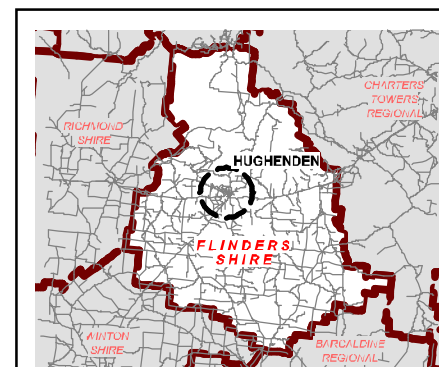
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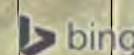
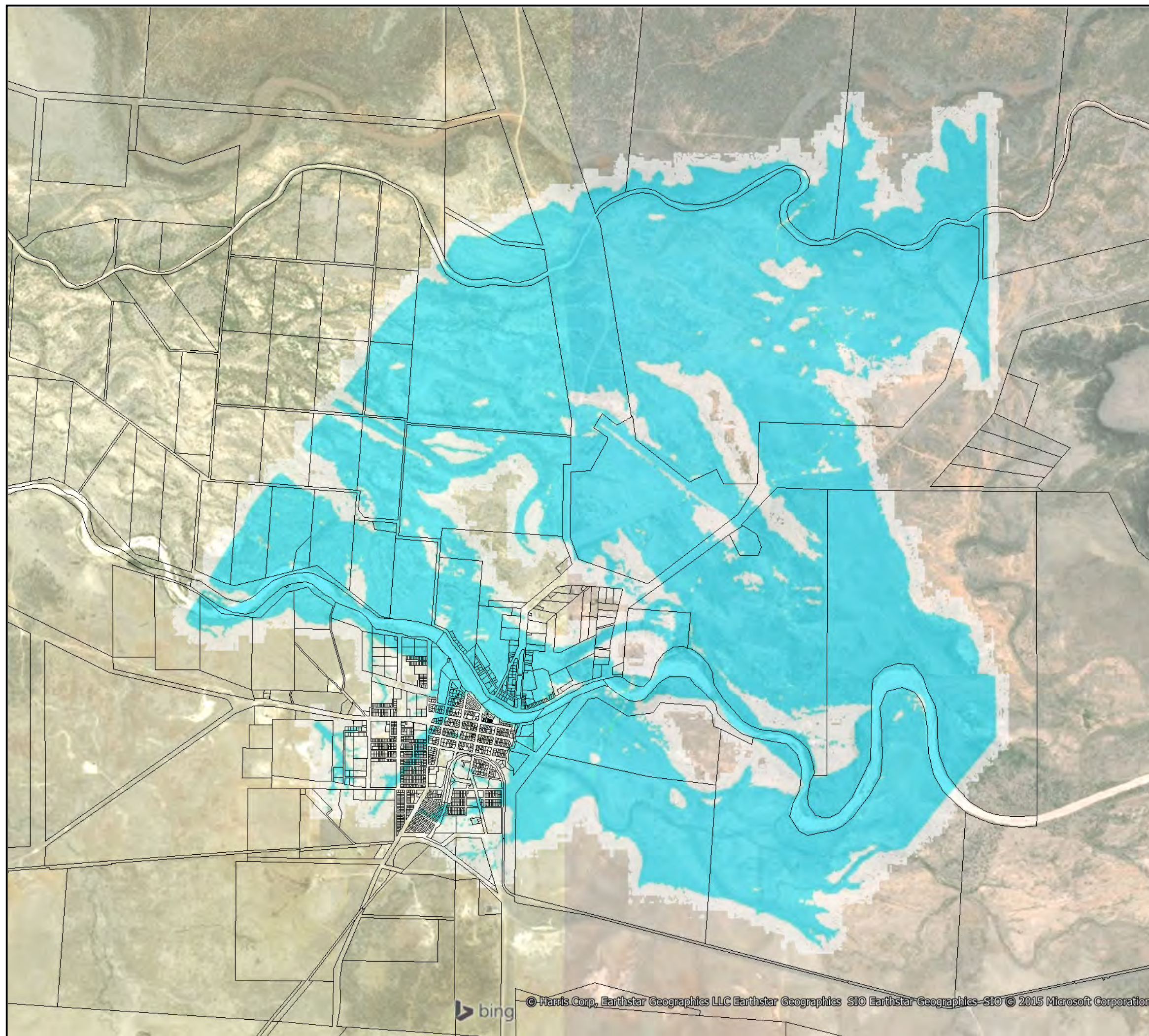
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Overlay Map FL-002





