



McKinlay Shire Planning Scheme



Citation and commencement

This planning scheme may be cited as McKinlay Shire Planning Scheme.

A notice was published in the Government Gazette No. 86 on **18th April 2019** for the planning scheme for the McKinlay Shire.

The commencement date for the planning scheme was **26th April 2019**.

Strategic vision

McKinlay Shire Council's vision is as follows:

- Community Connections – A well connected community that is accessible, inclusive and legible for both residents and tourists.
- Economic Diversity and Resilience – A prosperous local economy supported by an increased population, new and sustainable industries and tourism. A resilient and strengthening rural production sector supported by value adding industries and services.
- Community, Health and Cultural Facilities and Services - A strong, self-sufficient, safe, healthy, active and friendly community who look after each other. A community with adequate 'whole of life' community services and facilities.
- Housing, Land and Built Environment - A preserved and enhanced 'rural townships' character. Enough available urban land to meet the needs of the current and future population. Good access to housing types that respond to our needs and attract future residents.
- Environment and Landscape – A sustainable environment built on good rural production practices and emerging green, renewable and geothermal energy sources, and good environmental management practices.
- Governance – Good governance across all aspects of management, open lines of communication to foster partnerships and good relationships between all stakeholders.

Editor's note—The strategic vision is extrinsic to the planning scheme.

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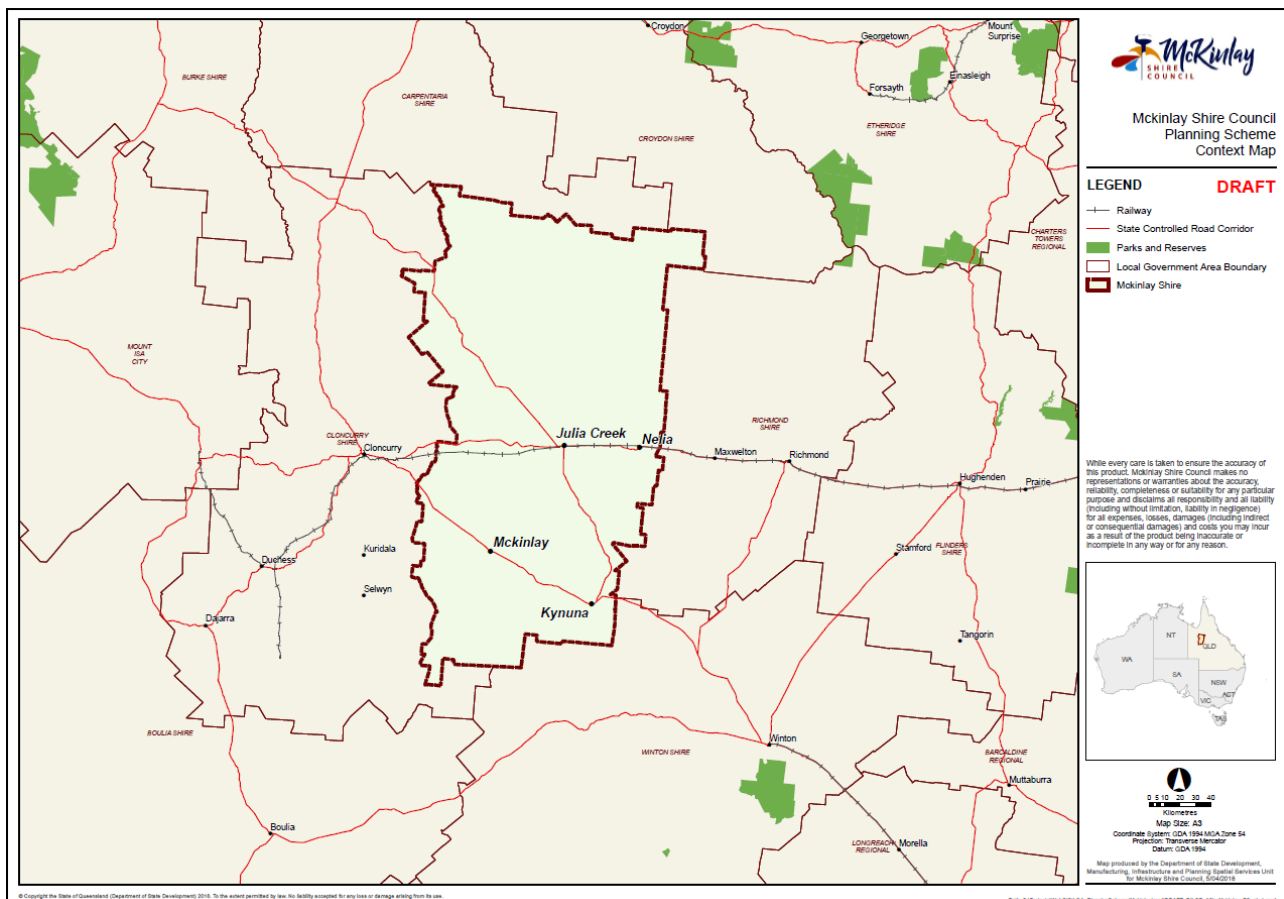
Part 1—About the planning scheme

1.1 Introduction

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

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

Map 1—Local government planning scheme area and context



1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) tables of assessment
 - (e) the following zones:
 - (i) Township zone
 - (A) Commercial precinct
 - (B) Industrial precinct
 - (C) Residential precinct
 - (ii) Recreation and open space zone
 - (iii) Rural residential zone
 - (A) No further subdivision precinct
 - (iv) Rural zone
 - (f) the following use codes:
 - (i) General development code
 - (ii) Non-resident workforce accommodation code
 - (g) The other development codes
 - (i) Operational works code
 - (ii) Reconfiguring a lot code
 - (h) the following schedules:
 - (i) Schedule 1 – Definitions
 - (ii) Schedule 2 – Mapping
 - (iii) Schedule 3 – Local heritage register

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

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

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

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

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by ';' or 'and' is considered to be 'and'
- (2) A word followed by ';' or 'or' means not all options apply.

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

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

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

1.4 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 the planning scheme 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 part 4.

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

¹ Footnote—this is an example of a footnote.

1.5 Hierarchy of assessment benchmarks

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

1.6 Building work regulated under the planning scheme

- (1) Section 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 4, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

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

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

- (4) There are no building assessment provisions in this planning scheme.

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

1.7 Local government administrative matters

McKinlay Shire Council planning scheme does not include a complying Local Government Infrastructure Plan (LGIP) under the provisions of the Act or provisions of the relevant subordinate legislation.

Part 2—State planning provisions

2.1 State Planning Policy

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

Aspects of the SPP appropriately integrated

All state planning policy matters relevant to McKinlay Shire LGA, which includes the state planning policy as a whole, excluding matters relating to coastal environment and strategic ports are appropriately integrated in the McKinlay Shire planning scheme.

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

2.2 Regional plan

The Planning Minister has identified that the McKinlay Shire planning scheme appropriately advances the North West Regional Plan, August 2010, as it applies to the planning scheme area.

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

Editor's note—There are no assessment benchmarks in the North West Regional Plan, August 2010.

Part 3—Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) encouraging economic growth
 - (ii) supporting rural and small town living
 - (iii) avoiding natural hazards
 - (iv) safeguarding our environment and heritage
 - (v) providing appropriate infrastructure.
 - (c) the strategic theme outcome proposed for development in the planning scheme area for each theme
 - (d) the element that refine and further describe the strategic theme outcome
 - (e) the specific outcomes sought for each element
 - (f) the land-use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

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

3.2 Strategic intent

The McKinlay Shire Council and its community understand that planning for the future development of the Shire plays a critical role in **enhancing liveability** and **increasing prosperity**, so that it occurs on **our terms**.

The planning scheme builds upon McKinlay's traditional economic strengths including agriculture, natural beauty (tourism) and mineral extraction. It seeks to further enhance economic opportunities in the tourism and resources sector, as well as supporting residential, commercial and light industrial development in the Shire's towns.

In striving for liveability and prosperity, the McKinlay Shire envisions:

- A safe, inclusive and friendly community
 - Supporting and promoting creativity
 - Creating places and spaces for all age groups
 - Preserving and enhancing our lifestyle
 - Maintaining a healthy and active community
- A self-sufficient, strong and diverse economy
 - A self-sufficient, robust local economy
 - Growing local jobs and enhancing local skills
 - Encouragement of innovation
 - Strengthened and broadened tourism opportunities
 - Promotion of natural attractions and cultural heritage
- A sustainable, healthy and managed environment
 - Preservation of habitats for migratory, threatened and local native species
 - Maintenance of unique biodiversity
 - Sustainable planning and design

- Increasing provision of major water and public infrastructure, including road networks.

The planning scheme realises Council's intent to grow its economic opportunities by establishing a framework to facilitate the future **liveability** and **prosperity** of McKinlay Shire through clearly articulating:

- outcomes that satisfy Council's strategic vision
- a development assessment framework to support the strategic outcomes to continue to grow the shire's economy into the future.

It does this by:

- being focused on achieving the desired outcomes
- positively responding to change and encouraging appropriate development within McKinlay Shire
- ensuring that development decisions are transparent and accountable to the McKinlay Shire community
- facilitating future tourism developments in Julia Creek and McKinlay by limiting planning requirements
- facilitating appropriate residential development in existing residential areas within Julia Creek and McKinlay by limiting planning requirements
- providing for light industry, appropriately located, on the outskirts of Julia Creek
- providing for future commercial development in the main streets of Julia Creek and McKinlay by limiting planning requirements
- providing for future community infrastructure, including parks and sporting facilities
- making allowances for future infrastructure, including roads, water, sewerage and energy
- ensuring entry barriers to appropriate extractive industry are not excessively high;
- balancing tourism and mining growth against the requirements of the existing agricultural industry
- protecting areas of natural significance from development
- protecting heritage buildings and areas from inappropriate development
- ensuring flood levels and bushfire hazards are taken into account for all developments.

The prosperity of McKinlay Shire will continue to grow, thanks to a diversified economy that protects and augments its economic drivers: agriculture, tourism and the resources sector. The liveability of the Shire will be enhanced by preserving our environment and heritage, scenic beauty, and the character and lifestyle of our towns, whilst also allowing for new development that can co-exist with and complement our traditional economic strengths.

The planning scheme identifies development which supports these fundamentals in terms of '**what we do**' (i.e. having a 'fit for purpose' development assessment regime) and '**where we do it**' (i.e. ensuring an adequate and appropriate land supply).

To support this **liveability** and **prosperity** into the future, (throughout the 20 year horizon of this planning scheme – to 2038) development should be strategically located in a safe and efficient manner that does not impose a negative legacy on the community and landscape of the Shire.

Five key policy themes will drive this strategic intent:

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

3.2.1 Encouraging economic growth

Tourism:

The Shire's tourism sector plays an important role in the regional economy. Renowned tourist sites and attractions, such as the Combo Waterhole Conservation Park the multi award winning 'At the Creek' Visitor Information Centre, numerous historical and nature based offerings and the iconic 'Dirt N Dust' Festival, will be protected from inappropriate development that detracts from the quality of the experience. Appropriate development that builds upon the Shire's existing tourism sites and attractions is facilitated.

These and other significant tourist sites, are identified in SPP mapping - Economic Growth, Tourism.

With ongoing improvement of road infrastructure, Drive Tourism in the Shire is increasing, and developments that enhance and value-add to the tourist experiences and the tourism economy generally are encouraged.

Such developments include:

- complimentary agricultural tourism activities including 4WD tours and farm stays
- additional tourist accommodation options for Julia Creek
- upgrade of the Julia Creek Recreation Area and establishment of a 9 hole golf course
- infrastructure that supports the expansion of the 'Dirt N Dust' Festival.

Resources:

McKinlay Shire is located within the North West Queensland Mineral and Energy Province. Mineral and gas exploration and extraction, as well as quarrying resources, could play an important part in our future prosperity. Mining and petroleum resources are protected for future use as important State and local economic resources.

To facilitate new growth in the Shire's economy, it is important that any associated uses are able to co-exist with other land uses. Where non-resident workforce accommodation is to be provided for a resource-related development that is within a 50km distance of an existing town, it is council's preference to have the accommodation located within or adjacent to the existing urban area of that town. Non-resident workforce accommodation camps provide a positive contribution to the traditional character of existing townships and, when no longer required, are repurposed to provide additional tourist accommodation.

Extractive resources and their associated haul routes will be protected from incompatible development and separated from surrounding sensitive land uses. Extractive industry sites are to be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable.

Potential for conflict between land use and mining tenements will be avoided. McKinlay Shire includes a number of mining tenements under the *Mineral Resources Act 1989* (MRA). Location of mining tenements can be viewed on the Queensland government's Mines Online Maps.

Potential for conflict between land use and pipeline licences will be avoided. McKinlay Shire includes a petroleum pipeline licence under the *Petroleum and Gas (Production and Safety) Act 2004*.

No new mining towns will be established within the Shire, whilst new development in support of new resources projects will be undertaken around existing towns in keeping with traditional town character.

Resource Projects include:

- ongoing operation of the Eloise Copper Mine and South 32 Cannington Mine
- establishment of the St Elmo Vanadium Project.

Agriculture:

At the commencement of this planning scheme (and as envisaged into 2038), agriculture – primarily cattle grazing – is a major employer in the Shire, and pastoral leases make up the majority of McKinlay Shire's land area.

Agriculture in the Shire supports other businesses within the agricultural supply chain. A viable agricultural sector will be maintained by removing the potential for land use conflicts, protecting resources from inappropriate development and increasing opportunities for investment, production and diversification.

Given the importance the rural area plays to the economy of the Shire, the rural area will be protected from fragmentation that would result in diminished productivity of lands identified as Agricultural Land Classification (ALC) - Class A and Class B in SPP mapping - Economic Growth, Agriculture.

The planning scheme seeks to provide flexibility for appropriate development on agricultural land. Council supports diversification of agricultural activities, such as farm-stays and other tourist activities, where they are located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively.

The function, connectivity and pasture productivity of the stock route network is maintained for use by travelling stock. The stock route network, including reserves associated with the network (i.e. for camping and watering purposes) and existing pasturage rights are protected from development that compromise the use of the network and adjoining pastoral rights. The stock route network is identified in SPP mapping - Agriculture Stock Route Network.

3.2.2 Supporting rural and small town living

McKinlay Shire is made up of large rural properties that are serviced by the town of Julia Creek and the smaller communities of McKinlay, Kynuna and Nelia. The relaxed outback lifestyle offered in the McKinlay Shire is prized by residents and visitors alike and, while development and economic growth in the Shire is encouraged, the enhancement of this lifestyle is of great importance to Council.

The planning scheme can support and enhance the Shire's liveability by:

- ensuring availability of affordable land and housing
- supporting a mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living
- encouraging best practice, innovative and climate responsive housing design and siting
- facilitating the move towards off-grid power for domestic households
- acknowledging and protecting our rich and diverse cultural heritage
- encouraging the creation of community spaces that:
 - increase community involvement in public areas
 - engender lifelong learning and education
 - catalyse creativity, art and culture
 - promote an active and healthy community

Julia Creek:

Situated 664 kilometres west of Townsville, Julia Creek is the largest settlement in the McKinlay Shire, and home to approximately 55 percent of the Shire's residents. It is the administrative and commercial hub of the Shire and has great potential for future residential, commercial and light industrial development.

Home construction, and establishment of new businesses and services is facilitated and encouraged, while preserving the relaxed outback lifestyle and natural beauty that the Shire's residents prize. Residential block sizes will continue to be generous, consistent with existing properties, while future commercial development remains centred along the town's main street and future light industrial activity be concentrated on the outskirts of town, along with the town's existing Sewerage Treatment Plants, Airport and Rubbish Tip.

Public amenities, including parks and sporting facilities remain central to recreational and community activities, and the future improvement of, and support for, these facilities must be encouraged.

As Julia Creek continues to grow in the future, it will be important to ensure that key infrastructure, including water, sewerage and energy is catered for; while risks from flooding, bushfires and erosion are managed. It is also vital that the town's character, environmental areas and cultural assets be preserved.

McKinlay:

The township of McKinlay is located in the south-west of the Shire on the Landsborough Highway and 104 kilometres south-east of Cloncurry. The town and the McKinlay River were named after the explorer John McKinlay. The township is home to the infamous 'Walkabout Creek Hotel' which features in Paul Hogan's 1986 film *Crocodile Dundee* as well as various community facilities including a library, police station and medical clinic (Bush Nurses) and includes some tourist accommodation.

McKinlay's prosperity could be enhanced by appropriate colocation of similar and complementary developments. This can be achieved by encouraging commercial development on the main street through the town.

Kynuna:

Kynuna, in the southern part of the Shire on the Landsborough Highway has two caravan parks, a hotel roadhouse and police station. Houses are predominantly low set and are located on large residential allotments. This pattern of development is valued by residents and is to be preserved in future development decisions.

Nelia:

Nelia, the smallest township in the Shire, is located 52 kilometres east of Julia Creek just off the Flinders Highway. The small hamlet is made up of individual low set houses located on large residential allotments. The town has an active County Women's Association (CWA) and farm stay tourist accommodation. Nelia will provide a rest stop for local travellers and a gateway to other Shire attractions.

3.2.3 Avoiding natural hazards

Flooding and Cyclone:

To ensure that economic development is not adversely impacted by significant flood events, development within the Shire is to be reasonably regulated to ensure flood resilience. Flood assessment will be applied to development on sites affected by flooding and shown in those areas on Schedule 2 - Flood mapping.

Bushfire:

The Shire is also prone to bushfire events, and these areas are shown on SPP mapping - Hazards and Safety, Natural Hazards. New developments must take bushfire risks into account by ensuring that development does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing capabilities of emergency services. New developments avoid areas known to be bushfire-prone and, where unavoidable, are built and located to be resilient against bushfires.

Emissions and hazardous activities:

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

Development considers the location of former mining activities and hazards, and adequately mitigates any potential for risk to people or property. The locations of former mining activities within the Shire can be viewed at the Queensland government's Mines Online Maps.

Note—Historic information relating to shafts and underground workings held by the Queensland government is known to be incomplete and its accuracy cannot be guaranteed. It is possible that additional mining may have occurred in areas in the past that is not recorded or mapped

The integrity of pipelines carrying minerals and other hazardous materials is maintained and development is appropriately separated from, and does not encroach on, the pipeline or pipeline easement.

3.2.4 Safeguarding our environment and heritage

McKinlay Shire's environment and rich heritage contribute to its economy, liveability and local character. It is critical that these elements be safeguarded against inappropriate development.

The planning scheme can achieve this by:

- striking a balance between the need for economic development and environmental protection
- providing protection for areas of high environmental value, local flora, fauna and migratory wildlife
- using land in a sustainable and practical way, that enhances McKinlay Shire's unique local identity and liveability

Waterways:

The Shire is located within the Gulf Catchment, and contains the Leichhardt River, Nicholson River and Settlement Creek Catchments. McKinlay Shire's river systems are of great importance to the environmental health of the Gulf of Carpentaria, as well as having significant environmental, cultural and economic values.