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Overlay - Heritage
Sheet 1 of 1
Shire of Flinders

LEGEND

HERITAGE

-  STATE HERITAGE PLACE
-  PROPERTIES ADJOINING A HERITAGE PLACE

-  LOCAL HERITAGE PLACE

Note:

All State Heritage Places are also Local Heritage Places

CADASTRE

-  CADASTRE

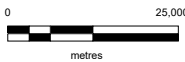
-  FLINDERS SHIRE LOCAL GOVERNMENT BOUNDARY

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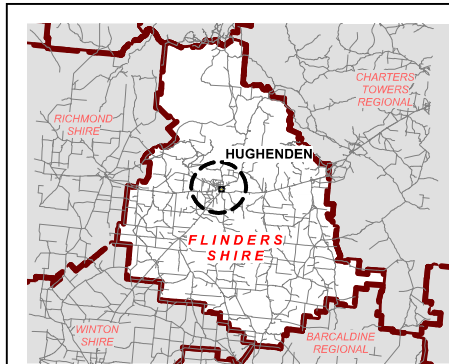
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
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Overlay Map H-001


**Overlay - Major Infrastructure
Stock Routes
Shire of Flinders**

LEGEND
MAJOR INFRASTRUCTURE

 STOCK ROUTES

CADASTRE
 CADASTRE

 FLINDERS SHIRE
LOCAL GOVERNMENT BOUNDARY

 ROAD

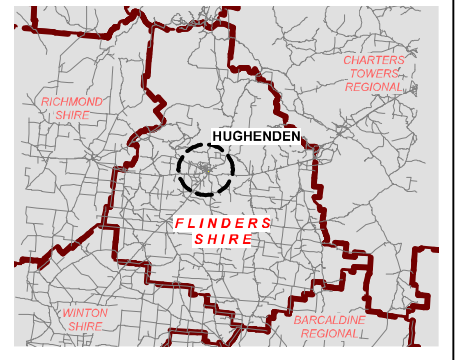
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Overlay Map SR-001



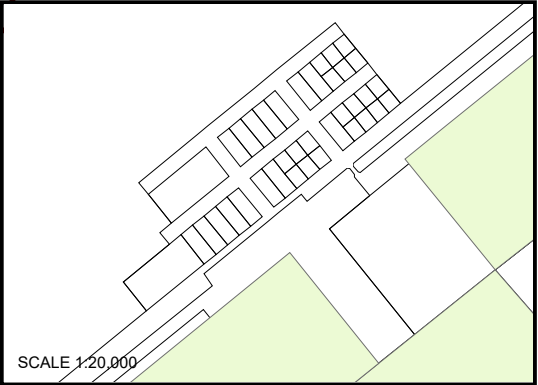
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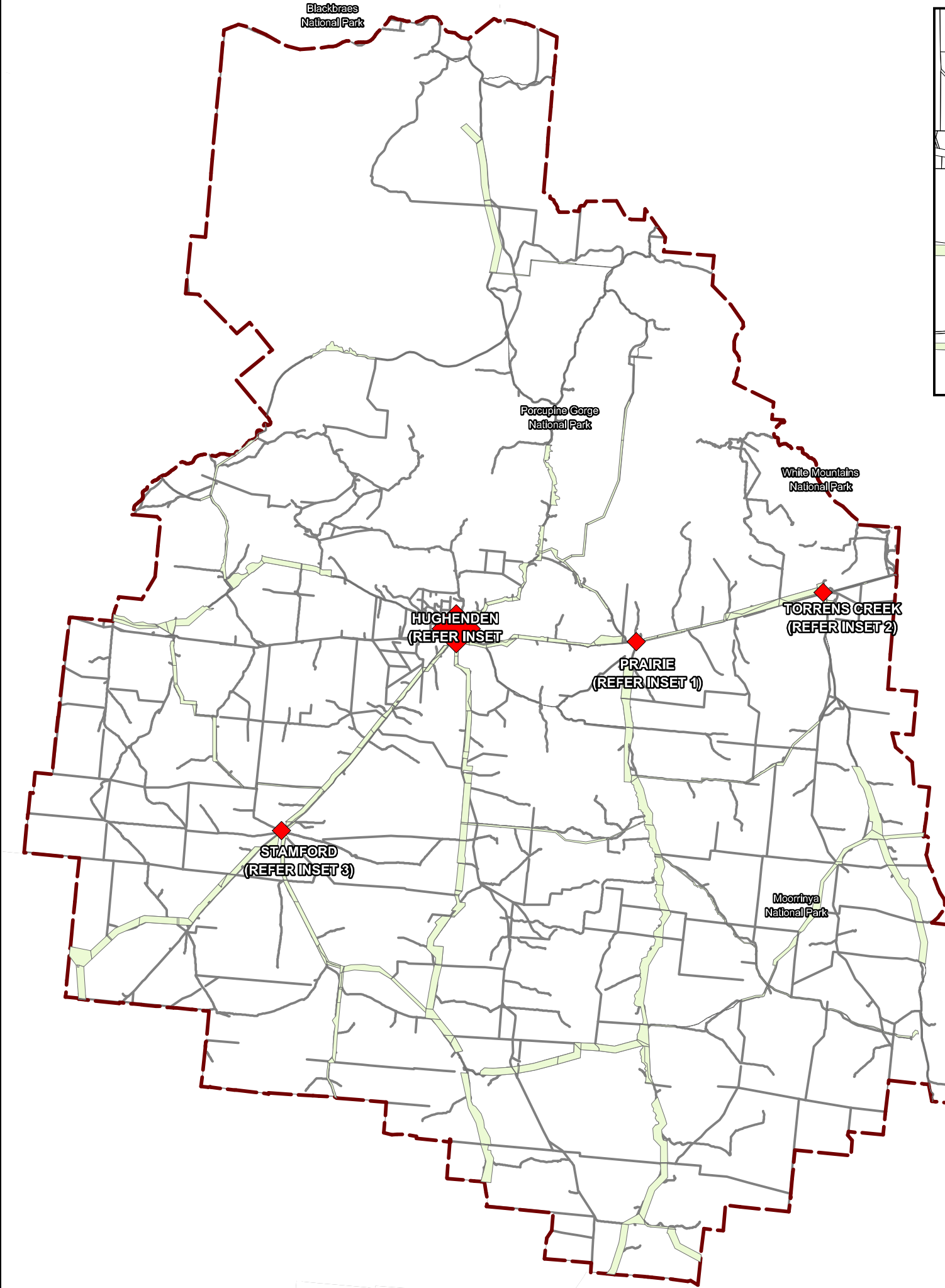
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INSET 2 - TOWNSHIP OF TORRENS CREEK



INSET 3 - TOWNSHIP OF STAMFORD







RICHMOND

HUGHENDEN

Overlay - Major Infrastructure - Electrical Infrastructure

Legend

-  Flinders_Shire_Council
-  regional councils zonesubs
-  66kV
-  Cadastral_data