Development within the Shire must facilitate the protection of environmental values and the achievement of water quality objectives of the Shire.

Biodiversity:

McKinlay Shire contains sections of the Gulf Plains, Mitchell Grass Downs and Northwest Highlands bioregions. The Gulf Plains, which make up the northern portion of the Shire consist primarily of tussock grasslands. The Northwest Highlands, which makes up the Shire's south-west, is predominantly low, open Eucalypt woodlands with a spinifex understorey. The Mitchell Grass Downs bioregion consists largely of treeless plains with the dominant vegetation type being Mitchell Grass.

Significant State threatened species (vulnerable and endangered) of fauna have been listed in the Shire; these include the Purple-necked rock-wallaby, Yellow Chat, Australian Painted Snipe, Grey Falcon, Red Goshawk and the Julia Creek Dunnart. Significant National threatened species identified under the *Environmental Protection and Biodiversity Conservation Act 1999* have also been listed in the Shire.

Biodiversity is important to both agriculture and tourism in the Shire. Development must be located in areas that avoid significant adverse impacts on state and national biodiversity values and protects these while maintaining ecological connectivity.

Development is located in areas that avoid significant impacts on matters of state and national environmental significance. The significant state biodiversity areas are identified in SPP mapping Environment and Heritage - Biodiversity

Cultural heritage:

McKinlay Shire has a long and rich heritage. The traditional owners of the land are the Kalkadoon, Yulluna, Mitakoodi and Mayi peoples. The traditional owners have a strong cultural connection to the land and many places of cultural significance exist within the Shire. These places are important and are to be recognised and conserved. Matters of Aboriginal cultural heritage are appropriately conserved and considered to support the requirements of the *Aboriginal Cultural Heritage Act 2003*.

McKinlay Shire contains a number of important local cultural heritage places, including:

- Combo Waterhole just south of Kynuna - where Andrew Barton 'Banjo' Patterson wrote the lyrics to *Waltzing Matilda*
- Walkabout Creek Hotel in McKinlay - which features in Paul Hogan's 1986 film *Crocodile Dundee* and serves as valuable tourist attraction.

The unique architectural, cultural and historic qualities of these places, and others like them, contribute to their heritage value. A list of local heritage places is in Schedule 3 - Local heritage register.

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

3.2.5 Providing appropriate infrastructure

Roads:

The Shire is connected by road to neighbouring Shires of the North West Region by the Flinders Highway which extends from Townsville to Cloncurry, via Hughenden, Richmond and Julia Creek, and the Barkly Highway between Cloncurry and Mount Isa. The Landsborough Highway connects settlements, Kynuna and McKinlay in the south of the Shire and extends north to Cloncurry and south to Winton and Longreach. These highways are important for the conveyance of goods throughout the region. The Wills Developmental Road is another significant road which connects Julia Creek to the Burke and Wills Junction and the Gulf of Carpentaria. This road is sealed and important for road transport of cattle to Karumba for live export to Asia.

Connections to the south of Julia Creek include the Julia Creek–Kynuna Road to Kynuna, which is sealed for over two-thirds of its length, and Gilliat–McKinlay Road to McKinlay, which is unsealed. The remainder of the road network outside of settlements in the Shire is largely unsealed, with either gravel or local soil surfaces.

Any new development must not adversely affect the safety and efficiency of the road network identified in SPP mapping - Infrastructure, State Transport Infrastructure.

Rail:

Rail and services are available at Julia Creek. The rail line extends from Townsville to Mount Isa and is important for the transportation of cattle to Townsville for live export. Any new development must not adversely affect the safety and efficiency of the railway or result in a worsening of the physical condition or

operating performance of the railway identified in SPP mapping - Infrastructure, State Transport Infrastructure.

Air:

Air services are regular and currently available biweekly via Julia Creek's airport to and from Townsville. Other centres in the Shire have airstrips available for visiting health care professionals and charter services only.

Any new developments located within and near the established airstrips must not create incompatible intrusions or compromise aircraft safety or the operation of associated aviation navigation and communication facilities.

Energy, Water Supply and Communications:

Due to the remote nature of the Shire, electricity, water supply and telecommunication services are vital to ensure the safety and wellbeing of residents. Energy security and price are two challenges to be addressed and present opportunities for innovation. Black-outs are experienced in the Shire weekly, associated with its end of the transmission line location.

Renewable energy projects that contribute to fuel and power self-sufficiency at the Shire scale are encouraged to reduce carbon emissions, improve both the local economy and lifestyle and build upon council's environmental responsibility and sustainability ethos. The planning scheme can achieve this by making provision for affordable, alternative energy options, including solar power

Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.

Town-based infrastructure

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

Part 4—Tables of assessment

4.1 Preliminary

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

4.2 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—code or impact;
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone
- (3) the assessment benchmarks for assessable development and requirements for accepted development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
 - (b) any other applicable code(s) (shown in the 'assessment benchmarks' column)

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

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

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

4.3 Categories of development and assessment

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

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

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

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

- (4) determine if the development is assessable development under schedule 10 of the Regulation by reference to the tables in section 4.4 (Regulated categories of development and categories of assessment prescribed by the Regulation)
- (5) if the development is not listed in the tables in section 4.4 (Regulated categories of development and categories of assessment prescribed by the Regulation), determine the initial category of assessment by reference to the tables in:
 - section 4.5 Categories of development and assessment—Material change of use
 - section 4.6 Categories of development and assessment—Reconfiguring a lot
 - section 4.7 Categories of development and assessment—Building work
 - section 4.8 Categories of development and assessment—Operational work
- (6) 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 4.5, 4.6, 4.7 and 4.8.

4.3.2 Determining the category of development and categories of assessment

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

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

- (6) Despite all 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.

4.3.3 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 4.3.3(2) must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 4.3.3(2)
 - (ii) comply with all required acceptable outcomes identified in sub-section 4.3.3(1) other than those mentioned in sub-section 4.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes comply 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.

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

Editor's note—The following schedules of the Regulation are relevant to the McKinlay Shire Planning Scheme:

- schedule 6, part 2, section 6 of the Regulation, Material change of use for community residence
- schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment
- schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production

4.5 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 4.5.1—Township zone

Use term	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Code assessment	
	If development is on or located within 50m of a place or item identified in Schedule 3 – Local heritage register.	Table 6.3.1.3 of the General development code
Park	Accepted development	
	Development approval is not required.	No requirements
Home based business	Accepted development	
	If: <ul style="list-style-type: none"> (a) the gross floor area (GFA) does not exceed 60m²; (b) the use is contained within an existing domestic outbuilding or dwelling; (c) does not require more than the owner and two (2) employees on-site at any one time; (d) does not generate more than one (1) heavy vehicle trip per week; (e) does not involve hiring out of materials, goods, appliances or vehicles; (f) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home based business; (g) where bed and breakfast, does not exceed three (3) bedrooms; and (h) other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 6am to 6pm seven (7) days a week. 	No requirements

Use term	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development	
	Code assessment		
	Otherwise	Township zone code General development code	
Major electricity infrastructure Substation	Accepted development		
	If: (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements	
	Code assessment		
	Otherwise	Township zone code General development code	
Renewable energy facility	Accepted development		
	If: (a) provided by or on behalf of the local government authority; (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements	
	Code assessment		
	Otherwise	Township zone code General development code	
Utility installation	Accepted development		
	If: (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 where a water treatment plant or waste management facility; or (c) a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements	

Use term	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	Otherwise	Township zone code General development code
Bar Club Food and drink outlet Function facility Health care services Hotel Office Sales office Service industry Shop Shopping centre Theatre Tourist attraction	Accepted development	
	If: (a) located in the Commercial precinct; (b) involves the reuse of an existing building; and (c) not involving more than minor building work.	No requirements
	Code assessment	
	Otherwise	Township zone code General development code
Child care centre Community care centre Community use Place of worship	Accepted development	
	If: (a) not located in the Industrial precinct; (b) involves the reuse of an existing building; (c) not involving more than minor building work; and (d) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements
	Code assessment	
	Otherwise	Township zone code General development code
Caretaker's accommodation Dwelling unit	Accepted development	
	If: (a) involves the reuse of an existing building; and (b) not involving more than minor building work.	No requirements
	Code assessment	
	Otherwise	Township zone code General development code

Use term	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted development	
	If: (a) involves the reuse of an existing building; (b) not involving more than minor building work; and (c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements
	Code assessment	
	Otherwise	Township zone code General development code
Dual occupancy	Accepted development subject to requirements	
	If within the Residential precinct and on a lot greater than 800m ² .	General development code
	Code assessment	
	Otherwise	Township zone code General development code
Dwelling house	Accepted development subject to requirements	
	If within the Residential precinct.	General development code
	Code assessment	
	Otherwise	Township zone code General development code
Multiple dwelling	Code assessment	
	If within the Residential precinct.	Township zone code General development code
	Impact assessment	
	Otherwise	The planning scheme
Tourist park	Code assessment	
	If within the Residential precinct or Commercial precinct.	Township zone code General development code
	Impact assessment	
	Otherwise	The planning scheme
Garden centre Hardware and trade supplies Indoor sport and recreation	Code assessment	
	If within the Commercial precinct	Township zone code General development code
	Impact assessment	

Use term	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market Service station Showroom Veterinary services	Otherwise	The planning scheme
Low impact industry Medium impact industry Outdoor sales Service industry Transport depot Warehouse	Code assessment	
	If within the Industrial precinct.	Township zone code General development code
	Impact assessment	
	Otherwise	The planning scheme
Non-resident workforce accommodation	Code assessment	
		Non-resident workforce accommodation code Township zone code General development code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 4.5.2—Recreation and open space zone

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Code assessment	
	If development is on or located within 50m of a place or item identified in Schedule 3 – Local heritage register	Table 6.3.1.3 of the General development code
Park Roadside stall	Accepted development	
	Development approval is not required	No requirements
Community use Outdoor sport and recreation	Accepted development	
	If: (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements
	Code assessment	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise	Recreation and open space zone code General development code
Major electricity infrastructure Substation	Accepted development	
	If: (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements
	Code assessment	
Renewable energy facility	Otherwise	Recreation and open space zone code General development code
	Accepted development	
	If: (a) provided by or on behalf of the local government authority; (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements
Utility installation	Accepted development	
	If: (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 where a water treatment plant or waste management facility; or (c) a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements
	Code assessment	
Emergency	Accepted development	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
services	If: <ul style="list-style-type: none"> (a) involves the reuse of an existing building; (b) not involving more than minor building work; and (c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience. 	No requirements
	Code assessment	
	Otherwise	Recreation and open space zone code General development code
Club	Code assessment	
	If the gross floor area (GFA) does not exceed 250m ² .	Recreation and open space zone code General development code
	Impact assessment	
Otherwise	The planning scheme	
Child care centre Community care centre Educational establishment Function facility Indoor sport and recreation Market	Code assessment	
		Recreation and open space zone code General development code
	Impact assessment	
Any other use not listed in this table. Any other undefined use.	The planning scheme	

Table 4.5.3—Rural residential zone

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Code assessment	
	If development is on or located within 50m of a place or item identified in Schedule 3 – Local heritage register.	Table 6.3.1.3 of the General development code
Park	Accepted development	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Development approval is not required.	No requirements
Home based business	Accepted development	
	If: <ul style="list-style-type: none"> (a) the gross floor area (GFA) does not exceed 60m²; (b) the use is contained within an existing domestic outbuilding or dwelling; (c) does not require more than the owner and two (2) employees on-site at any one time; (d) does not generate more than one (1) heavy vehicle trip per week; (e) does not involve hiring out of materials, goods, appliances or vehicles; (f) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home based business; (g) where bed and breakfast, does not exceed three (3) bedrooms; and (h) other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 6am to 6pm seven (7) days a week. 	No requirements
	Code assessment	
Major electricity infrastructure Substation	Accepted development	
	If: <ul style="list-style-type: none"> (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience. 	No requirements
	Otherwise	Rural residential zone code General development code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	Rural residential zone code General development code
	Otherwise	
Utility installation	Accepted development	No requirements
	If: (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 where a water treatment plant or waste management facility; or (c) a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	
	Code assessment	Rural residential zone code General development code
	Otherwise	
Cropping (not involving forestry for wood production)	Accepted development	No requirements
	If the area of cropping does not exceed 200m ² .	
	Code assessment	Rural residential zone code General development code
	Otherwise	
Animal keeping Editor's note—The keeping of animals is regulated under council's local law.	Accepted development	No requirements
	If not a cattery or a kennel	
	Impact assessment	The planning scheme
	Otherwise	
Dwelling House	Accepted development subject to requirements	General development code
	Code assessment	Rural residential zone code General development code
	Otherwise	
Emergency services	Accepted development	No requirements
	If: (a) involves the reuse of an existing building; (b) not involving more than minor building work; and (c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	bushfire prone area on SPP mapping – Natural hazards risk and resilience.	
	Code assessment	
	Otherwise	Rural residential zone code General development code
Dual occupancy Non-resident workforce accommodation	Code assessment	
		Non-resident workforce accommodation code (if Non-resident workforce accommodation) Rural residential zone code General development code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		The planning scheme

Table 4.5.4—Rural zone

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Code assessment	
	If development is on or located within 50m of a place or item identified in Schedule 3 – Local heritage register.	Table 6.3.1.3 of the General development code
Animal husbandry Cropping (not involving forestry for wood production) Park Roadside stall Winery Editor's note—The keeping of animals is regulated under council's local law.	Accepted development	
	Development approval is not required.	No requirements
Home based business	Accepted development	
	If: (i) the gross floor area (GFA) does not exceed 60m ² ; (ii) the use is contained within	No requirements

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> (iii) an existing domestic outbuilding or dwelling; does not require more than the owner and two (2) employees on-site at any one time; (iv) does not generate more than one (1) heavy vehicle trip per week; (v) does not involve hiring out of materials, goods, appliances or vehicles; (vi) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home based business; (vii) where bed and breakfast, does not exceed three (3) bedrooms; and (viii) other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 6am to 6pm seven (7) days a week. 	
	Code assessment	
	Otherwise	Rural zone code General development code
Major electricity infrastructure Substation Telecommunications facility	Accepted development	
	If: <ul style="list-style-type: none"> (a) provided by or on behalf of a public sector entity; (b) not located within 200m of a high-pressure pipeline infrastructure or pipeline easements identified in Schedule 2 – Strategic framework map; and (c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience. 	No requirements
	Code assessment	
	Otherwise	Rural zone code General development code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Renewable energy facility	Accepted development	
	If: <ul style="list-style-type: none"> (a) provided by or on behalf of the local government authority; (b) not located within 200m of a high-pressure pipeline infrastructure or pipeline easements identified in Schedule 2 – Strategic framework map; and (c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience. 	No requirements
	Code assessment	
	Otherwise	Rural zone code General development code
Utility installation	Accepted development	
	If: <ul style="list-style-type: none"> (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 where a water treatment plant or waste management facility; or (c) a bushfire prone area on SPP mapping – Natural hazards risk and resilience. 	No requirements
	Code assessment	
	Otherwise	Rural zone code General development code
Cemetery	Accepted development	
	If provided by or on behalf of a public sector entity	No requirements
	Code assessment	
	Otherwise	Rural zone code General development code
Emergency services	Accepted development	
	If not located in a flood hazard area shown on flood hazard maps within	No requirements

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	
	Code assessment	
	Otherwise	Rural zone code General development code
Rural industry	Accepted development	
	If: (a) storing and packaging products produced on the same site; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No requirements
	Code assessment	
Otherwise	Rural zone code General development code	
Caretaker's accommodation Dwelling House Rural worker's accommodation	Accepted development subject to requirements	
	If: (a) no more than two (2) dwellings on a lot; (b) not located in a bushfire prone area on SPP mapping – Natural hazards risk and resilience; and (c) not located in an area where there is an identified abandoned mine. Editor's note—up to date locations of abandoned mines can be viewed at on the Queensland government's Mines Online Maps.	General development code
	Code assessment	
Otherwise	Rural zone code General development code	
Short-term accommodation	Accepted development subject to requirements	
	If: (a) farm stay type accommodation; and (b) not more than five (5) cabins, each with a gross floor area not exceeding 70m ² .	Rural zone code General development code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	Otherwise	The planning scheme
Aquaculture Environment facility Nature based tourism	Code assessment	
		Rural zone code General development code
Intensive animal industry Intensive horticulture Extractive industry	Code assessable	
	If located more than 2km from land within the Township zone.	Rural zone code General development code
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
	Any other use not listed in this table. Any other undefined use.	The planning scheme

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

4.6 Categories of development and assessment— Reconfiguring a lot

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

Table 4.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code assessment	
	Where not in the Rural residential zone – No further subdivision precinct.	Applicable zone code Reconfiguring a lot code General development code
	Impact assessment	
	Where within the Rural residential zone – No further subdivision precinct.	The planning scheme

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

4.7 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 4.7.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code assessment	
	If development is on or located within 50m of a place or item identified in Schedule 3 – Local heritage register.	Table 6.3.1.3 of the General development code
Accepted development		
Any building work listed in this table and not meeting the description listed in the “Categories of development and assessment” column.		

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

4.8 Categories of development and assessment—Operational work

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

Table 4.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code assessment	
	If operational works (other than landscaping, vegetation clearing, filling or excavation) for the reconfiguration of a lot.	Operational works code
	If operational works (other than landscaping, vegetation clearing, filling or excavation) for a material change of use on a site with an area exceeding 2,000m ²	Operational works code
	If filling and excavation: (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving a depth or height exceeding 1m.	Operational works code
	If development is on or located within 50m of a place or item identified in Schedule 3 – Local heritage register.	Table 6.3.1.3 of the General development code
All zones excluding the Rural zone	Code assessment	
	Filling and excavation within the flood hazard area shown on flood hazard maps within Schedule 2 if: (a) filling greater than 150mm in height; or (b) filling or excavation of more than 10m ³ of material.	Operational works code
Accepted development		
Any other operational work not listed in this table.		

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

Part 5—Zones

5.1 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 4.
- (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
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
- (8) The following are the zone codes for the planning scheme:
 - (a) Township zone code
 - (i) Commercial precinct
 - (ii) Industrial precinct
 - (iii) Residential precinct
 - (b) Recreation and open space zone code
 - (c) Rural residential zone code
 - (d) Rural zone code.
 - (i) No further subdivision precinct

5.2 Zone codes

5.2.1 – Township zone code

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

5.2.1.1 – Purpose statement

The purpose of the township zone is to provide for-

- (a) small to medium urban areas in a rural area; and
- (b) a variety of uses and activities to service local residents, including, 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 outcomes:

- (a) a range of uses including residential, retail, business, government, education, industrial, community, tourist facilities, recreation and open space are supported in the zone and its precincts, where they are located appropriately and do not impact on neighbouring uses;
- (b) development is connected to and serviced by Council infrastructure where infrastructure exists;
- (c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of non-residential uses;
- (d) development provides a high level of amenity through a compatible mix of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design;
- (e) industrial land uses are protected from encroachment by incompatible land uses.