EE-001

Source: Qld Government 2015

0 20 40 80
Kilometers



Aramac

Projection: UTM (MGA Zone 55) Datum: GDA94

Overlay - Major Infrastructure
Sheet 1 of 1
Road Hierarchy - Hughenden

LEGEND

Road Hierarchy

- HIGHWAY
- INDUSTRIAL COLLECTOR
- MAIN STREET

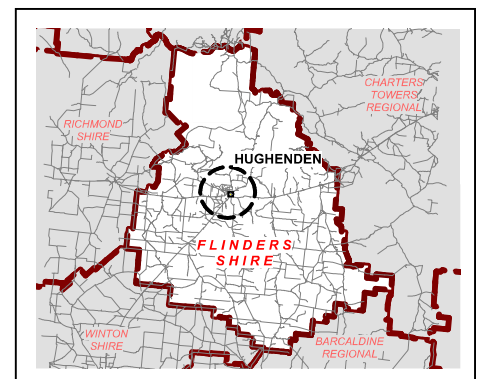
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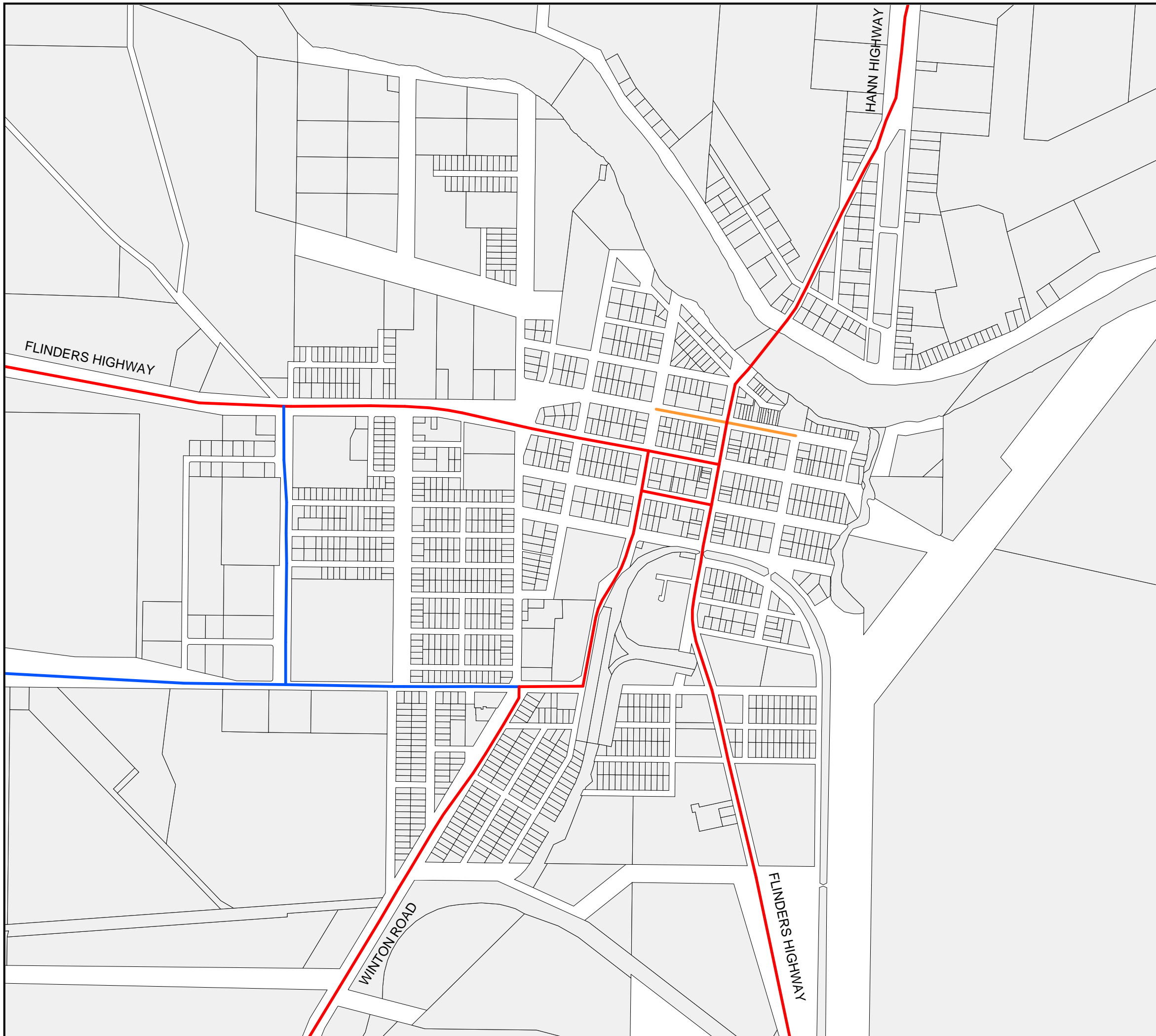
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21st OCTOBER 2016 By Harrison Grierson Ltd



Zone Map RH-001



Schedule 3 Local government infrastructure plan mapping and supporting material

There is no Local government infrastructure plan in the planning scheme.

Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of Decision	Location (real property description)	Decision type
21 April 2016	Lot 120 SP212794	Preliminary Approval under s.242 of SPA to vary the effect of the planning scheme for the purpose of Abattoir
21 April 2016	Lot 11 SP101966 and Lot 3 RP715644,	Preliminary Approval under s.242 of SPA to vary the effect of the planning scheme for the purpose of Motel and Restaurant

Schedule 5 Designation of premises for development

There is no premises designated for development under section 42 of the Act

Schedule 6 Planning Scheme Policies

SC 6.1 Planning Scheme Policy Index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1 Planning scheme policy index

Policy no.	Planning scheme policy title
SC 6.2	Engineering standards planning scheme policy
SC 6.3	Preferred plant species planning scheme policy
SC 6.4	Rural subdivision policy

SC 6.2 Engineering standards planning scheme policy

The construction standards for infrastructure works, including works for reconfiguring of a lot, in the local government area are the following:

- (a) **for roads and drainage:**
 - (i) Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings;
- (b) **for water supply:**
 - (i) Water Reticulation Code Of Australia (WSA03-1999); or
 - (ii) If the matter is not dealt with by WSA03-1999, the IPWEA Standard Drawings;
- (c) **for sewerage:**
 - (i) On-site sewerage code of the *Plumbing and Drainage Act 2003*; or
 - (ii) If the matter is not dealt with by the Code, the IPWEA Standard Drawings.