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

- (a) Commercial precinct:
- (i) This precinct promotes the commercial, professional, government and retail uses that service the Shire and North-West Queensland, which are consolidated in the Julia Creek town centre.
 - (ii) New developments create a highly attractive and permeable pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.
 - (iii) New commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape.
 - (iv) New businesses are encouraged to use existing buildings to help consolidate the commercial precinct.
- (b) Industrial precinct
- (i) This precinct enables the establishment of a wide range of industries in a manner compatible with the scale and character of the area.
 - (ii) Industries are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.
 - (iii) Industries manage impacts to acceptable levels to maintain acceptable levels of amenity.
 - (iv) The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road and rail network.
 - (v) Non-resident workforce accommodation can be established on green field industrial areas away from existing sensitive land uses, where it does not alienate industrial land in the long term.
- (c) Residential precinct
- (i) This precinct supports predominantly dwelling houses on large residential lots where lot size is consistent with existing town character.
 - (ii) Limited non-residential development may be supported where uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area, and do not undermine the viability of the nearby Commercial precinct.
 - (iii) A range of housing choices are provided in the precinct including dual occupancy, multiple dwelling, and retirement housing. These are established in locations with appropriate access to infrastructure and facilities, where the design complements the existing town character, and where the density of development is generally consistent with the density achieved through existing residential development in the precinct.
 - (iv) Development provides a high level of amenity through a compatible mix of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design.

5.2.1.2—Assessment benchmarks—Township zone code

Performance outcomes	Acceptable outcomes
For assessable development	
General	
PO1 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place or item identified in Schedule 3 – Local heritage register.	AO1 No Acceptable outcome provided.
PO2 Development with frontage to a State-controlled road must have safe access points that do not adversely impact on the safety and efficiency of the road.	AO2.1 Vehicular access is provided from a local road.
	AO2.2 Where a site has no frontage to the State-controlled road, development does not require new or changed access to the State-controlled

	<p>road.</p> <p>OR</p> <p>Vehicular access is consistent with the function and design of the State-controlled road.</p> <p>Editor's note—A decision under section 62 of the Transport Infrastructure Act 1994 outlines the approved conditions for use of an existing vehicular access to a State-controlled road. Current section 62 decisions can be obtained from the Department of Transport and Main Roads.</p>
<p>PO3</p> <p>Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity.</p>	<p>AO3</p> <p>No acceptable outcome provided.</p>
<p>PO4</p> <p>Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p>AO4</p> <p>Sensitive land uses do not compromise the viability of existing or future industrial development and are not located within close proximity of the Industrial precinct or the waste and sewage treatment plants.</p>
<p>PO5</p> <p>Buildings and structures are setback from front, side and rear boundaries generally consistent with:</p> <ul style="list-style-type: none"> the intended form, function and character of development in the Township zone or precinct; and prevailing setbacks of existing development in the zone or precinct in the locality; and amenity outcomes for adjoining development, streetscapes and public spaces. 	<p>AO5</p> <p>Development provides the following minimum setbacks:</p> <ul style="list-style-type: none"> Commercial precinct: <ul style="list-style-type: none"> - front – 0m - side and rear – 2m Industrial and residential precinct <ul style="list-style-type: none"> - front – 6m - side and rear – 2m
<p>PO6</p> <p>New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk.</p>	<p>AO6</p> <p>Except where in the Commercial and Industrial precincts of at least three (3) of the six (6) elements below must be incorporated into the façade of a new building/s:</p> <ul style="list-style-type: none"> verandas or porches; awnings and shade structures; variations to the roof and building lines; recesses and projections of the external facade; doors and window openings; or a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings.
Commercial precinct	
<p>PO7</p> <p>The character of the Commercial precinct is enhanced by the design of new buildings that is</p>	<p>AO7.1</p> <p>Buildings and structures are no higher than two (2) storeys or 9m above the natural ground level.</p>

<p>sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.</p>	<p>A07.2 Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas.</p>
	<p>A07.3 Buildings provide for tenancies fronting the street frontage and entrances to buildings face the street.</p>
	<p>A07.4 At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid façade.</p>
	<p>A07.5 Advertising devices are limited to window signs, under waning or awning signs, wall signs and pylon signs. Roof signs, above awning signs or product advertising signs are not permitted.</p>
<p>PO8 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p>A08 Hours of operation are limited to 6am to 10pm.</p>
<p>PO9 New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>A09.1 An awning is provided along the full length of the building frontage and setback a maximum of 0.25m from the kerb line.</p>
	<p>A09.2 Where adjoining an existing awning the connection is made at the same or very similar height to provide connectivity for weather protection.</p>
	<p>A09.3 A footpath is provided in accordance with Council's minimum standards.</p>
<p>PO10 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> • enhance the appearance of the development, particularly in parking and service areas and in public spaces; • contribute to pedestrian comfort through shade; and • screen servicing components. 	<p>A010 Landscaping is provided in the form of trees and shrubs endemic to the local area, planted a 2m centres between:</p> <ul style="list-style-type: none"> • the site frontage and the development; and • any designated car parking areas.
<p>PO11 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>A011.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p>A011.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement</i>.</p>

<p>PO12 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>AO12 Development is provided with a designated waste collection area that is:</p> <ul style="list-style-type: none"> • located on a concrete slab; • located to the side or rear of the premises; • screened from public view with a 1.8m fence.
<p>PO13 Development is designed and located so that adverse impacts on privacy and amenity on nearby land in the residential precinct are minimised.</p>	<p>AO13.1 Buildings are set back 2m from any boundary shared with a residential precinct, or half the height of that part of the building, whichever is the greater.</p>
	<p>AO13.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential precinct.</p>
	<p>AO13.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO14 New uses in the precinct do not detract from the precinct's predominant commercial nature.</p>	<p>AO14 No Acceptable outcome provided.</p>
Residential precinct	
<p>PO15 Buildings and other structures are consistent with the dominant density, type and scale of development in the residential area.</p>	<p>AO15 Buildings are no higher than two (2) storeys or 8.5m above the natural ground level.</p>
<p>PO16 Dual occupancies and Multiple dwellings are located on appropriately sized lots to maintain a consistent scale, density and character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape and surrounding area.</p>	<p>AO16 Dual occupancies and Multiple dwellings are located on a site with an area of at least 800m².</p>
<p>PO17 Multiple dwellings and retirement villages are of a scale, density and character that is complementary and compatible with the surrounding residential area.</p>	<p>AO17 The number of dwellings contained in multiple dwellings and retirement villages are calculated as follows:</p> <ul style="list-style-type: none"> • One bedroom units per 300m² of site area; and • Units comprising more than one bedroom per 40m² of site area.
<p>PO18 Where a non-residential use in the residential precinct or where adjoining a residential use; development is located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO18.1 Buildings and structures are setback a minimum of 6m from the front setback and 2m from any boundary shared with a residential precinct, or half the height of that part of the building, whichever is the greater.</p>
	<p>AO18.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential precinct.</p>
	<p>AO18.3 Landscaping in the form of native trees and</p>

	<p>shrubs is provided along all road frontages of the site for a minimum depth of 2m.</p> <p>AO18.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p> <p>AO18.5 Hours of operation are limited to 6am to 10pm.</p> <p>AO18.6 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO18.7 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement</i>.</p>
<p>PO19 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>AO19 Development is provided with a designated waste collection area that is:</p> <ul style="list-style-type: none"> • located on a concrete slab; • located to the side or rear of the premises; • screened from public view with a 1.8m fence or landscaping.
Industrial precinct	
<p>PO20 Buildings and other structures are consistent with the dominant density, type, character and scale of development sought in an Industrial area.</p>	<p>AO20.1 Walls that have frontage to a street or road are articulated so that they do not exceed a length of 15m without a change in plane of at least .75m depth.</p> <p>AO20.2 Vehicle manoeuvring and loading and unloading areas are located to the side or behind the building and are not located in front of the building.</p> <p>AO20.3 Landscaping in the form of native trees and shrubs is provided along all road frontages of the site for a minimum depth of 2m.</p> <p>AO20.4 Development is provided with a designated waste collection area that is:</p> <ul style="list-style-type: none"> • located on a concrete slab; • located to the side or rear of the premises; and • screened from public view with a 1.8m fence. <p>AO20.5 Advertising devices are limited to window signs, wall signs and pylon signs. Roof signs, above awning signs or product advertising signs are not permitted.</p>
<p>PO21 Uses, other than industrial uses, are limited and are</p>	<p>AO21 Dominant development in the Industrial precinct is</p>

consistent with and make a positive contribution to the economy and character of the industrial precinct, and do not detract from the commercial precinct as being the primary location for commercial development.	industrial uses.
PO22 Sensitive land uses (other than caretaker's accommodation) are not established within or adjacent to the industrial precinct.	AO22 Other than where a caretaker's accommodation or non-resident workforce accommodation sensitive land uses are not established within the Industrial precinct.
PO23 Development does not compromise the viability of the primary use of the site.	AO23 No Acceptable outcome provided.
PO24 Adverse impacts on the health, safety or amenity of nearby land in a residential precinct or other sensitive land uses are minimised. Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.	AO24.1 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .
	AO24.2 Development achieves the air quality objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> .
PO25 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO25.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO25.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement</i> .

5.2.2 – Recreation and open space zone code

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

5.2.2.1 – Purpose statement

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;
 - (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 outcomes:

- (a) open space is accessible to the general public for a range of informal outdoor recreation activities at local, district and regional levels;
- (b) where possible, development contributes to the provision of facilities for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, and outdoor courts;
- (c) structures ancillary to outdoor sport and recreation uses, such as clubhouses, shelters, amenity facilities, may be provided where appropriate;

- (d) development protects and enhances matters of state and local environmental significance, landscape values and ecological connectivity;
- (e) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
- (f) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour.

5.2.2.2 Assessment benchmarks—Recreation and open space zone code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Buildings and other works are consistent with the scale of buildings in the area and do not adversely impact on the visual amenity of the area.	AO1 A building or other structure does not exceed 8m or more than one (1) storey in height, whichever is the lesser.
PO2 The extent of built form and site cover is minimised to maintain the open space character, amenity and utility of land in the zone.	AO2 Any single building or structure does not exceed 500m ² GFA, unless otherwise dictated by the function of the building.
PO3 Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).	AO3 No Acceptable outcome provided.
PO4 There are no significant adverse impacts on amenity, public health or safety.	AO4.1 The siting, scale and design of buildings or other works does not detrimentally impact on the amenity of the area.
	AO4.2 Development is connected to council's reticulated sewerage network.
	AO4.3 Development does not occur in areas subject to natural hazard.
PO5 Non-recreational uses only occur where: <ul style="list-style-type: none"> • they directly support the primary function of the site or are a compatible community-related activity; and • have a built form that is limited in scale and extent. 	AO5 Non-recreational uses: <ul style="list-style-type: none"> • directly support a community-related activity; and • have a GFA less than 60% of the community-related activity.
PO6 Development does not impede public access to and use of facilities.	AO6.1 Development is sited to ensure access to and use of existing facilities is maintained.
	AO6.2 Where a visual connection to an existing facility is broken, wayfinding signs are provided that provide clear direction.

<p>PO7 Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.</p>	<p>AO7 Landscaping is provided in the form of trees and shrubs endemic to the local area, planted a 2m centres between:</p> <ul style="list-style-type: none">• the site frontage and the development; and• any designated car parking areas.
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5.2.3 – Rural residential zone code

5.2.3.1 – Purpose statement

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 zone will be achieved through the following overall outcomes:

- (a) the zone primarily accommodates dwelling houses on large lots and ancillary structures including small sheds;
- (b) the zone accommodates one tourist accommodation development in the form of a caravan park where it appropriately integrates with the surrounding character and natural hazard constraints;
- (c) the zone appropriately responds to the risk from flooding by ensuring that no further subdivision occurs in flood hazard areas;
- (d) home-based businesses may be appropriate where they do not detract from the primary residential function and amenity of the area or impact on neighbours, having regard to noise, odour, dust and other impacts; and
- (e) development does not diminish water quality and does not intensify impacts on other environmental values including remaining areas of ecological significance within the zone.

The purpose of the Rural residential zone will also be achieved through the following additional overall outcome for this particular precinct:

- (a) No further subdivision precinct:
 - (i) this precinct ensures that development protects people and property from flood hazard by ensuring no further subdivision occurs.

5.2.3.2 Assessment benchmarks—Rural residential zone code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Reconfiguring a lot within the No further subdivision precinct does not increase the risk to people or property to flood hazard.	AO1 No reconfiguring of a lot occurs within the No further subdivision precinct.
PO2 Non-residential uses do not have an unacceptable impact on residential uses	AO2.1 Development for a non-residential use does not involve an Environmentally Relevant Activity. AO2.2 Development for a non-residential use demonstrates there are no adverse impacts on sensitive land uses in the zone with regard to noise, dust, vibration, light, or odour.
PO3 The traffic generated by a use other than a residential use does not significantly increase the traffic that could normally be expected in the locality.	AO3.1 Not more than one (1) heavy vehicle is parked on-site.
	AO3.2 The traffic generated by a non-residential use does not involve: <ul style="list-style-type: none"> • more than two (2) truck movements per day; and • vehicles with a gross vehicle mass greater than 42 tonnes.

Animal keeping and cropping	
PO4 Animal keeping and cropping do not adversely impact on the amenity of the surrounding residential land uses and local character.	AO4.1 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are set back 50m from any dwelling on an adjoining or nearby site.
	AO4.2 Cropping does not involve chemical spraying.

5.2.4 – Rural zone code

5.2.4.1 – Purpose statement

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
 - (iii) 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 outcomes:

- (a) the zone primarily accommodates grazing and value-adding rural uses where they do not conflict with petroleum or mining leases or facilities or stock routes;
- (b) new small-scale tourist developments are accommodated where they:
 - (i) are associated with and do not threaten the viability of existing rural uses;
 - (ii) assist with maintaining the viability of existing rural production enterprises;
 - (iii) protect extractive resources of local and state significance and operating extractive industry from encroachment by incompatible uses; and
 - (iv) protect established rural uses from the adverse amenity and safety impacts of proposed extractive industry;
- (c) new extractive industry activities are established where they have minimum impact on the viability of existing agricultural, residential and tourist uses;
- (d) biodiversity values and ecological connectivity are protected and maintained;
- (e) development is serviced with infrastructure including formal road access, and is appropriate for the level of risk associated with any flood and bushfire hazard;
- (f) the character and landscape of all rural land is maintained;
- (g) adequate separation and buffering is provided by new development in nearby Township or Rural residential zoned land to ensure the encroachment by more intensive residential and other sensitive land uses is avoided; and
- (h) Any conditions required by a lease or permit relating to travelling stock, pastures for the use of de-pasturing travelling stock or fencing are required to be complied with, in accordance with the *Stock Route Management Act 2002*.

5.2.4.2 Assessment benchmarks—Rural zone code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Uses established in the Rural zone do not conflict with existing rural land uses or the natural, scenic and community values of the area. New uses maintain the long-term production values of the	AO1 No Acceptable outcome provided.

land for rural purposes.	
<p>PO2 Uses established in the Rural zone do not conflict with the function of the stock route network.</p> <p>Editor's note—Any conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock or fencing are required to be complied with, in accordance with the <i>Stock Route Management Act 2002</i>.</p>	<p>AO2.1 Development is located a minimum of 200 metres from a pipeline or pipeline easement.</p> <p>AO2.2 Development does not occur on or adjoining the stock route network (SPP mapping – Economic Growth, Agriculture, Stock Route Network).</p> <p>AO2.3 Where applicable, development does not occur in areas where pasturage rights exist as prescribed under s432 of the Land Act 1994.</p>
<p>PO3 Tourist uses supporting the primary rural activities on the site are limited in scale and do not to threaten the viability of traditional rural uses or the local environment.</p>	<p>AO3.1 Tourist uses are small scale and sited clear of agricultural activities and in lawfully cleared areas.</p> <p>AO3.2 Tourist uses are located a minimum of 100m clear any use or activity that has the potential to cause detrimental impacts, such as noise, odour and dust.</p> <p>AO3.3 Tourist uses are located a minimum of 100m clear of a watercourse.</p>
<p>PO4 New development does not jeopardize existing or potential extractive industry, mining operations or other rural activities.</p>	<p>AO4 Residential and other sensitive land uses are separated from existing or approved:</p> <ul style="list-style-type: none"> • intensive animal industry use by at least 2,000m; • extractive industry operation by: <ul style="list-style-type: none"> i. 2,000m from a hard rock extractive industry; ii. 500m from a sand or gravel extractive industry; iii. 250m from a haul route; and • mining activities by: <ul style="list-style-type: none"> i. 2,000m; and ii. 250m from a haul route.
<p>PO5 Blasting and the transportation of extracted resources associated with extractive industry does not compromise rural amenity or adversely impact on sensitive land uses.</p>	<p>AO5.1 New extractive industry does not involve the transportation of extracted resources along a transport route (excluding the State and major road network identified in Schedule 2) that is within 250m of a building used for a sensitive land use.</p> <p>AO5.2 New extractive industry is separated from existing sensitive land uses by:</p> <ul style="list-style-type: none"> • 2,000m where a hard rock extractive industry; or • 500m where a sand or gravel extractive industry.
<p>PO6</p>	<p>AO6</p>

<p>Areas of abandoned mines are to be avoided or remediated.</p> <p>Editor's note—Up to date locations of abandoned mines can be viewed at on the Queensland government's Mines Online Maps.</p>	<p>Geotechnical investigation is carried out and all necessary works to remediate the site are completed prior to further development of the site.</p>
<p>PO7 Development is connected to an appropriate level of infrastructure services-</p>	<p>A07.1 Development has formal and safe access to the existing road network.</p>
	<p>A07.2 An on-site water storage and a waste disposal system is provided and connected, which does not overflow to adjoining properties or detract from environmental values.</p>
	<p>A07.3 The development is connected to electricity and telecommunications.</p>

Part 6—Development codes

6.1 Preliminary

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

6.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

The following schedules of the Regulation are relevant to the McKinlay Shire Planning Scheme:

- Schedule 6, Part 2, section 6 of the Regulation, Material change of use for community residence
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production

6.3 Use codes

6.3.1 General development code

This code applies to assessing to all development if identified in the Tables of Assessment.

6.3.1.1 – Purpose statement

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

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

- (1) Development is located to protect and enhance matters of national, state and local; environmental significance, landscape values and ecological connectivity.
- (2) Development has a safe and efficient site layout;
- (3) Development does not detract from the Shire's unique building design, is complementary to the scale of neighbouring uses, and contributes to the character of the street and the locality;
- (4) Development on Local heritage register:
 - (a) does not result in the demolition or removal of a local heritage place, unless there is no prudent and feasible alternative;
 - (b) conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place; and
 - (c) safeguards archaeology and archaeological potential, and ensures they are appropriately investigated and artefacts appropriately managed;
- (5) An appropriate level of servicing and infrastructure is provided to new development and is connected to council's infrastructure where available;
- (6) The site layout protects the amenity of the area including residential, industrial and commercial uses, allows sufficient areas for access, parking, manoeuvring and landscaping on the site and safe and efficient access and egress;
- (7) Assets of the council are protected;
- (8) Any planned earthworks ensure that existing drainage regimes are maintained or improved; and
- (9) Development in a natural hazard area is avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.

Editor's note— For the purposes of the Planning Act, the 'What do we want to achieve' forms the performance outcomes of the code. The 'How to achieve it' represents the acceptable outcomes. 'What can be negotiated' and 'What we don't want to see' represent additional contextualisation to meeting the performance outcome. These columns constitute notes to the planning instrument and have the effect of that nature – guiding the interpretation of the instrument.

Editor's Note—For a development within a bushfire prone area, a bushfire protection plan is required to demonstrate compliance with the performance outcomes and/or acceptable outcomes. Where acceptable outcomes are not met a risk assessment in accordance with *AS/NZS31000:2009 Risk management – principles and guidelines* will be required to demonstrate the development achieves an acceptable or tolerable level of risk to life and property.

Table 6.3.1.2 Assessment benchmarks—General development code part 1

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
For accepted development subject to requirements and assessable development			
Development located in a flood hazard area			
PO1 Development in flood hazard areas is designed and located to minimise susceptibility to and	AO1.1 Where development is located on land within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping):	Development applications for pre-existing buildings and/or structures situated in flood prone areas can opt	<ul style="list-style-type: none"> Development occurring in flood prone areas. Development exposing people

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<p>potential impacts of flooding and does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.</p>	<ul style="list-style-type: none"> Development is sited on part of the site which is outside of the flood hazard area; or where this cannot be achieved, the finished floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; and Floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood level. <p>Editor's note—Where development is located in a flood hazard area a flood study will be required to identify the defined flood level.</p> <p>AO1.2 Development, excluding development in the Rural zone, located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping) does not involve:</p> <ul style="list-style-type: none"> filling with a height greater than 150mm; or block or solid walls. 	<p>for a conditional approval prior to commencing development. Terms and conditions will be negotiated.</p>	<p>to flood hazards.</p> <ul style="list-style-type: none"> Evacuation routes subjected to flooding. Infrastructure and essential community services are unable to function during and following a flood event.
For assessable development			
Multiple dwellings			
<p>PO2 The design, appearance and form of development for a Multiple Dwelling reflects a high standard and permanent form of accommodation that complements the character of existing residential development in the Shire.</p> <p>Editor's note—Dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual</p>	<p>AO2.1 Buildings address the street and have the main entry or windows on the front facade addressing the street frontage.</p> <p>AO2.2 Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> within 20% of the average front setback of adjoining buildings; or where there are no adjoining buildings, 3m. <p>AO2.3 The side boundary setback is a minimum of:</p> <ul style="list-style-type: none"> 1.5m for a wall up to 4.5m high; 2m for a wall up to 7.5m high; and 2.5m for any part of a wall over 7.5m high. 	<p>Sometimes newer buildings can look different to the surrounding area because of advances in architecture and building design. This is fine, though new buildings should try as much as possible to blend in to the area they are placed in.</p>	<ul style="list-style-type: none"> New buildings which look like they could have come from anywhere. Poor design and layout – e.g. poor positioning of car parks, or multiple smaller buildings on premise. Buildings that look like 'dongers' or trailer homes. Poor and/or lack of privacy and shading.

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
appeal.	<p>AO2.4 Car parking and services are located at the side or rear of the building/s.</p> <p>AO2.5 A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).</p>		
<p>PO3 Development provides private open space that is well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling.</p>	<p>AO3 Each private dwelling is provided with private open space that has the following characteristics:</p> <ul style="list-style-type: none"> • a minimum area of 35m²; • a minimum dimension of 3m; and • clear of any utilities such as gas, water tanks or air-conditioning units. 	Development can vary from the dimensions specified where private open space is useable for everyday activities.	No space for residents to carry out their everyday activities.
All uses excluding Dwelling houses, Dual occupancies and Multiple dwelling			
<p>PO4 The size and bulk of new buildings associated with development maintains and enhances the intended local character of the location (zone and/or precinct) by avoiding over-development of the site, and allowing for development at a consistent scale, siting and intensity to nearby development.</p>	<p>AO4 Total development on the site has a maximum site cover in accordance with Table 6.3.1.4 – Building setbacks and site coverage.</p>	Total site cover may be increased if proven to provide long term benefits to the area with no detriment to character of the location.	<ul style="list-style-type: none"> • Excessive development of the premises. • Development that is inconsistent with the surrounding buildings. • Landscaping which doesn't improve the appeal of the surrounding streetscape and existing buildings – e.g. concrete dominating the site.
<p>PO5 Landscaping is provided to enhance the visual appeal of development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development.</p>	<p>AO5 Except in the Commercial precinct of the Township zone and the Rural zone, a minimum of 10% of the total development area is landscaped.</p>	Less landscaping may be provided where the development is visually appealing and is designed in a manner that contributes positively to the streetscape.	Landscaping which doesn't improve the appeal of the surrounding streetscape and existing buildings – e.g. concrete dominating the site.

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<p>PO6 The height of development:</p> <ul style="list-style-type: none"> maintains the overall low rise scale and character of development in the Shire; reflects the intended form, function and character of development in the respective zone or precinct; and integrates with existing surrounding development without introducing adverse amenity impacts. 	<p>AO6 Maximum building height of 8.5m, unless in Township Zone (Industrial Precinct) – 15m maximum.</p>	<ul style="list-style-type: none"> The height of a building can be higher if it needs to be for a particular purpose – e.g. a church steeple, a concrete batching plant, mobile phone tower etc. Alternative measures can be used to soften any impact the development has on the character of the locality. 	<ul style="list-style-type: none"> Buildings higher than 8.5m, unless they have to be for their use and are consistent with the character of the locality. Building designs which do not reflect the surrounding buildings.
All uses			
Building design			
<p>PO7 New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk.</p>	<p>AO7 Except where in the Commercial and Industrial precincts of the Township zone or Rural zone, at least three (3) of the following:</p> <ul style="list-style-type: none"> verandas or porches; awnings and shade structures; variations to the roof and building lines; recesses and projections of the external facade; doors and window openings; or a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings. 	<p>Commercial and industrial buildings might need to look a certain way because of what they are used for (e.g. a service station, or a warehouse) – but buildings in these areas should still make an effort to look like they form part of the local streetscape.</p>	<p>Buildings that don't respect the look of nearby buildings.</p>
<p>PO8 Buildings and structures are setback from the front, side and rear boundaries generally consistent with:</p> <ul style="list-style-type: none"> the intended form, function and character of development in the respective zone or zone precinct; and 	<p>AO8 Development provides setbacks in accordance with Table 6.3.1.4 – Building setbacks and site coverage.</p>	<p>Sometimes different setbacks are needed depending on site layout or the type of development proposed. It is important to make sure that reductions in setbacks don't impose on other properties, make it difficult for others to</p>	<p>Building or site layout that means others can't use their properties properly, or that means the streetscape would look substantially different if the development went ahead.</p>

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<ul style="list-style-type: none"> prevailing setbacks of existing development in the same zone or zone precinct in the locality; and amenity outcomes for adjoining development, streetscapes and public spaces. 		then use their properties, or go against what is common in the street/surrounding area.	
Access, manoeuvring and parking			
PO9 The proposed development accommodates sufficient car parking on site to meet the peak parking demand of the use at any point in time.	AO9 Car parking is provided at rates as per table 6.3.1.5.	If there is no building work (and it is just a change of use), reductions in parking can be considered.	Poor or lack of onsite parking where it is needed.
PO10 The proposed driveway is clear of all impediments.	AO10 The proposed driveway is clear of street furniture, gully pits, man holes, power poles, street trees and bus stops by a distance of 1m.		Obstacles on or near driveway – e.g. bus stops, man holes etc.).
PO11 The location of driveways does not create a danger to the safety and efficiency of existing intersections.	AO11.1 Driveway access is from the secondary lower order road where located on a corner allotment. AO11.2 The minimum distance of a driveway from an intersection of one street with another is 6m.	Existing driveways may be considered in undesirable locations where it is determined that there is no safety risk.	Driveway is poorly positioned and is not safe – e.g. within 6m of an intersection with another street or leads onto a busy road.
PO12 The design of access, parking and manoeuvring within the site: <ul style="list-style-type: none"> is adequate for the type and volume of traffic generated by the use; does not adversely impact on the traffic network external to the site; caters for safe pedestrian access; and 	AO12.1 Vehicle crossovers and driveways are designed in accordance with council standards. AO12.2 Car parking and manoeuvring areas are designed in accordance with: <ul style="list-style-type: none"> AS2890.1 – Parking Facilities; AS2890.1 – Accessible (Disabled) Parking; and Austroads AP-34/95 - Design Vehicles and Turning Path Templates. 	Car parking numbers may be negotiated; however, the design of vehicle crossovers and internal layout are required to be in accordance with the specified standards.	<ul style="list-style-type: none"> Tight parking which reduces manoeuvring – both on premises and on-street. Lack of safe pedestrian access and parking for people with disabilities.

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<ul style="list-style-type: none"> provides for disabled access. 			
Infrastructure and services			
<p>PO13 The development is supplied with an appropriate level of infrastructure to service the intended use.</p>	<p>AO13 Telecommunications and electricity supplies are designed and installed to supplier standards.</p>	<p>Some types of development do not require electricity and/or connection to telecommunication networks.</p> <p>Individual customer scaled electricity generation is supported.</p>	<p>Development not provided with suitable connection to electricity and telecommunication, where relevant.</p>
<p>PO14 All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.</p>	<p>AO14.1 In the Township zone, all development is connected to Council's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and Queensland Department of Energy and Water Supply, 2010, <i>Planning Guidelines for Water Supply and Sewerage</i>. <p>OR</p> <p>In the Recreation and open space, Rural and Rural residential zones, a potable water supply is provided by one (1) 50,000L water tank.</p> <p>AO14.2 In the Township zone, all development is connected to Council's reticulated sewerage network.</p> <p>OR</p> <p>In the Recreation and open space, Rural, and Rural residential zones, sewage</p>	<p>Some types of development do not require a water supply. Where a water supply is required it is important that connection or supply is provided in accordance with the specified standards.</p> <p>Some types of development do not require sewerage treatment. Where sewerage treatment is necessary it is important that connection or on-site treatment is undertaken in accordance with the</p>	<p>Development, that requires water to function effectively, without a suitable or sufficient water supply.</p> <p>Development with no ability to treat effluent.</p>

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
	disposal is provided and connected generally in accordance with the Queensland Plumbing and Wastewater Code.	specified standards.	
<p>PO15 Stormwater is collected and discharged to ensure no impacts on adjoining land owners, Council or State infrastructure while also ensuring environmental values of waters in the Shire are maintained.</p>	<p>AO15 In all zones, stormwater drainage is provided in accordance with:</p> <ul style="list-style-type: none"> • <i>Queensland urban drainage manual</i>, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and • Pilgrim, DH, (ed)., <i>Australian Rainfall & Runoff – A Guide to Flood Estimation</i>, Institution of Engineers, Australia, Barton, ACT, 1987. 	Some types of development (i.e. development on large rural lots) do not result in off-site impacts. Where development has the potential to impact another property or infrastructure it is important that appropriate measures are put in place in accordance with the specified standards.	Development that increases the speed or quantity of water off site that results in negative impacts.
<p>PO16 Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p> <p>Editor's Note—Where wastewater discharge to a waterway is unavoidable, compliance with the performance outcome may be able to be demonstrated by the submission of a wastewater management plan (WWMP) which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> • wastewater type; • climatic conditions; • water quality objectives (WQOs); and • best-practice environmental management. 	<p>AO16 Wastewater from development is not discharged to a waterway.</p>	Where wastewater discharge to a waterway is unavoidable, a wastewater management plan (WWMP) can be provided ensuring all environmental protections are put in place.	Development that results in the pollution of waterways.

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<p>PO17 Development does not adversely impact on essential infrastructure.</p>	<p>AO17.1 All proposed structures and buildings are clear of any Council easements and underground infrastructure located within the site boundaries.</p> <p>AO17.2 All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1m.</p>	<p>It is important that development, including driveways, are clear of any infrastructure.</p>	<p>Development that hinders the function and efficiency of necessary infrastructure.</p>
Development located in a bushfire prone area			
<p>PO18 A vulnerable use is not established or materially intensified within a bushfire prone area unless there is an overriding need or other exceptional circumstances.</p>	<p>AO18 Vulnerable uses are not established or expanded within a bushfire prone area as identified on SPP mapping – Natural hazards, risk and resilience.</p> <p>Editor's note—Vulnerable uses are those involving:</p> <ul style="list-style-type: none"> • the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, detention facilities, rooming accommodation, retirement facilities or residential care facilities, tourist parks • types of community infrastructure including community uses, hospitals, educational establishments, and emergency services • the provision of essential services including community uses, utility installation, telecommunications facility, substations and major electricity infrastructure • hazardous chemical facilities. 	<p>Sometimes development cannot otherwise be located. In these instances, the development is protected from the risk of bushfire by implementing protection measures i.e. clearing, setbacks, fire-fighting water supply etc.</p>	<ul style="list-style-type: none"> • Vulnerable people at risk of bushfire. • Infrastructure and essential community services are unable to function during and following a bushfire event.
<p>PO19 Emergency services and community infrastructure are able to function effectively during and immediately after a bushfire event.</p> <p>Editor's note—Community infrastructure includes community uses, hospitals, and educational establishments.</p>	<p>AO19 Emergency services and community infrastructure are not located in a bushfire prone area.</p>	<p>It is important that emergency services are not located in bushfire prone areas.</p>	<p>Emergency services or community infrastructure (i.e. Fire stations, Ambulance, Hospitals etc) cannot function in the event of a bushfire.</p>

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<p>PO20 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area.</p>	<p>AO20 The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.</p>	<p>It is important that hazardous materials are not located where they may be exposed to a bushfire risk. Development should always be located outside of bushfire prone areas.</p>	<p>Development involving hazardous materials is manufactured or stored in bulk in bushfire prone areas.</p>
<p>PO21 Development in a bushfire prone area as identified on SPP mapping – Natural hazards, risk and resilience, Bushfire makes adequate provision of water supply for fire-fighting requirements.</p>	<p>AO21.1 The development is connected to a reticulated water supply where within a reticulated water supply area.</p> <p>AO21.2 Where outside reticulated water supply area a water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> • is either below ground level or of non-flammable construction; • has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by firefighters; <ul style="list-style-type: none"> (i) 10,000L for residential buildings; (ii) For industrial, commercial and other buildings, a volume specified in AS 2304 – 2011; • includes shielding of tanks and pumps in accordance with AS 2304 – 2011; • includes a hardstand area (concrete or construction standard gravel) allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; • is clearly identified by directional signage at the street frontage; and • is provided with rural Fire Brigade tank fittings to be serviced by the rural Fire 	<p>Where development is in a bushfire prone area, it is essential that an adequate water supply for fire-fighting purposes is available for use during the event of a bushfire.</p>	<p>Development in bushfire prone area do not have access to a sufficient water supply to defend against bushfire risk.</p>

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
	<p>Brigade (i.e. 50 mm ball valve and male hemlock coupling and, if underground, a access hole of 200 mm [minimum] to accommodate suction lines.</p> <p>Editor's note—Water storage for fire-fighting purposes does not include water for domestic or other purposes. Water for fire-fighting purposes must be available at all times.</p>		
<p>PO22 All premises are provided with vehicular access that enable safe evacuation to occupants and easy access by fire-fighting appliances.</p>	<p>AO22 Private driveways within individual lots within the Township zone;</p> <ul style="list-style-type: none"> • do not exceed a length of 60m from the street to the building; • do not exceed a gradient of 12.5%; • have a minimum width of 3.5m; • accommodate turning areas and vertical clearances for rural fire- fighting appliances; and • serve no more than three (3) buildings. 	<p>Vehicle access that allows for the safe evacuation of persons and functional access for rural fire-fighting appliances is essential.</p>	<ul style="list-style-type: none"> • Vehicle access that does not allow for safe evacuation. • Emergency services cannot access the premises in the event of a fire.
<p>PO23 Development is located and designed to incorporate a bushfire defendable space which achieves separation from bushfire prone areas to facilitate adequate access and operational space for fire-fighting and emergency vehicles, and safe evacuation to reduce risk persons and property.</p>	<p>AO23.1 No new development is located within the bushfire prone area.</p> <p>Or</p> <p>Buildings or building envelopes are separated from bushfire prone areas defined as medium, high and very high potential bushfire intensity by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively that does not exceed:</p> <ul style="list-style-type: none"> • 10kW/m² where involving a vulnerable use; or • 29kW/m² otherwise. <p>Editor's Note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in <i>AS3959 – 2009 Construction of buildings in bushfire-prone areas</i>. Where a separation distance is proposed to be achieved by utilising</p>	<p>It is important that development is not located in an area that will place people or property at risk of bushfire.</p>	<ul style="list-style-type: none"> • Development in a bushfire prone area that places people and property at risk. • Emergency services cannot access the premises in the event of a fire.

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
	<p>existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Vulnerable uses are those involving:</p> <ul style="list-style-type: none"> the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, detention facilities, rooming accommodation, retirement facilities or residential care facilities, tourist parks; or types of community infrastructure including community uses, hospitals, educational establishments, and emergency services. the provision of essential services including community uses, utility installation, telecommunications facility, substations and major electricity infrastructure Hazardous chemical facilities. <p>AO23.2 Buildings or building envelopes are separated from adjacent buildings or building envelopes by a distance of 8m or as far as practically possible.</p>		
<p>PO24 Landscaping areas that are designated for re-vegetation or rehabilitation are designed and managed to ensure they do not have the ability to become a medium, high, or very high potential bushfire intensity area in the future.</p>	<p>AO24 Landscaping treatments and areas designated for revegetation and rehabilitation are designed to achieve and maintain a:</p> <ul style="list-style-type: none"> potential available fuel load which is less than 5 tonnes/hectare in aggregate; and fuel structure which is discontinuous. 		<p>Woody vegetation and overgrown landscaping that increases the risk of persons or property from bushfire.</p>
<p>PO25 Development is not located on slopes and land forms that expose people or property to an intolerable risk to life or property.</p> <p>Editor's note—Effective slope is the slope under vegetation that contributes to bushfire prone areas in relation to the</p>	<p>AO25.1 Development does not occur along ridgelines, saddles and crests where adjacent slopes exceed 14 degrees.</p> <p>AO25.2 Development is located where the effective slope is less than 5 degrees downslope.</p>		<p>Development in a bushfire prone area that places people and property at risk.</p>

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
proposed development or site boundary. Where multiple slopes occur in relation to a proposed development or site boundary, the maximum slope under hazardous vegetation is used.			
<p>PO26 Development provides a constructed perimeter road or a formed, all weather fire trail between the lot or building envelope and the hazardous vegetation and is readily accessible at all times for the type of fire-fighting vehicles servicing the area.</p> <p>Editor's Note—For a material change of use fire trails are unlikely to be required where a development site involves less than 2.5ha and alternative access is available.</p>	<p>AO26 Lot boundaries or building envelopes are separated from hazardous vegetation by a public road or a fire trail which has the following characteristics:</p> <ul style="list-style-type: none"> • a reserve or easement width of at least 20m; • a minimum trafficable (cleared and formed) width of 4m and no less than 4.8m vertical clearance, with 3m each side cleared of all flammable vegetation; • no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; • capable of accommodating a 10 tonne vehicle; • turning areas and vertical clearances for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire hydrant and vehicle access guidelines; • a maximum gradient of 12.5 per cent; • a cross-fall of no greater than 10 degrees; • drainage and erosion control devices in accordance with council's standards; • vehicular access at each end, which is connected to the public road network at intervals of no more than 500m; • designated fire-trail signage; • if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; • if a fire trail, has an access easement that is granted in favour of council and 		Development that does not allow for the maintenance of and access to hazardous vegetation that poses a risk to persons and property.