SC 6.3 Preferred plant species planning scheme policy

Table SC6.3.1 Preferred plant species

Natives	
Shrubs	<ul style="list-style-type: none"> • Beaken species • Golden Gem – Melaleuca species • Bottlebrush – Callistemon species • Blue Tongue – Meastoma • Eugenia Reinwardtiana • Mock Orange – Murraya Paniculata • Grevillia species
Medium trees	<ul style="list-style-type: none"> • Tuckeroo – Cupaniopsis Anacardioides • Coondo – Mimusops Elengi • Bat Wind Coral Treet – Erytherina Crista Gall • Fiery Gum – Eucalyptus Phoenicea • Brown Pittosporum – Pittosporum Venulosum • Eucalyptus Ptychocarpa • Peanut Treet – Sterculia Quadrifida Terminolia • Euodiella Muelleri • Weeping Tea Tree – Leptospermum Longifloria
Big trees	<ul style="list-style-type: none"> • Black Bean – Castanospermum Aestrale • Weeping Fig – Ficus Benajimina • River Oak – Casuarina Cunninghamiana
Palms	<ul style="list-style-type: none"> • Hydriastele Wendiandiana • Foxtail – Wodyetia Bifurcata • Cabbage Palm – Livistonia • Bamboo – Macarthurii Ptychosperma
Exotics	
Shrubs	<ul style="list-style-type: none"> • Yesterday, Today, Tomorrow – Brunfelsia Pauciflora • Heliconia species • Powder Puff – Calliandra • Hibiscus species • Croton – Codiaeum Veriegetum species • Ixora – Ixora species • Cordiline species • Bangkok Rose – Mussanenda Phillippica
Medium trees	<ul style="list-style-type: none"> • Pride of India – Lagerstroemia • Rose Apple – Syzgium species • Gold Flame Tree – Peltophorum • Pink Trumpet Silver Tree – Tabebuia species
Big Trees	<ul style="list-style-type: none"> • Tabebuia • African Mahogany • Rain Tree Weeping Fig
Palms	<ul style="list-style-type: none"> • Golden Cane – Chrysalidocarpus Lutescens • Pritchardia species • Triangle – Neodopsis • Rhaps Excelsa

SC 6.4 Rural subdivision policy

6.4.1 Introduction

Agricultural activities are key to the economic development of Flinders Shire. The Rural subdivision policy is designed to support further development of suitable agricultural activities, in particular, irrigation based *cropping*.

As present, the Flinders Shire Planning Scheme prescribes a minimum lot size of 12,000 hectares in the Rural zone. This is based on the general carrying capacity of the land for beef production. As a result, Council has not been generally supportive of applications proposing smaller lot sizes.

However, for other agricultural activities, smaller lots sizes may be suitable, or even necessary, to ensure their economic viability.

Therefore, Council will give due consideration to subdivision applications for lots below 12,000 hectares where smaller lot sizes are demonstrated to be necessary to support existing or proposed *cropping* activities.

The Rural Subdivision Policy supports this by outlining some criteria to assist decision making by assessment managers in the application of the Rural zone code, Rural activities code and Reconfiguring a lot code. In turn, these criteria support applicants by outlining information Council may request to assess such applications.

In summary these criteria are based on:

- Suitability and viability of the proposed *cropping* development;
- Access to infrastructure;
- Relevant approvals required;
- Impacts on surrounding land uses; and
- Environmental impacts;

This policy is not intended to be exhaustive, it outlines some basic criteria to assist decision making. It is expected that the ability of any applicant to demonstrate compliance with any of these criteria will be straightforward requiring minimal resources.

This policy will assist with demonstrating subdivision applications that support and facilitate development of *cropping* in Flinders Shire.