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
	Queensland Fire and Emergency Services; and <ul style="list-style-type: none"> allows and does not impede access for fire-fighting and maintenance for fire-fighting purposes. 		
PO27 Critical infrastructure does not increase the potential bushfire hazard.	AO27 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded wherever possible.		Infrastructure and essential community services are unable to function during and following a flood event.
Flood hazard area – reconfiguring a lot			
PO28 Development minimises exposure of people and property to unacceptable risk from flood hazards.	AO28 Development within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping) is sited and designed so that: <ul style="list-style-type: none"> all new lots contain a building envelope of sufficient size for the final intended purpose: <ol style="list-style-type: none"> outside of the mapped flood area in Schedule 2 – Flood mapping; or have a finished lot level above the defined flood level; and there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods. <p>Editor's note—Where development is within an area identified as flood hazard a flood study will be required to identify the defined flood level.</p>		<ul style="list-style-type: none"> Development occurring in flood prone areas. Development exposing people to flood hazards. Evacuation routes are subjected to flooding.
Flood hazard			
PO29 Development involving essential community infrastructure remains functional to meet community needs during and after flood events.	AO29 No Acceptable outcome provided.		Infrastructure and essential community services are unable to function during and following a flood event.
PO30 Development directly, indirectly and cumulatively avoids any	AO30 Where development is located on land within an area identified as flood hazard on the flood		<ul style="list-style-type: none"> Development occurring in flood prone areas. Development

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
increase in water flow velocity or flood level and does not increase the potential for flood damage either on-site or on other properties.	hazard maps (as identified in Schedule 2 – Flood mapping): <ul style="list-style-type: none"> • A flood study determines the development site is located outside of the defined flood level; or • A hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development: <ol style="list-style-type: none"> i. maintains the flood storage capacity on the subject site; ii. does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and iii. does not increase stormwater ponding on-sites upstream, downstream or in the general vicinity of the subject site. 		exposing people to flood hazards.
PO31 Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	AO31 Development does not involve the manufacture or storage of hazardous materials within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping).		Development involving hazardous materials is manufactured or stored in bulk in flood hazard areas.
Stock route network			
PO32 Development on or adjoining the stock route network (SPP mapping – Economic Growth, Agriculture, Stock Route Network) does not compromise the connectivity and integrity of the network and protects ongoing, efficient and safe use by travelling stock by: <ul style="list-style-type: none"> • maintaining the 	AO32 No Acceptable outcome provided.		Development that makes it more difficult for people to access the stock route network or otherwise makes use of the route more challenging or impacts the safety of the route.

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<p>extent of the stock route network, including where pasturage rights exist</p> <ul style="list-style-type: none"> maintaining access to watering facilities and other stock route infrastructure using access works that are robust and fit-for-purpose, and provide for the safe passage of stock traversing the stock route where transport or other linear infrastructure crosses a stock route, providing a practical solution to allow stock to move across the infrastructure safely and in a timely manner (for example grade separation). <p>Editor's note—Queensland's Stock Route Network is available via SPP mapping – Economic Growth, Agriculture, Stock Route Network which identifies the dedicated Stock Route and associated reserves (i.e. camping and watering). In addition to the SPP mapping, pasturage rights may exist beyond the dedicated Stock Route as per s432 of the Land Act 1994. This area must also be taken into consideration as part of the Stock Route Network.</p>			
<p>PO33 Development does not result in encroachment by sensitive land uses and other incompatible uses along the stock route network and uses are setback and buffered from the stock route network to mitigate impacts.</p>	<p>AO33 Development is for a rural activity.</p>		

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
<p>PO34 Development does not result in a loss of additional values associated with the stock route network including recreational, environmental and heritage values.</p>	<p>AO34 No acceptable outcome provided.</p>		
Petroleum pipeline			
<p>PO35 The integrity and continued function of pipeline infrastructure used for the transportation of petroleum, gas and slurry material in the Shire is maintained.</p>	<p>AO35.1 No development is located within 200m of petroleum and gas pipelines or pipeline easement identified on Schedule 2 - Strategic Framework Map.</p> <p>AO35.2 Development does not involve alteration to the level of the land supporting pipeline infrastructure.</p>		<ul style="list-style-type: none"> • Development occurring within 200m of petroleum and gas pipelines or easements. • Development compromising the structural integrity of pipeline infrastructure.
Biodiversity			
<p>PO36 Development:</p> <ul style="list-style-type: none"> • identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage, Biodiversity; • facilitates the protection and enhancement of matters of state environmental significance; and • protects and enhances ecological connectivity. 	<p>AO36 Where development is located in a zone other than the Township zone, buildings, ancillary structures and all other development are constructed:</p> <ul style="list-style-type: none"> • at least 100m from the top bank of all water courses and the full supply level of storages; and • a minimum of 100m from areas identified as Matters of State Environmental Significance (MSES) in SPP mapping –Environment and Heritage, Biodiversity. 		<ul style="list-style-type: none"> • Development within 100m of the banks of water ways and storage and areas identified as Matters of State Environmental Significance. • Activities which negatively impact the environment. • Negatively impacting ecological connectivity.
Airports, airstrips and aviation facilities			
<p>PO37 Development does not interfere with the function of airports, airstrips and aviation facilities.</p>	<p>AO37.1 Development is designed and constructed to mitigate adverse impacts on the function of the airport or airstrip.</p> <p>OR</p>		<p>Any sort of development which may interfere with the function of aviation facilities.</p>

Performance outcomes (What we want to achieve)	Acceptable outcomes (How to achieve it)	What can be negotiated	What we don't want to see
	<p>Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the continued function of the airport or airstrip.</p> <p>AO37.2 Development located within proximity of an existing airport or airstrip and/or the building restriction area for an aviation facility identified on SPP Mapping – Strategic Airports and Aviation Facilities does not create:</p> <ul style="list-style-type: none"> • permanent or temporary physical obstructions in the line of sight between antenna; • an electrical or electromagnetic field that interferes with the signals transmitted by the facility; and • reflective surfaces that could deflect or interfere with signals transmitted by the facility. <p>OR</p> <p>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.</p> <p>OR</p> <p>Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p>		

Table 6.3.1.3 Assessment benchmarks—General development code part 2

Local heritage			
<p>PO38 Development maintains the values and cultural heritage significance of Local heritage register and facilitates their adaptive reuse.</p>	<p>AO38.1 Development retains the fabric, features and contents listed as significant for the local heritage place and requires no building or operational work in relation to it.</p> <p>OR</p> <p>Development is in accordance with the guideline <i>Developing heritage places: using the development criteria</i> as made under the <i>Queensland Heritage Act 1992</i>.</p> <p>OR</p> <p>Development is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>.</p>		<ul style="list-style-type: none"> • Development which either impacts, destroys or modifies the value, use, facilities and significance of Local heritage register. • Development without having an exemption certificate.
	<p>AO38.2 Development does not involve the demolition of key parts of the place's cultural heritage significance.</p> <p>OR</p> <p>Where there is no feasible or prudent alternative to partial demolition or removal of the place:</p> <ul style="list-style-type: none"> • a report is provided that demonstrates there is no prudent and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; and • an archival record is prepared to document the changes. <p>Editor's note—The report must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated.</p>		

Table 6.3.1.4—Building setbacks and site coverage

Zone/Precinct	Front setback	Side and Rear setback	Site coverage
Township zone (no precinct)	6m Where a corner lot: <ul style="list-style-type: none"> • 6m from the primary street frontage; and • 3m from secondary street frontage. 	6m	50%
Township zone – Residential precinct	6m Where a corner lot: <ul style="list-style-type: none"> • 6m from the primary street frontage; and • 3m from secondary street frontage. 	<ul style="list-style-type: none"> • 1.5m for a wall up to 4.5m high; • 2m for a wall up to 7.5m high; and • 2.5m for any part of a wall over 7.5m high 	50%
Township zone – Commercial precinct	0m	<ul style="list-style-type: none"> • 0m where adjoining land in commercial zone; or • 2m otherwise 	85%
Township zone – Industrial precinct	6m	2m	85%
Recreation and open space zone	6m	6m	10%
Rural residential zone including No further subdivision precinct	6m	6m	10%
Rural zone	10m	6m	None prescribed

Table 6.3.1.5—Car parking requirements

Use	Requirements
Tourist Park	1 space per site, plus 1 extra space for every 3 sites.
Child Care Centre	1 space for every employee and 1 space for every 5 children.
Bar Club Community care centre Community use Educational establishment Food and drink outlet Function facility Garden centre Hardware and trade supplies Health care services Hotel Indoor sport and recreation Market Office Outdoor sport and recreation Place of worship Sales office	1 space per 50m ² of gross floor area.

Service industry Shop Shopping centre Showroom Theatre Tourist attraction Veterinary services	
Dual Occupancy Multiple Dwelling Retirement facility Residential care facility	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Low impact industry Medium impact industry Outdoor sales Service industry Transport depot Warehouse	1 space per 50m ² of gross floor area for the first 1,000m ² and 1 additional space per 100m ² of gross floor area exceeding 1,000m ² .
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Service station	1 space per 30m ² site area.
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m ² of gross dining area, and 1 space per employee.
All other uses	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

6.3.2 Non-resident workforce accommodation code

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

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

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

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

Table 6.3.2.1 Assessment benchmarks—Non-resident workforce accommodation code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.	AO1.1 Development provides setbacks in accordance with Table 6.3.1.4 – Building setbacks and site coverage.
	AO1.2 A 1.8m high solid screen fence is provided along all boundaries shared with a Rural residential zone and/or Residential precinct.

<p>PO2 The NRWA is located within a town centre to provide convenient access to goods, services and facilities that supports the local economy and leads to long-term development of appropriate infrastructure in the Shire.</p>	<p>A02 No Acceptable outcome provided.</p>
<p>PO3 The layout of NRWA buildings and structures does not substantially detract from the character of the area through overdevelopment of the site.</p>	<p>A03 Buildings and structures occupy no more than 25% of the site area.</p>
<p>PO4 Development is connected to infrastructure required for the use including; water supply, waste water disposal, stormwater control, telecommunications and electricity. (Where Council infrastructure is available, this is required in lieu of on-site infrastructure)</p>	<p>A04 No Acceptable outcome provided.</p>
<p>PO5 NRWA buildings, carparking and waste disposal areas are screened and landscaped from site boundaries.</p>	<p>A05 No Acceptable outcome provided.</p>
<p>PO6 NRWA developments are temporary in nature.</p>	<p>A06.1 NRWA are only in operation for a maximum period of five (5) years.</p>
	<p>A06.2 When not used for more than six (6) months the site is restored to its pre-NRWA condition.</p>

6.4 Other development codes

6.4.1 Operational work code

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

6.4.1.1 – Purpose statement

The purpose of the code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.

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

- (1) Operational work involving excavating and filling land:
 - (a) site disturbance is minimised;
 - (b) water and sediment runoff is controlled; and
 - (c) once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
- (2) Levees are constructed in accordance with the applicable State Code;
- (3) Biodiversity values and ecological connectivity are protected, maintained and enhanced.

Table 6.4.1.2 Assessment benchmarks—Operational work code

Performance outcomes	Acceptable outcomes
For assessable development	
Flood hazard	
<p>PO1 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage on-site or on other properties.</p> <p>Editor's Note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>	<p>AO1 Development for earthworks located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> • does not involve a net increase in filling greater than 50m³ if in the Rural zone; or • does not result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth / duration / velocity of flood waters; or • does not change flood characteristics outside the subject site in ways that result in: <ol style="list-style-type: none"> i. loss of flood storage; ii. loss of/changes to flow paths; or iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain; or • a flood study demonstrates the development site is above the defined flood level (pre-filling).
Earthworks	
<p>PO2 Changes to adjoining land and natural features, including surface and groundwater are minimised and do not adversely impact adjoining properties or the locality.</p>	<p>AO2 Excavation or filling on all land (except dams on rural zoned land for rural purposes):</p> <ul style="list-style-type: none"> • does not exceed 1m deep or 1m high (except for excavation for building works); • ensures the fill or excavation line is not closer than 10m from an adjoining property boundary; • has a childproof fence if excavation is for a

	<p>water retaining structure;</p> <ul style="list-style-type: none"> ensures no ponding develops on adjacent land at any time; restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; and ensures works are a minimum 100m from wetlands and 200m from rivers, creeks and streams.
<p>PO3 Adverse impacts of operations on adjoining or nearby uses are minimised, including impacts from:</p> <ul style="list-style-type: none"> noise; dust; silt; lighting; or other noxious emissions. <p>Editor's note—A construction management plan may be required where there are significant concerns on the amenity of nearby uses.</p>	<p>A03 No Acceptable outcome provided.</p>
<p>PO4 Operational work or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>A04 Development occurs in accordance with an erosion and sediment control plan (ESCP) 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 6.4.1.3 (construction phase) or local equivalent, for:</p> <ul style="list-style-type: none"> drainage control; erosion control; sediment control; and water quality outcomes.
Site rehabilitation	
<p>PO5 Extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored so the land is suitable for use by alternative land uses.</p>	<p>A05 Extractive industry provides for all rehabilitation works to be undertaken on a progressive basis in accordance with an expected final landform design and site rehabilitation plan. Rehabilitation is completed within six (6) months of cessation of the extractive industry.</p>
Vegetation clearing	
<p>PO6 Development:</p> <ul style="list-style-type: none"> identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage, Biodiversity; maintains the protection and enhancement of matters of state environmental significance; and protects and enhances ecological connectivity. 	<p>A06 No Acceptable outcome provided.</p>

Table 6.4.1.3 Construction phase—stormwater management design objectives

Issue	Design objectives
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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— in 2 year Average Recurrence Interval (ARI) event Disturbed area open for 12–24 months—1 in 5 year ARI event Disturbed area open for > 24 months—1 in 10 year ARI event Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure—minimum 1 in 10 year ARI Temporary culvert crossing—minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Stage clearing and construction works to minimise the area of exposed soil at any one time. Effectively cover or stabilise exposed soils prior to predicted rainfall. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation.
Sediment control	Sediment control measures	<ol style="list-style-type: none"> Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. All exposed areas greater than 2,500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Water quality	Litter, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Remove gross pollutants and litter. Avoid the release of oil or visible sheen to released waters. Dispose of waste containing contaminants at authorised facilities.

6.4.2 Reconfiguring a lot code

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

6.4.2.1 – Purpose statement

The purpose of the reconfiguring a lot code is to:

- facilitate the creation of lots to a size and dimension of that allows the zones and precincts to achieve the intended use.
- ensure that future lots are resilient from the impacts of flood and bushfire.
- ensure that reconfiguring lots does not adversely impact on the cultural heritage or biodiversity values of an area or water quality.
- ensure that reconfiguring lots does not adversely impact on the Shire's economy.

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

- (1) Reconfiguration of lots creates safe, functional and suitable lots that are consistent with the existing zone and precinct intent.
- (2) Reconfiguration of lots ensures that development can provide adequate access and services for all new lots.
- (3) Reconfiguration of lots does not lead to a loss of biodiversity and ecological connectivity.
- (4) Reconfiguration ensures the environmental values and quality of Queensland waters are protected and enhanced.
- (5) Reconfiguration of lots does not occur within the Rural residential zone – no further subdivision precinct.
- (6) Development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.

6.4.2.2 Assessment benchmark—Reconfiguring a lot code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 The land is physically suitable for the anticipated future land use in terms flooding hazard, bushfire hazard and practical access.	AO1.1 All lots have a flood free access from a constructed road to an area on a site where a building can be constructed.
	AO1.2 All lots have a bushfire free access to an area on a site where a building can be constructed.
PO2 Development with frontage to a State-controlled road must have safe access points that do not adversely impact on the safety and efficiency of the road.	AO2.1 Vehicular access is provided from a local road.
	AO2.2 Where a site has no frontage to a local road, development does not require new or changed access to the State-controlled road. OR Vehicular access is consistent with the function and design of the State-controlled road. Note—A decision under section 62 of the Transport Infrastructure Act 1994 outlines the approved conditions for use of an existing vehicular access to a State-controlled road. Current section 62 decisions can be obtained from the Department of Transport and Main Roads.
PO3 The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: <ul style="list-style-type: none"> • preserving land for agriculture and animal production in the Rural Zone; • achieving a safe and pleasant residential environment in the Residential precinct of the Township zone; • achieving consistency with the nature and layout of existing subdivision patterns; and • providing a variety of lot sizes for residential living, industry and commerce. 	AO3 Lot size and dimensions are consistent with Table 6.4.2.3.
PO4 The development is planned, designed, constructed and managed to avoid adverse impacts on surrounding development or not compromise the	AO4 No Acceptable outcome provided.

natural health and functioning of adjoining waters.	
PO5 The creation of new lots avoids significant adverse impacts on the Shire's important biodiversity identified in SPP mapping – Environment and Heritage, Biodiversity and maintains and enhances ecological connectivity.	AO5 No Acceptable outcome provided.
PO6 The proposed lots will not lead to diminished productivity of rural land, or compromise the long-term viability of rural activities on the land.	AO6 No Acceptable outcome provided.
PO7 A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.	AO7.1 All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage network.
	AO7.2 All lots within the Rural and Rural residential zone are connected to a potable water supply and effluent disposal system.
Local heritage register	
PO8 Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place.	AO8 No Acceptable outcome is provided.
Stock route network	
PO9 The stock route network identified in SPP mapping – Environment and Heritage, Agriculture, Stock route network is protected from encroachment by sensitive and incompatible land uses and access works are robust, fit-for-purpose and provide for the safe passage of stock traversing the stock route.	AO9 No new allotments are created within or adjacent to the stock route network.

Table 6.4.2.3—Acceptable outcomes for lot sizes and frontages

Zone/Precinct	Allotment Size	Road Frontage
Rural zone	5,000ha	None specified
Rural residential zone	4,000m ²	40m
Rural residential zone – No further subdivision precinct	No further subdivision	None specified
Recreation and open space zone	None specified	None specified
Township zone	1,000m ²	20m
Commercial precinct	400m ²	15m
Industrial precinct	1,000m ²	30m
Residential precinct	800m ²	20m

Schedule 1 Definitions

SC1.1 Use definitions

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

Table SC1.1.1—Index of use definitions

Index of use definitions		
Adult store	Hardware and trade supplies	Port service
Agricultural supplies store	Health-care service	Relocatable home park
Air service	High-impact industry	Renewable energy facility
Animal husbandry	Home-based business	Research and technology industry
Animal keeping	Hospital	Residential care facility
Aquaculture	Hotel	Resort complex
Bar	Indoor sport and recreation	Retirement facility
Brothel	Intensive animal husbandry	Roadside stall
Bulk landscape supplies	Intensive horticulture	Rooming accommodation
Caretaker's accommodation	Landing	Rural industry
Car wash	Low-impact industry	Rural workers' accommodation
Cemetery	Major electricity infrastructure	Sales office
Child care centre	Major sport, recreation and entertainment facility	Service industry
Club	Marine industry	Service station
Community care centre	Market	Shop
Community residence	Medium-impact industry	Shopping centre
Community use	Motor sport facility	Short-term accommodation
Crematorium	Multiple dwelling	Showroom
Cropping	Nature-based tourism	Special industry
Detention facility	Nightclub entertainment facility	Substation
Dual occupancy	Non-resident workforce accommodation	Telecommunications facility
Dwelling house	Office	Theatre
Dwelling unit	Outdoor sales	Tourist attraction
Educational establishment	Outdoor sport and recreation	Tourist park
Emergency services	Outstation	Transport depot
Environment facility	Park	Utility installation
Extractive industry	Parking station	Veterinary service
Food and drink outlet	Permanent plantation	Warehouse
Function facility	Place of worship	Wholesale nursery
Funeral parlour		Winery
Garden centre		

Table SC1.1.2—Use definitions

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Adult store	<p>Adult store means the use of premises for the primary purpose of displaying or selling—</p> <p>(a) sexually explicit materials; or</p> <p>(a) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	<p>Agricultural supplies store means the use of premises for the sale of agricultural supplies and products.</p>	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	<p>Air service means the use of premises for—</p> <p>(a) the arrival or departure of aircraft; or</p> <p>(a) housing, servicing, refuelling, maintaining or repairing aircraft; or</p> <p>(b) the assembly and dispersal of passengers or goods on or from an aircraft; or</p> <p>(c) training and education facilities relating to aviation; or</p> <p>(d) aviation facilities; or</p> <p>(e) an activity that—</p> <p style="padding-left: 40px;">(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p style="padding-left: 40px;">(ii) directly services the</p>	Airport, air strip, helipad, public or private airfield	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	needs of aircraft passengers.		
Animal husbandry	Animal husbandry means the use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	Animal keeping means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	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).		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. Note — See the <i>Prostitution Act 1999</i> , schedule 4.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening		Garden centre, outdoor sales, wholesale nursery

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	supplies, including for example, soil, gravel, potting mix or mulch.		
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children.	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, home based child care, family day care
Club	Club means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Community care centre — (a) means the use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, integrated indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Community residence — (a) means the use of premises for residential accommodation for— (i) no more than—	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> A. 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i>; or B. 6 persons who require assistance or support with daily living needs; and <ul style="list-style-type: none"> (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a). 		
Community use	<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) 	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<p>Crematorium means the use of premises for the cremation or aquamation of bodies.</p>		Cemetery
Cropping	<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, if the use is ancillary to the use in paragraph (a). 	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	<p>Detention facility means the use of premises for the lawful</p>	Correctional facility, detention centre, prison,	Police station, court cell complex

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	detention of persons.	youth detention centre	
Dual occupancy	<p>Dual occupancy—</p> <p>(a) means a residential use of premises for two households involving—</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot, or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(ii) any domestic outbuilding associated with the dwellings.</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	<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, and any domestic outbuildings associated with either dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<p>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.</p>	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<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</p>	College, outdoor education centre, preparatory school, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	care, or vacation care, if the use is ancillary to the use in paragraph (a).		
Emergency services	Emergency services means the use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services.	Ambulance station, auxiliary fire and rescue station, emergency management support facility, evacuation centres, police station, rural fire brigade, rural fire brigade, State emergency service facility, urban fire and rescue station	Community use, hospital, residential care facility
Environment facility	Environment facility — (a) means the use of premises for a facility for the appreciation, 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.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	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	
Food and drink outlet	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).	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	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	Community use, hotel

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Funeral parlour	Funeral parlour — (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	Garden centre means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	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.	Hardware store	Shop, showroom, outdoor sales and warehouse
Health care service	Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centre, natural medicine practice, nursing service, physiotherapy clinic	Community care centre, hospital
High impact industry	high impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that complies with any thresholds for the activity stated in a local planning	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note – additional examples are shown in SC1.1.3.1 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	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.		
Home-based business	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.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Hospital means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	Hotel — (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	Pub, tavern	Bar, nightclub entertainment facility
Indoor sport and recreation	Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, enclosed tennis court, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Intensive animal industry — (a) means the use of premises for—	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<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 (i); but <p>(b) does not include the cultivation of aquatic animals.</p>		shearing sheds, weaning pens
Intensive horticulture	<p>Intensive horticulture—</p> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants. 	Greenhouse, and shade house plant production, hydroponic farm, mushroom farm	Wholesale nursery
Landing	<p>Landing means the use of premises for a structure—</p> <ul style="list-style-type: none"> (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark. 	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>Low impact industry means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is the manufacturing, 	Repairing motor vehicles, fitting and turning workshop Note – additional examples	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) 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.	are shown in SC1.1.3.1 industry thresholds.	wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	Major electricity infrastructure— (a) means the use of premises for— (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 schedule 6, section 26(5) of the Planning Regulation, unless the use involves— (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.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	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.	Convention centre, entertainment centre, exhibition centre, horse racing facility, sports stadium	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Market	Market means the use of	Flea market, farmers	Shop, roadside stall

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	market, car boot sales	
Medium impact industry	medium impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that 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.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note – additional examples are shown in SC1.1.3.1 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Motor sport facility means the use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a)	Car race track, go-kart track, lawnmower race track, trail bike park, 4WD and all terrain park, motocross track, , motorcycle race track, off road motorcycle facility	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	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	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	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,	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environment facility

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.		
Nightclub entertainment facility	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).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Non-resident workforce accommodation means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	Office — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include the use of premises for making, selling or hiring goods.	Bank, real estate agency	Home based business, home office, shop, outdoor sales
Outdoor sales	Outdoor sales means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market

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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>		
Permanent plantation	Permanent plantation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.		Forestry for wood production, biofuel production
Place of worship	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	Community use, child care centre, funeral parlour, crematorium
Relocatable home park	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 for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	Renewable energy facility — (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but (b) does not include the use	Geothermal power, hydroelectric power, solar farm, tidal power, wind farm	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	of premises to generate electricity or energy that is to be used mainly on the premises.		
Research and technology industry	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.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort, bars, meeting and function facilities, restaurants, sporting and fitness facilities	
Retirement facility	Retirement facility means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (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	Retirement village	Residential care facility

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	use in paragraph (a).		
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	Rooming accommodation means the use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , schedule 2, or has only limited facilities available for private use; and (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 (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	Rural industry means the use of premises for— (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).		
Rural workers' accommodation	Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if— (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling
Sales office	Sales office means the use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Service industry means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).	Electric vehicle charging station	Car wash

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Shop	Shop means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, hardware and trade supplies, market, showroom
Shopping centre	Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	Short term accommodation — (a) means the use of premises for— (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i). (b) Does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, hotel accommodation, farm stay	Hostel, rooming accommodation, tourist park, non-resident workforce accommodation
Showroom	Showroom means the use of premises for the sale of goods that are of— (a) a related product line; and (i) a size, shape or weight that requires— (ii) a large area for handling, display or storage; and (b) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.	Bulk goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	Special industry means the use of premises for an industrial activity— (a) that is the manufacturing,	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing	Low impact industry, medium impact industry, high impact industry, service industry

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and</p> <p>(b) 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>explosives, power plants, manufacturing fertilisers</p> <p>Note – additional examples are shown in SC1.1.3.1 industry thresholds.</p>	
Substation	<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 s12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<p>Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by 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>
Theatre	<p>Theatre means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshops;</p> <p>(v) sound stages.</p>		
Tourist attraction	<p>Tourist attraction means the use of premises for—</p> <p>(a) providing entertainment to, or a recreation facility for, the general public; or</p> <p>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Tourist park means the use of premises for—</p> <p>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>Transport depot means the use of premises for—</p> <p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or</p>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	machinery, if the use is ancillary to the use in paragraph (a).		
Utility installation	Utility installation means the use of premises for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	Veterinary service means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	Warehouse means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage facility, storage yards	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	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).		Bulk landscape supplies, garden centre
Winery	Winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

SC1.1.3 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in Table SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.3.1—Industry thresholds

Use	Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting. (2) Repairing and servicing lawn mowers and outboard engines. (3) Fitting and turning workshop. (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes per year and not including spray painting. (5) Assembling wood products not involving cutting, routing, sanding or spray painting. (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum. (2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum. (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i>. (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum. (5) Enamelling workshop using less than 15,000 litres of enamel per annum. (6) Galvanising works using less than 100 tonnes of zinc per annum. (7) Anodising or electroplating workshop where tank area is less than 400 square metres. (8) Powder coating workshop using less than 500 tonnes of coating per annum. (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum. (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components. (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum. (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum. (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum. (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum. (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum. (16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum. (17) Recycling and reprocessing batteries. (18) Repairing or maintaining boats. (19) Manufacturing substrate for mushroom growing. (20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum. (21) Recycling or reprocessing tyres including retreading. (22) Printing advertising material, magazines, newspapers, packaging and stationery. (23) Transport depot, distribution centre, contractors depot and storage yard. (24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools).

Use	Additional examples include
	<ul style="list-style-type: none"> (25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum. (26) Reconditioning metal or plastic drums. (27) Glass fibre manufacture less than 200 tonnes per annum. (28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
High impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing 10 tonnes or greater of metal castings per annum. (2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum. (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes. (4) Scrap metal yard including a fragmentiser. (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum. (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum. (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum. (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum. (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum. (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum. (11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum. (12) Enamelling workshop using 15,000 litres or greater of enamel per annum. (13) Galvanising works using 100 tonnes or greater of zinc per annum. (14) Anodising or electroplating workshop where tank area is 400 square metres or greater. (15) Powder coating workshop using 500 tonnes or greater of coating per annum. (16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum. (17) Concrete batching and producing concrete products. (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote. (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste. (20) Manufacturing fibreglass pools, tanks and boats. (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools). (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum. (23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre. (24) Abattoir. (25) Recycling chemicals, oils or solvents. (26) Waste disposal facility (other than waste incinerator). (27) Recycling, storing or reprocessing regulated waste. (28) Manufacturing batteries. (29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum. (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum. (31) Crematoria.

Use	Additional examples include
	(32) Glass fibre manufacture producing 200 tonnes or greater per annum. (33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	(1) Oil refining or processing. (2) Producing, refining or processing gas or fuel gas. (3) Distilling alcohol in works producing greater than 2,500 litres per annum. (4) Power station. (5) Producing, quenching, cutting, crushing or grading coke. (6) Waste incinerator. (7) Sugar milling or refining. (8) Pulp or paper manufacturing. (9) Tobacco processing. (10) Tannery or works for curing animal skins, hides or finishing leather. (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing. (12) Rendering plant. (13) Manufacturing chemicals, poisons and explosives. (14) Manufacturing fertilisers involving ammonia. (15) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in Table SC1.2.1, 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 planning scheme.

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

Table SC1.2.1—Administrative terms and definitions

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
Adjoining premises	Adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	Advertising device — (c) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (d) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	Affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Annual Exceedance Probability	Annual Exceedance Probability means the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.
Average Recurrence Interval	Average Recurrence Interval means the average, or expected, value of the periods between exceedances of a given rainfall total accumulated over a given duration
Average width	Average width , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	Base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	Basement means a space— (e) between a floor level in a building and the floor level that is immediately below it; and (f) no part of which is more than 1m above ground level.
Boundary clearance	Boundary clearance 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— (g) an architectural or ornamental attachment; or (h) a rainwater fitting. <i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
Building height	Building height , of a building, means— (i) 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 (j) the number of storeys in the building above ground level.
Bushfire defensible space	Bushfire defensible space means an area of land of a specified width (i.e. separation distance) around a development (building or structure) where vegetation is modified and maintained to reduce fuel load and mechanisms of bushfire attack such as flame and radiant heat.
Demand unit	Demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Development footprint	Development footprint , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (k) buildings or structures, measured to their outermost projection; or (l) landscaping or open space; or (m) facilities relating to the development; or (n) on-site stormwater drainage or wastewater treatment; or (o) a car park, road, access track or area used for vehicle movement; or (p) another area of disturbance.
Domestic outbuilding	Domestic outbuilding means a non-habitable class 10a building that is— (q) a shed, garage or carport; and (r) ancillary to a residential use carried out on the premises where the building is.
Dwelling	Dwelling means all or part of a building that— (s) is used, or capable of being used, as a self-contained residence; and (t) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Gross floor area	Gross floor area , 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— (u) building services, plant or equipment; or (v) access between levels; or (w) a ground floor public lobby; or (x) a mall; or (y) parking, loading or manoeuvring vehicles; or (z) unenclosed private balconies, whether roofed or not.
Ground level	Ground level means— (aa) the level of the natural ground; or (bb) if the level of the natural ground has changed, the level as lawfully changed.
Hazardous vegetation	Hazardous vegetation is vegetation that contributes to a bushfire prone area.
Household	Household means 1 or more individuals who— (cc) live in a dwelling with the intent of living together on a long-term basis; and

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
	(dd) make common provision for food and other essentials for living.
Minor building work	Minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (ee) 50m ² ; (ff) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	Minor electricity infrastructure means development stated in the <i>Planning Regulation 2017</i> , schedule 6, section 26(5).
Net developable area	Net developable area , for premises, means the area of the premises that— (gg) is able to be developed; and (hh) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Non-resident worker	Non-resident worker means a person who— (ii) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (jj) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <i>Example of a non-resident worker—</i> a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements
Outermost projection	Outermost projection , of a building or structure, means the outermost part of the building or structure, other than a part that is— (kk) a retractable blind; or (ll) a fixed screen; or (mm) a rainwater fitting; or (nn) an ornamental attachment.
Planning assumption	Planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	Plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Projection area	Projection area means a part of the local government area for which the local government has carried out demand growth projection.
Secondary dwelling	Secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Sensitive land use	Sensitive land use means— (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
	(k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) non-resident workforce accommodation; or (o) a relocatable home park; or (p) a residential care facility; or (q) a resort complex; or (r) a retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) a supervised accommodation service; or (w) a tourist park.
Service catchment	Service catchment means an area serviced by an infrastructure network.
Setback	Setback , 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.
Site	Site , of development, means the land that the development is to be carried out on. <i>Examples—</i> 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	Site cover , 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— (oo) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (pp) a basement that is completely below ground level and used for car parking; or (qq) the eaves of a building; or (rr) a sun shade.
Storey	Storey— (ss) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (tt) includes— (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.
Temporary use	Temporary use means a use that— (uu) is carried out on a non-permanent basis; and

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
	(vv) does not involve the construction of, or significant changes to, permanent buildings or structures.
Ultimate development	Ultimate development , for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.

Schedule 2—Mapping

SC2.1 Map index

The table below lists any strategic framework, zoning and online maps applicable to the planning scheme area.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM1	Strategic Framework	18 th April 2019
Zone maps		
ZM01	Zones & Precincts	18 th April 2019
ZM02	Julia Creek Zones & Precincts	18 th April 2019
ZM03	McKinlay Zones & Precincts	18 th April 2019
ZM04	Kynuna Zones & Precincts	18 th April 2019
ZM05	Nelia Zones & Precincts	18 th April 2019
Flood hazard maps		
FH1	McKinlay Shire Flood Hazard	18 th April 2019
FH2	Julia Creek Flood Hazard	18 th April 2019
FH3	McKinlay Flood Hazard	18 th April 2019
FH4	Kynuna Flood Hazard	18 th April 2019
FH5	Nelia Flood Hazard	18 th April 2019

SC2.2 Online Mapping Resources

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

Table SC2.2.1—Online Mapping Resources

State Planning Policy (SPP) Mapping		
State Interest	SPP Theme	Map Layer
Economic Growth	Agriculture	Agriculture land classification (ALC) Class A and Class B
		Stock Route Network
	Mining and extractive resources	Key resource areas For mapping relating to mineral, coal and petroleum resources please refer to the Queensland government's Mines Online Maps
Environment and	Biodiversity	Matters of State Environmental

State Planning Policy (SPP) Mapping		
State Interest	SPP Theme	Map Layer
Heritage		Significance
	Cultural heritage	Heritage Places
	Water quality	Climatic regions – stormwater management design objectives
Infrastructure	State transport infrastructure	State-controlled roads Railways Public passenger transport
	Energy and water supply	Bulk water supply Major electricity infrastructure
Safety and Resilience to Hazards	Natural hazards, risk and resilience	Bushfire prone areas

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

Schedule 3—Local heritage register

The McKinlay Shire Council has adopted a Local Heritage Register in accordance with the requirements of Part 11 of the *Queensland Heritage Act 1992* (the Act). The Act requires local councils keep a Local Heritage Register of places of cultural significance in its area and will identify and protect the history and heritage of the McKinlay Shire for future generations.

The Local heritage register not only provide a sense of identity for the local community but reflect the unique history of the Shire. The places listed below have been included on the register as they reflect the important historical themes of the Shire.

The significance of identified places was assessed using recognised heritage criteria including:

- (a) The place is important in demonstrating the evolution or pattern of the Shires history.
- (b) The place demonstrates rare, uncommon or endangered aspects of the Shire's cultural heritage.
- (c) The place has potential to yield information that will contribute to an understanding of the Shire's history.
- (d) The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the Shire.
- (e) The place is important to the Shire because of its aesthetic significance.
- (f) The place is important in demonstrating a high degree of creative or technical achievement at a particular period for the Shire.
- (g) The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the Shire.
- (h) The place has a special association with the life or work of a particular person, group or organisation of importance in the Shire's history.