Some of the criteria in this policy are based on the *CSIRO Flinders and Gilbert Agricultural Resource Assessment (2013)*. This document can be access online on the following link:

<http://www.csiro.au/en/Research/LWF/Areas/Water-resources/Assessing-water-resources/Flinders-Gilbert>

Please note: no minimum lot size is prescribed, the onus would be on the applicant to justify viable lot sizes below 12,000 hectares.

6.4.2 Background

At present, beef production is the primary agricultural activity within Flinders Shire having transitioned from wool production since the 1980s. Given the climate, most of the Shire supports relatively low stocking rates which require large areas for the viability of individual rural businesses. To reflect this, the Planning Scheme prescribes a minimum lot size of 12,000 hectares for properties within the Rural zone, where beyond a 10 kilometres radius of Hughenden.

Much of the Shire contains excellent soils for a variety of *cropping*, with the predominant soil in the shire being cracking clay soils. However, relatively low rainfall in most years, makes such activities generally unviable.

However, the CSIRO undertook a comprehensive analysis of the agricultural potential of the Flinders River and Gilbert River catchment *CSIRO Flinders and Gilbert Agricultural Resource Assessment (2013)*.

This study identified a potential for 10,000 to 20,000 hectares mixed irrigation and dryland agriculture in 70% to 80% of years.

The study also indicated that the likely pattern of irrigated areas in the catchment would not be contiguous but discrete irrigated areas of 500-1000 hectares, each distributed thought the catchment.

6.4.3 Criteria

(a) Present activities.

On sites where *cropping* is already established and ongoing with the ability to continue in the long term, proposals to subdivide below 12,000 hectares would generally be considered favourably.

This would be subject to all activities, including access and management of water for irrigation being lawful.

(b) Access to water

Within the Flinders River catchment, water for irrigation would primarily be obtained via:

- On stream storage; or
- Off stream storage; or
- Ground water access.

In any subdivision application supporting proposed irrigation based *cropping*, Council may request details as to how water will be accessed and managed to demonstrate viability.

In addition, access to water may require operational works approvals via the State Assessment and Referral Agency (SARA). In such cases, evidence of such approvals would be required. If approvals have not yet been obtained, Council may request evidence that action to obtain these approvals is underway and that advice has been received that the proposal is likely to be supported.

(c) Access to infrastructure

Any proposed subdivision, has access to roads and services as outlined in the Reconfiguration of a lot code.

In particular, road access which can accommodate transport of produce as required, and services sufficient to supply the scale of activities associated with the agricultural activities should be demonstrated.

(d) Separation from sensitive receptors

Irrespective of the size of any proposed allotment, the minimum separation distance between sensitive receptors and *rural activities*, is still achieved in accordance with Acceptable Outcome AO2.1 of the Rural activities code.

(e) Utilisation of allotments

A minimum of 80% of any proposed allotment below 12,000 hectares is utilised for *cropping*. This area includes any ancillary uses associated with such a *rural activity*, for example accommodation, storage, vehicle/equipment storage and maintenance, water supply etc.

(f) Soils

Flinders Shire contains a number of Soil types, with varying value for agricultural production. The *CSIRO Flinders and Gilbert Agricultural Resource Assessment (2013)* outlines a number of soils which are generally suitable, these are outlined in **Table SC6.4.1**.

(g) Vegetation clearing

If the subdivision supports proposed *cropping*, these activities may require approvals for vegetation clearing via the State Assessment and Referral Agency (SARA). In such cases, Council may request evidence of any approvals.

If approvals have not yet been obtained, Council may request evidence that action to obtain approvals is underway and that indications have been received that the proposal is likely to be approved.

(h) Impacts of proposed development.

Where the subdivision supports proposed *cropping*, Council may, if deemed necessary, request information to demonstrate these activities address potential impacts, for example:

- Changes to the hydrology of the local area; or
- Impacts on ecological values of surrounding areas; or
- Impact on potential of other areas for agricultural production; or
- Impact on the water quality of nearby streams; or
- Other environmental impacts, for example, fish movement in major streams.

Note: Impacts may have been addressed in other approval processes, for example, approvals to access water or clear vegetation or approvals for Material Change of Use.

(i) Potential viability of agricultural development

Where the subdivision supports proposed *cropping* in areas which may be marginal, for example due to sub-optimal soils or access to water, Council may request an *Agricultural Viability Report*.

(j) Other activities

Subdivisions in the Rural zone below 12,000 hectares associated with other uses, such as:

- *Industrial activities* which are ancillary or support *rural activities*, for example sugar refineries or abattoirs; or
- *Intensive animal industry*, for example, feedlots or piggeries); or
- *Intensive horticulture*; or
- *Aquaculture*; or
- Infrastructure, for example, *telecommunication facilities*, *renewable energy facilities*.

May be supported, where:

- These uses are existing and lawful; or
- These uses are subject to a current Material Change of Use (MCU) approval; or
- The Reconfiguration of a Lot (subdivision) application is combined with a MCU application and the MCU component is approved.

Table SC6.4.1 Soils in the Flinders River Catchment Generally suitable for Agricultural Production*(CSIRO Flinders and Gilbert Agricultural Resource Assessment (2013))*

SOIL GENERIC GROUP DESCRIPTION	GENERAL DESCRIPTION	LANDFORM	OCCUR- RENCE (%)	MAJOR MANAGEMENT CONSIDERATIONS
Sand or loam over friable or earthy clay	Strong texture contrast between the A and B horizons, but A horizons generally not bleached. B horizon not sodic and may be acid or alkaline. Moderately deep to deep.	Undulating plains to hilly areas on a wide variety of parent materials.	1%	The soils are potentially suitable for agriculture; steep slopes, small isolated areas, erosion, shallow soil and rock may limit development in uplands.
Friable non-cracking clay or clay loam soils	Moderate to strongly structured, neutral to strongly acid soils with little or only gradual increase in clay content with depth. Grey to red, moderately deep to very deep.	Plains and plateaus along with some steeper country on intermediate to basic rocks, limestone and fine-grained sedimentary rocks.	15%	Generally of high agricultural potential because of their good structure and their moderate to high chemical fertility and water holding capacity. Soils on young basalt landscapes in the catchment north of Hughenden are frequently shallow and rocky. Uplands may have steep slopes. Soils on limestone are frequently strongly alkaline causing nutrient availability problems.
Red, yellow or grey loam or earth soils	Well drained, neutral to acid soils with little or only gradual increase in clay content at depth. Shallow to	Level to gently undulating plains and plateaus.	10%	Have moderate to high agricultural potential when spray or trickle irrigation is applied due to their good drainage. Low to moderate water holding capacity; often hard setting. Low soil nutrients. Sandy soils subject to wind erosion.
Cracking clay soils	Clay soils with shrink–swell properties that cause cracking when dry. Usually alkaline and deep to very deep.	Floodplains and other alluvial plains. Undulating to rolling Mitchell Grass Downs country (formed on Mesozoic fine-grained sedimentary rock). Minor occurrences in basalt landscapes.	68%	Generally have a moderate to high agricultural potential. The flooding limitation will need to be assessed locally. Most soils are high in salt (particularly those associated with the Rolling Downs), which limits crop rooting depth (<1 m) and moderate to moderately high water holding capacity (75 to 120 mm). Gilgai and coarse structured surfaces may occur. Surface stone common near plateaus. Scalded clays common on alluvial plains have bare hardsetting surface, prone to wind erosion and high in salts close to the surface.

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 Index and glossary of abbreviations and acronyms

Abbreviation or acronym	Meaning
AO	Acceptable outcome
ARI	<i>Annual recurrence interval</i>
AS	Australian standard
CO	Compliance outcomes
CPTED	Crime Prevention Through Environmental Design
ERA	Environmentally relevant activities
ESCP	Erosion and sediment control plan
GFA	<i>gross floor area</i>
IPWEA	Institute of Public Works Engineers of Australia
MCU	Material change of use as defined in the Act
MSES	Matters of State Environmental Significance
PO	Performance outcome
QDC	Queensland Development code
QPP	Queensland Planning Provisions
RPEQ	Registered Professional Engineer of Queensland
SPA	<i>Sustainable Planning Act 2009</i>
SQMP	Stormwater quality management plan
The Act	<i>Planning Act 20016</i>
the Regulation	Planning Regulation 2017
TIA	Traffic impact assessment
WWMP	Wastewater management plan

Appendix 2 Table of amendments

Table AP2.1 – Table of Amendments

Date of adoption and effective date	Planning scheme version number	Amendment Type	Summary of amendments
13 January 2018 (adoption) and 28 February 2018 (effective)	V1.1 28 February 2018	Minor amendment No. 1	The purpose and general effect of Minor Amendment No. 1 is to correct a minor mapping error in the zoning maps.