Table SC6.1—Local heritage register

Place Name	Address	Town	Real Property Description	Statement of heritage significance
				Editor's note: the letter references listed in this table refer to the heritage criteria listed above

Combo Waterhole System	Combo Waterhole Conservation Park, 12km east of Kynuna	Kynuna	Lot 12 on RP887443 (Latitude 21.60695, Longitude 142.067503)	<p>a) The Combo Waterhole is significant as the place which inspired Australia's best-known folk song, 'Waltzing Matilda'.</p> <p>h) It is also associated with the author of the verse Andrew Barton (Banjo) Patterson, one of Australia's most noted poets, and Christine McPherson who put this verse to music.</p>
Blue Heeler Hotel (formerly the Kynuna Hotel)	Hulbert Street	Kynuna	Lot 810 on K3713	a) The site has been associated with a hotel for more than 100 years and has continued use as such, being a place of social interaction and hospitality for residents and visitors.
Kynuna Police Station	15 Hulbert Street	Kynuna	Lot 19 on K3715	a) The Kynuna Police Station demonstrates the growth of the township of Kynuna, where there has been a police presence since the shearer's strike of the mid-1890s. This police station has been an important part of the community since its construction in 1907.
Kynuna Cemetery	1km West of township	Kynuna	Lot 1 on KN1 (Latitude 21.577108, Longitude 141.911142)	<p>a) The Kynuna Cemetery is important in demonstrating the development and growth of the region, and as a place of memory for the population of the district being a place of local burials from at least 1886.</p> <p>g) The Kynuna Cemetery is an important place of commemoration for the Kynuna community.</p>
Queensland Country Women's Association Hall (former)	18 Hulbert Street	Kynuna	Lot 1 on RP707218	a) The Kynuna Queensland Country Women's Association Hall (former) established through local fund raising in 1924, is representative of one of the most important women's organisations of the 20th century, formed as a response to the hardships and isolation experienced by families in rural districts. It was an important part of the social fabric of the district, particularly in the provision of social and welfare services to country families.
McKinlay State School (former)	Wylde Street	McKinlay	Lot 41 on AL75	a) The former McKinlay State School, is evidence of the provision of state education to local children over a period of ninety years and demonstrates the importance of the

				town during the late 19th century when the grazing industry prevailed.
Police Station and Detached Lock up	Middleton Street	McKinlay	Lot 301 on AL77	a) A new police station was erected in 1910. In 1943 the police station and court house were destroyed by fire. The new residence was built in 1946.
Old Police Station	Middleton Street	McKinlay	Lot 303 on AL77	a) This building was rented by the Police Force in 1892 and was used as a temporary Police Station through to 1910 when the new station was built.
Bush Nursing Association cottage (former)	Corner Middleton and Kirby Streets	McKinlay	Lot 601 on AL75.	a) The Bush Nursing Association cottage (former), initially established locally by the Queensland Country Women's Association, made a significant contribution to the health and welfare of the local regional community, as the home and office of the local bush nurse, who coordinated health and medical services with the Flying Doctor Service. g) The Bush Nursing Association cottage housed important services; social, educational, recreational and health, to the local community, being funded by the McKinlay Queensland Country Women's Association.
Queensland Country Women's Association Hall	Middleton Street	McKinlay	Lot 1 on RP709578	a) The McKinlay Queensland Country Women's Association Hall established through local fund raising in 1938, is representative of one of the most important women's organisations of the 20th century, formed as a response to the hardships and isolation experienced by families in rural districts. g) The McKinlay Queensland Country Women's Association Hall has had a long-term association with the organisation regionally, and as a venue for important social functions, including gatherings for the Australian Inland Mission.
Walkabout Creek Hotel	Kirby Street	McKinlay	Lot 306 on AL77	a) The Walkabout Creek Hotel, demonstrates the importance of a local hotel to a regional township, and in this case the hotel has become famous for its inclusion in an iconic Australia Film; Crocodile Dundee.

				g) The Walkabout Creek Hotel, although relocated within the town, has played an important role in the provision of hospitality to locals and travellers for more than 100 years.
Roman Catholic Church - Our Lady of the Way	Middleton Street	McKinlay	Lot 1 on RP720529	a) Our Lady of the Way Catholic Church, relocated to McKinlay from Julia Creek in the early 1960s, demonstrates the importance of faith to rural communities and the commitment to relocating buildings as the need arises; a practice common in rural Queensland.
McKinlay Post Office	Kirby Street	McKinlay	Lot 9 on RP727013	a) The new post and telegraph office was erected in 1896 by Mr Ebbon to replace the old one. The old post office was made out of corrugated iron and had a dirt floor
Stubbing's' Store and Billiard Room Hall	Middleton Street	McKinlay	Lot 3 on RP700509	a) The former store demonstrates the prosperity that once existed in this town when the wool industry was at its peak. The investment by Townsville merchants Samuel Allen and Sons demonstrates the importance of McKinlay in the early 20 th century.
Shire Office Vault (remains)	Middleton Street	McKinlay	Lot 2 on RP709578	Vault still remains from Original Shire Office.
McKinlay Cemetery	1km SE of town	McKinlay	Lot 20 on AL72 (Latitude 21.299797, Longitude 141.29355)	a) The McKinlay Cemetery is important in demonstrating the development and growth of the region, and as a place of memory for the population of the district being a place of local burials from at least 1886. g) The McKinlay Cemetery is an important place of commemoration for the local community.
Saint Barnabas's Anglican Church	22 Mathews Street	Julia Creek	Lot 2 on JC5576	a) St Barnabas's Anglican Church demonstrates the growth of the town of Julia Creek and the commitment of the local community to provide places of worship, in this case through joint fund-raising for both Anglicans and Catholics. g) St Barnabas's Anglican Church is an important place of ritual worship for the

				local community which financed the church which continues to serve that community.
Julia Creek Post Office	31 Burke Street Julia Creek	Julia Creek	Lot 1 on SP219313	<p>a) The Julia Creek Post Office demonstrates the growth of the town and is a significant part of the street scape of Burke Street; Its location here from 1924 was the impetus for the relocation of the business centre of town away from the railway line and Goldring Street, to Burke Street.</p> <p>g) The Julia Creek Post Office has been an important community facility and provider of vital communication services since its construction in 1925.</p>
Julia Creek Hotel	33 Goldring Street	Julia Creek	Lot 301 on JC5571	<p>a) The Julia Creek Hotel remains the last operational business along Goldring Street, which was once the main business street in town, facing the railway station. Its continued operation demonstrates the development and prosperity of Julia Creek in the early 20th century.</p> <p>g) The Julia Creek Hotel continues to serve the local community and visitors, as a ritual place of social gathering and hospitality from this site and its previous site, for more than 100 years.</p>
Australian Estates (Elders) Building	40 Burke Street	Julia Creek	Lot 2 on RP716251	<p>a) This substantial two storey building in Burke Street dating to 1952, has made a strong contribution to services to the grazing industry in the district, being built by Australian Estates and has been continuously owned by its subsequent companies, offering the same services.</p> <p>g) The former Australian Estates Building, now Elders, had an office in Julia Creek since the 1940s, and continued to serve the grazing and rural industry communities since that time, under the ownership of companies which have subsumed Australian Estates.</p>
Julia Creek War Memorial	Burke Street, opposite Post Office	Julia Creek	Road reserve	<p>a) The Julia Creek war memorial is an important place for commemoration of the war service of locals on Anzac and Remembrance Days.</p>

Julia Creek RSL	17 Goldring Street	Julia Creek	Lot 308 on JC5571	<p>a) The Julia Creek RSL is an important community facility in the commemoration of the war service of local residents.</p> <p>g) The Julia Creek RSL is an important place of commemoration and comradery for the local community.</p>
WWII RAAF High Frequency Direction Finding Station	3km west of Julia Creek township	Julia Creek	Lot 42 on EN108 (Latitude 20.659175, Longitude 141.713189)	<p>a) The former High Frequency Direction Finding Station generator room is evidence of the pattern of Queensland's defence history, particularly in north Queensland during WWII.</p> <p>b) The place is significant as a survivor of the High Frequency Direction Finding stations, purpose built for the RAAF in north Queensland during WWII.</p>
Julia Creek Cemetery	Old Normanton Road	Julia Creek	Lot 4 on EN22	<p>a) The Julia Creek Cemetery is important in demonstrating the development and growth of the region, and as a place of memory for the population of the district being a place of local burials from at least 1886.</p> <p>g) The Julia Creek Cemetery is an important place of commemoration for the local community.</p>
Julia Creek Water Tower	73 Burke Street	Julia Creek	Lot 28 on JC55710	<p>a) The Julia Creek water tower is symbolic of the growth and development of the town and the provision of water to the residents, the railway and the grazing industry.</p>
Julia Creek Magistrate's Court	12 Burke Street	Julia Creek	Lot 5 on SP266051	<p>a) The Julia Creek Magistrate's Court demonstrates the growth and development of the town as a major regional centre and the provision of justice services to the community.</p> <p>g) The Julia Creek Magistrate's Court has provided legal services to the community since 1927.</p>
Holy Rosary Catholic Church	3-5 Burke Street	Julia Creek	Lot 1 on RP893520	<p>a) The Holy Rosary Catholic Church demonstrates the growth and development of the township of Julia Creek, the earlier church being too small for the growing congregation.</p>

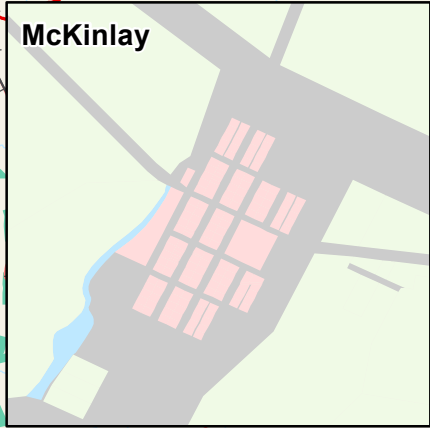
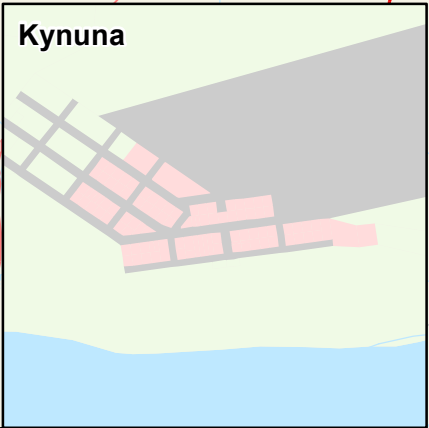
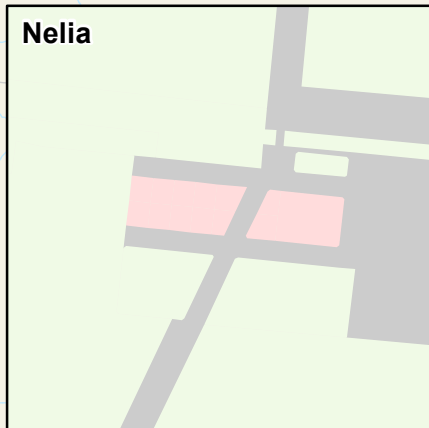
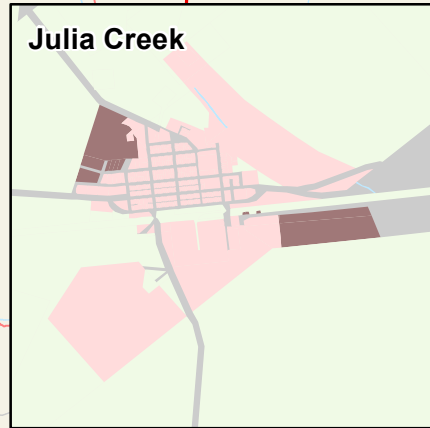
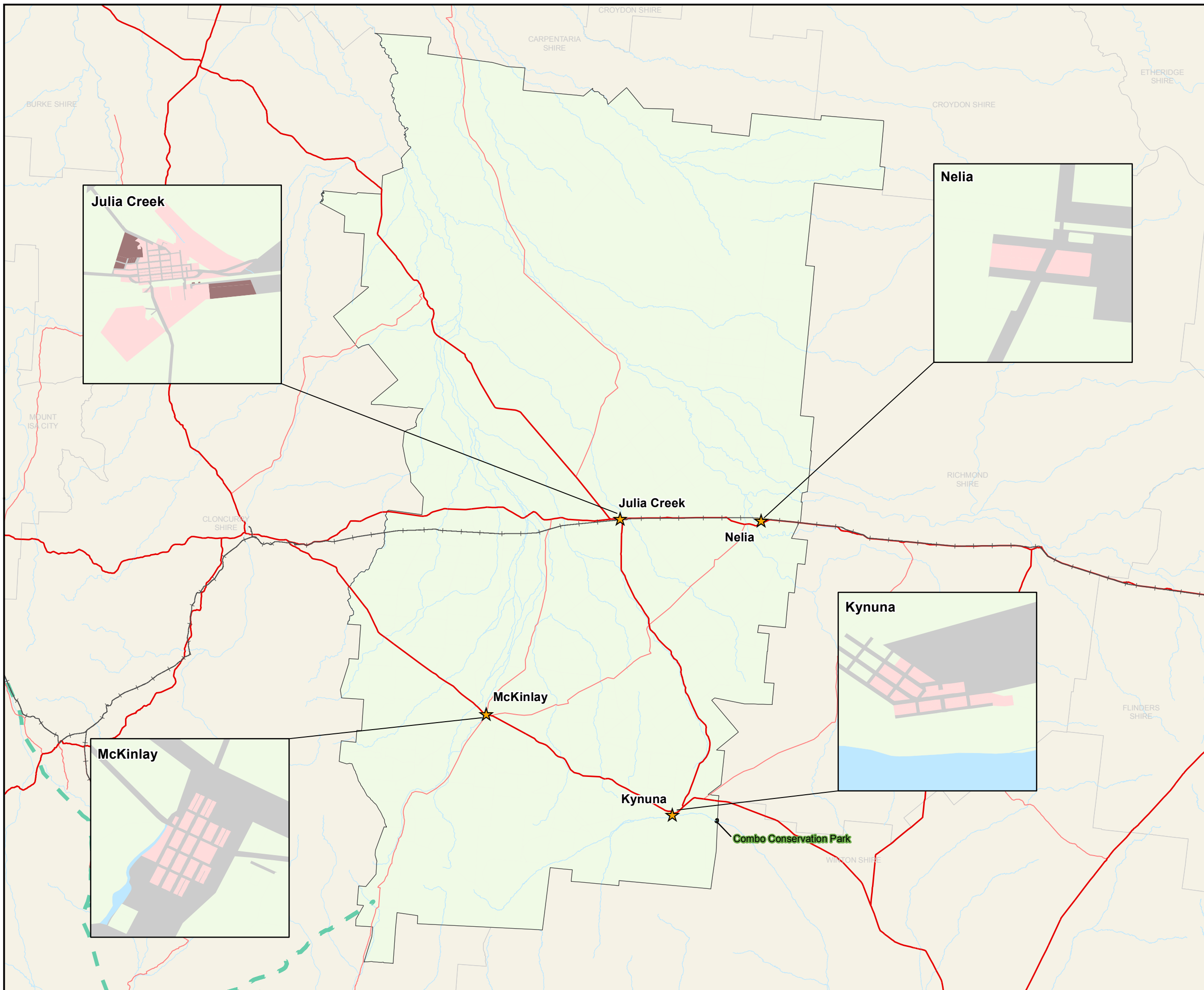
				g) The Holy Rosary Catholic Church is important to the Catholic Community of the district as a ritual place of worship.
Old Bakery	65 Goldring Street	Julia Creek	Lot 104 on JC5571	a) The retention of this shop dating to the early 1930s demonstrates the resilience of the family who built it, having run bakeries across northern and north-western Queensland since the 1880s. The former bakery demonstrates the growth and development of Julia Creek, which was established as a major regional railway town from 1907 and prospered from 1930 when the shire council relocated its headquarters from McKinlay to Julia Creek. This is one of only a few remaining commercial structures on Goldring Street, which was once the main business street of the town; opposite the railway station.
Butcher Shop	39 Burke Street	Julia Creek	Lot 505 on JC5571	a) The Julia Creek butcher shop, established by Charles Byrne in the 1920s has served this community since that time. The business was so important to the town that the shire council took over its operation for three months in 1949, when Byrne was forced to sell, and this is a rare occurrence in Queensland. d) From the street, the Julia Creek butcher shop appears to be a highly intact country butcher shop.
Julia Creek Hardware (formerly Julia Creek Motors and Lance Lewis's Motor Garage)	46-48 Burke Street	Julia Creek	Lot 19 on JC55714 and Lot 214 on JC5571	a) The former garage and service station established by Lance Lewis in 1929 is significant in demonstrating the growth and establishment of Julia Creek township as a major service centre to the surrounding rural district. The evolution of the business and the diversity of the activities of the business demonstrate the tenacity and entrepreneurship of the owner, and the opportunities this town offered to its residents.
Nelia Cemetery	1.5km SW of Nelia Township	Nelia	Lot 7 on EN44	a) The Nelia Cemetery is important in demonstrating the development and growth of the region, and as a place of memory for the population of the district.

				g) The Nelia Cemetery is an important place of commemoration for Nelia community.
Country Women's Association Building	Railway Street	Nelia	Lot 4 on N6311	<p>a) The Nelia Queensland Country Women's Association hall was established through local fund raising in 1926. The building, including the QCWA rest room and town hall, is representative of one of the most important women's organisations of the 20th century, formed as a response to the hardships and isolation experienced by families in rural districts. It was an important part of the social fabric of the district, particularly in the provision of social and welfare services to country families.</p> <p>g) The Nelia Queensland Country Women's Association building has served the local community for over 90 years as a place for important social functions.</p>
Nelia Ponds Station, outbuildings and remnants	Approx. 9km north of Nelia	Nelia	Lot 128 on SP271042	<p>a) The Nelia Ponds station and outbuildings demonstrate the pattern of development of the grazing industry in north-western Queensland, which was integral to the development of this region and the state.</p> <p>c) The Nelia Ponds Station and outbuildings and remnants have the potential to contribute knowledge that will lead to a greater understanding of the history of remote north-western Queensland.</p>






Appendix 1—Index, glossary of terms, and list of shortened forms

Table—Shortened forms

Shortened form	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	Planning Regulation 2017
GFA	Gross Floor Area






LEGEND

-  Railway
-  State controlled road corridor
-  Other road corridor
-  Petroleum pipeline licences
-  Watercourse

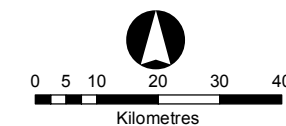
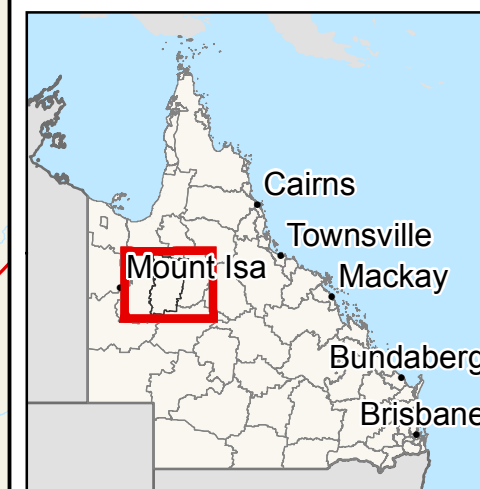
URBAN LAND

-  Urban

NON-URBAN LAND

-  Nature conservation and open space
-  Rural
-  Rural residential

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LEGEND

-  Petroleum pipeline licences
-  Road
-  Watercourse

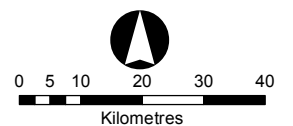
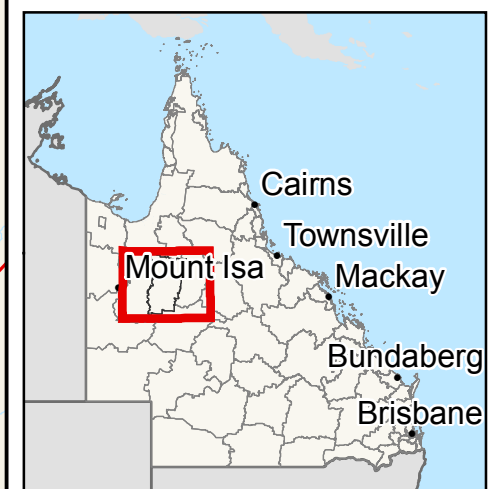
ZONE

-  Recreation and open space
-  Rural
-  Rural residential
-  Township

CADASTRAL PARCELS

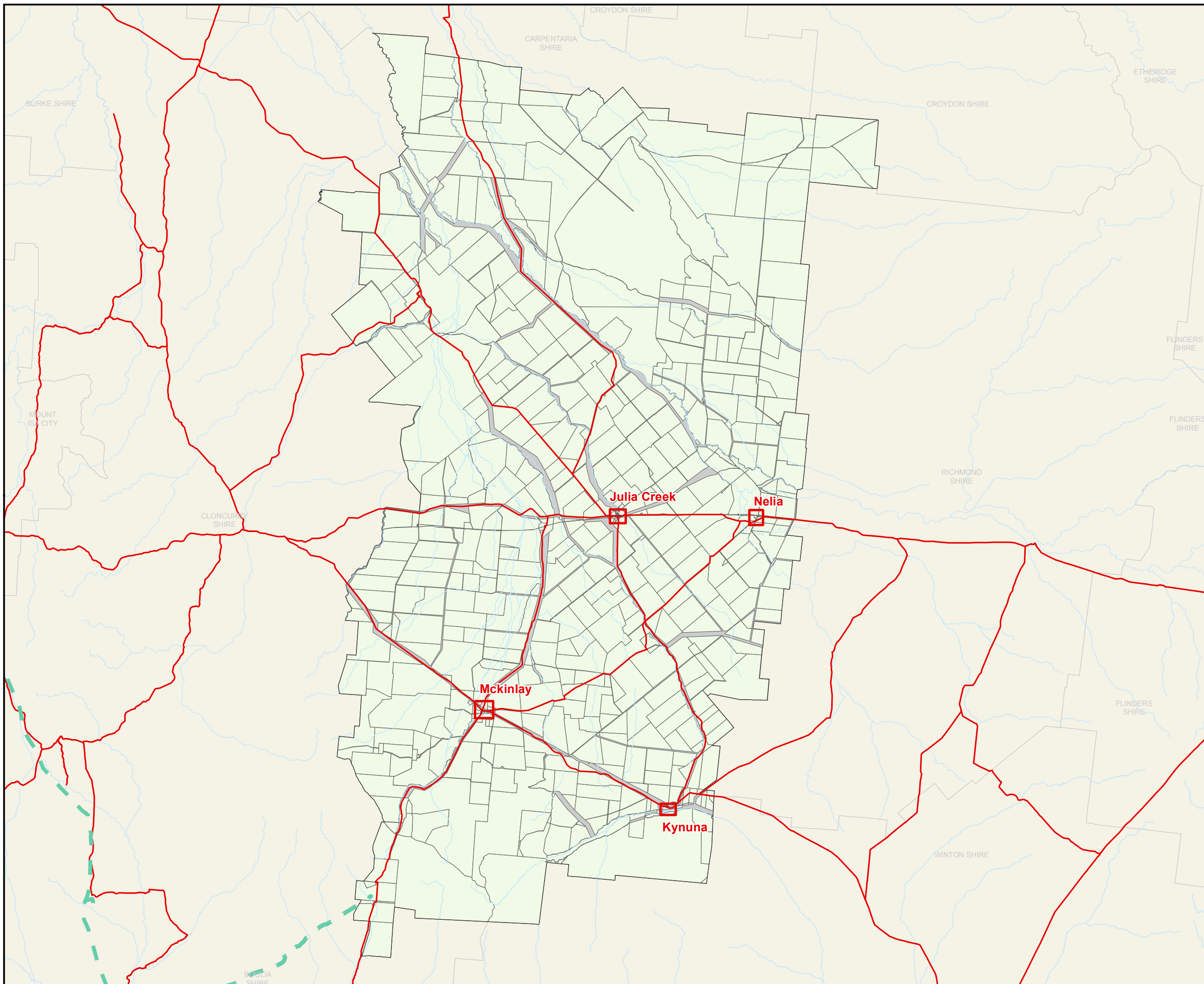
-  Water
-  Road

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



LEGEND

PRECINCT

-  Commercial
-  Industrial
-  Residential
-  No further subdivision

ZONE

-  Recreation and open space
-  Rural
-  Rural residential
-  Township

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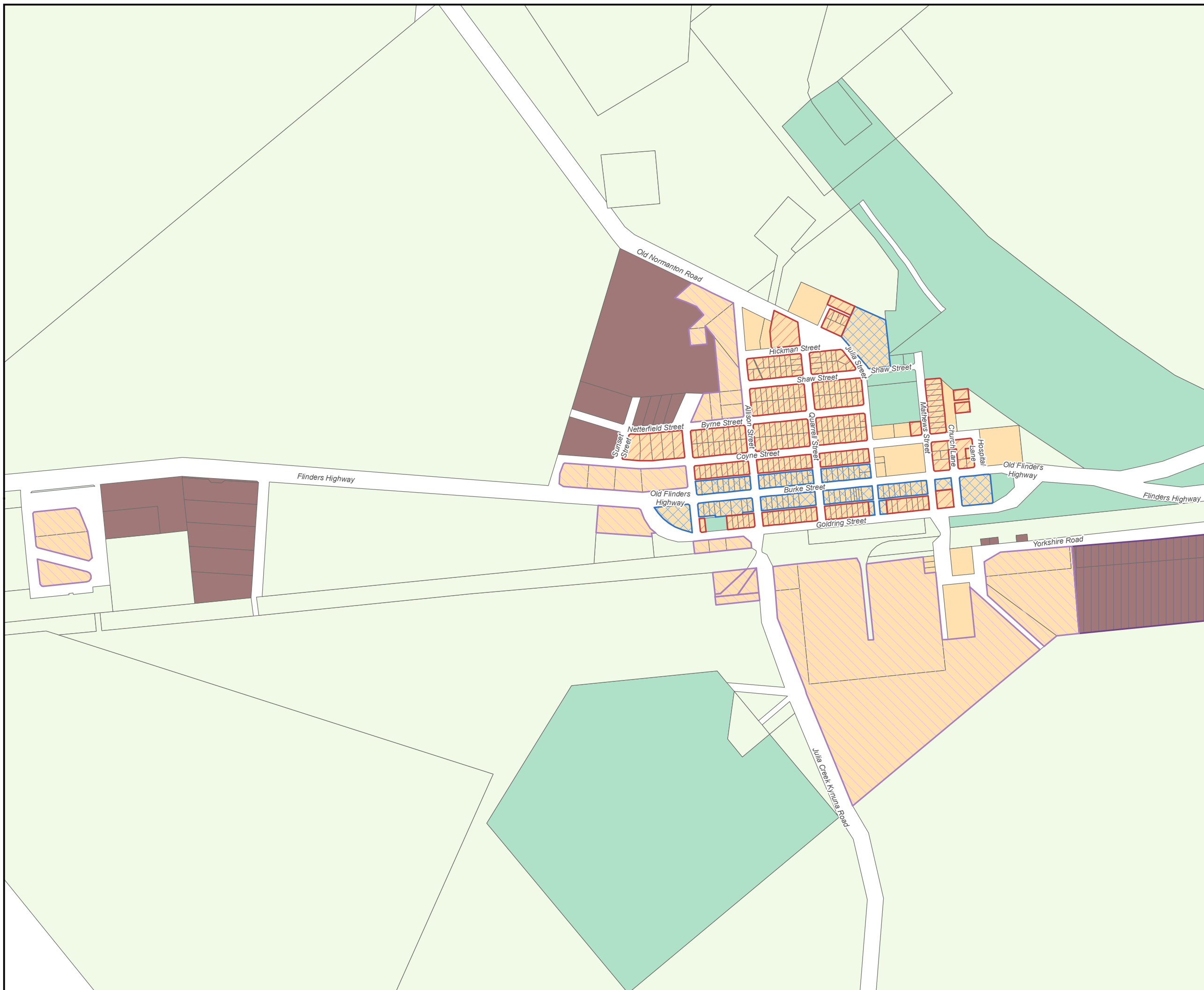


0 50 100 200 300 400
 Metres

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

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LEGEND



ZONE

-  Recreation and open space
-  Rural
-  Township

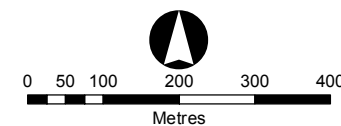
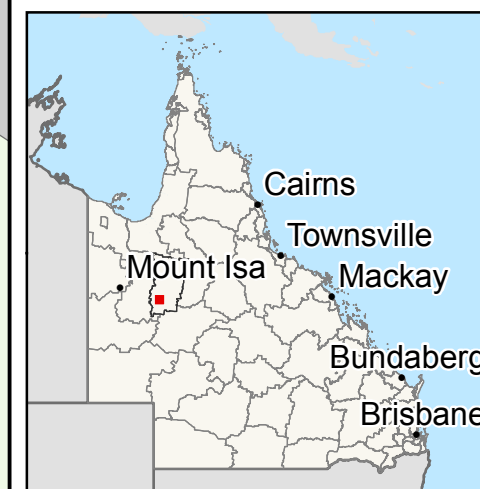
PRECINCT

-  Commercial
-  Residential

CADASTRAL PARCELS

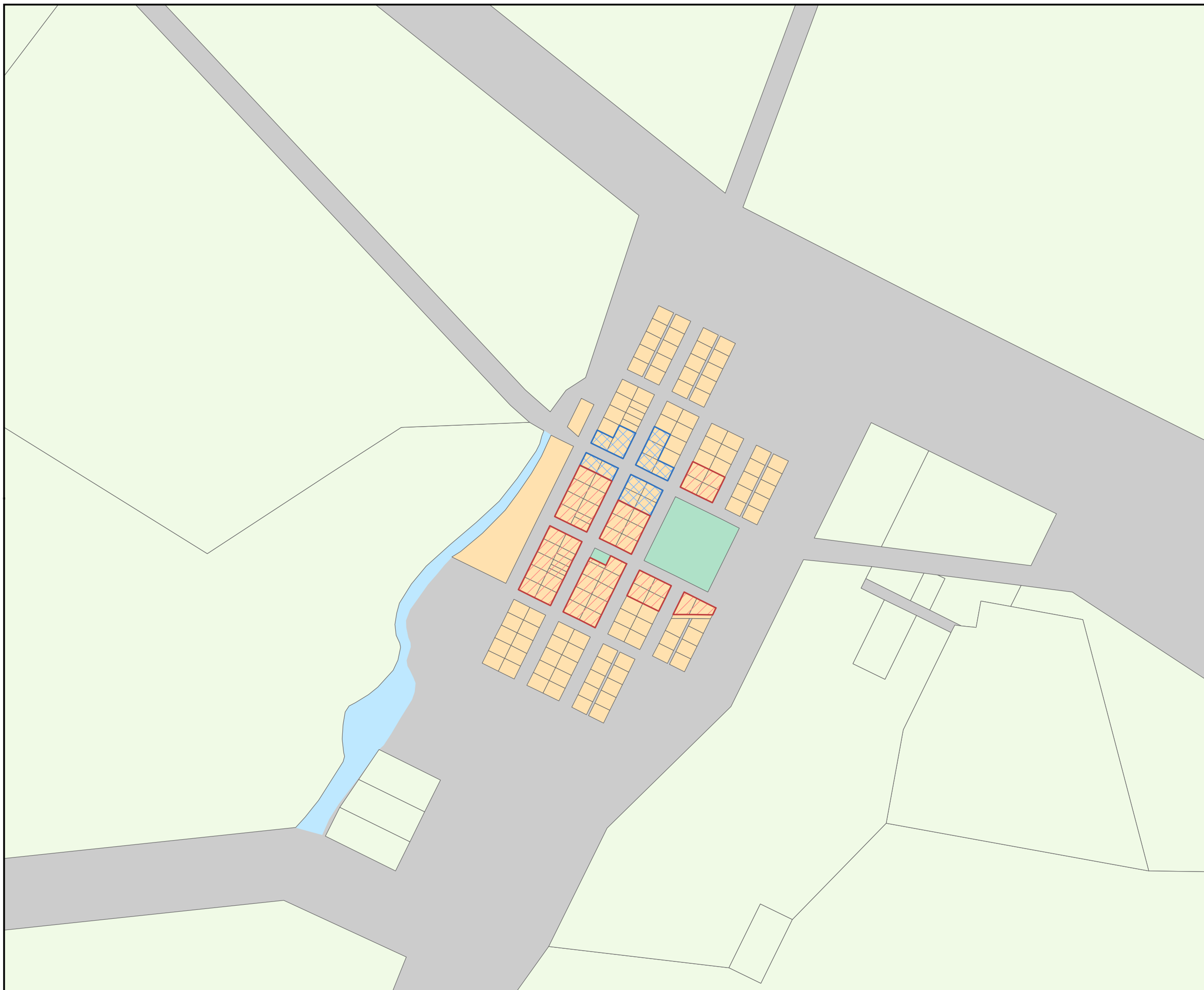
-  Water
-  Road

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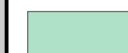


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LEGEND


ZONE

-  Recreation and open space
-  Rural
-  Township

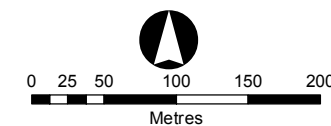
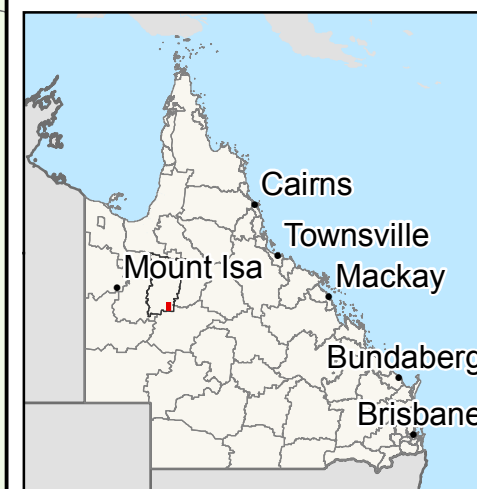
PRECINCT

-  Commercial

CADASTRAL PARCELS

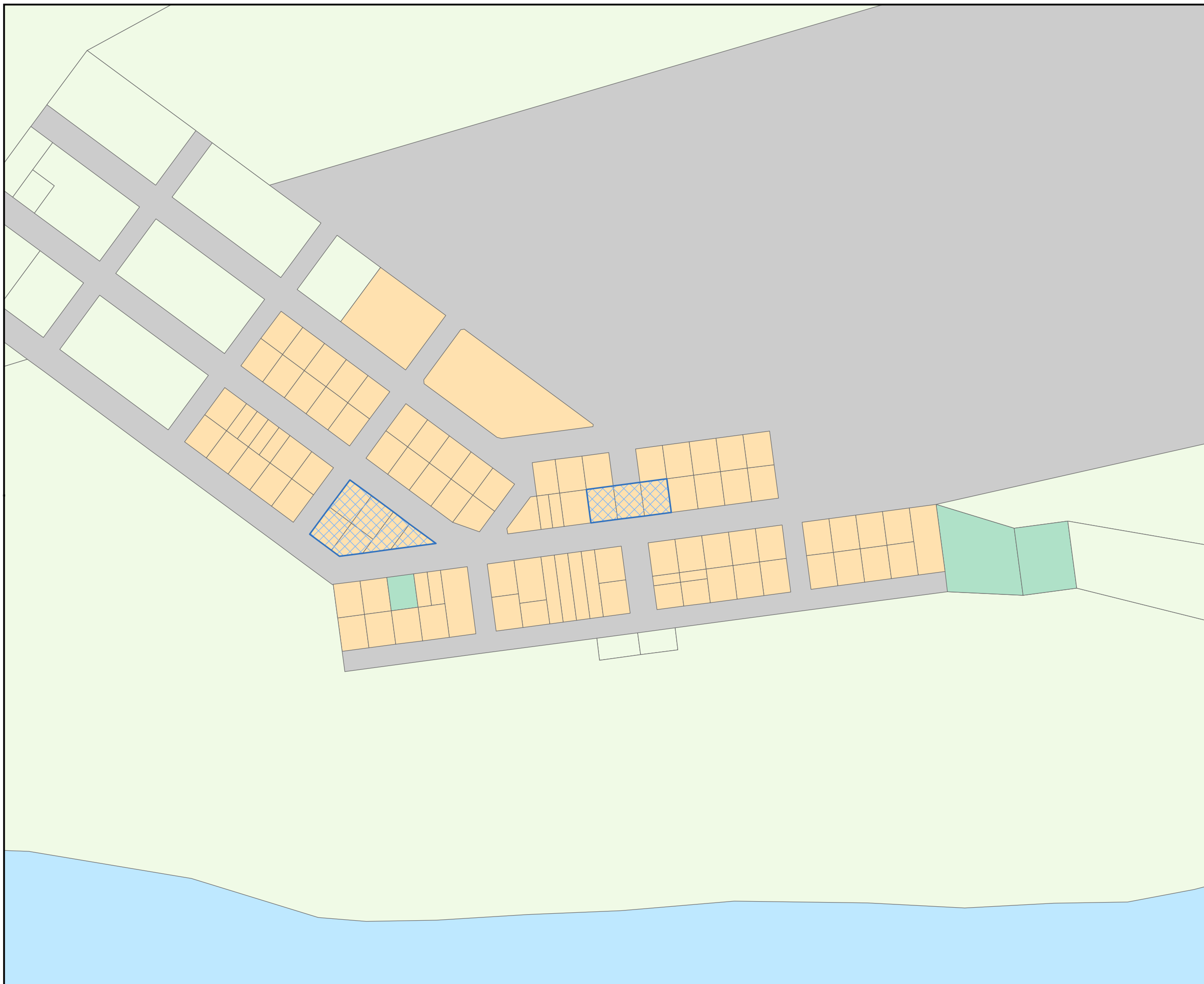
-  Water
-  Road

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LEGEND

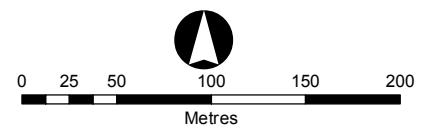
ZONE

- Recreation and open space
- Rural
- Township

CADASTRAL PARCELS

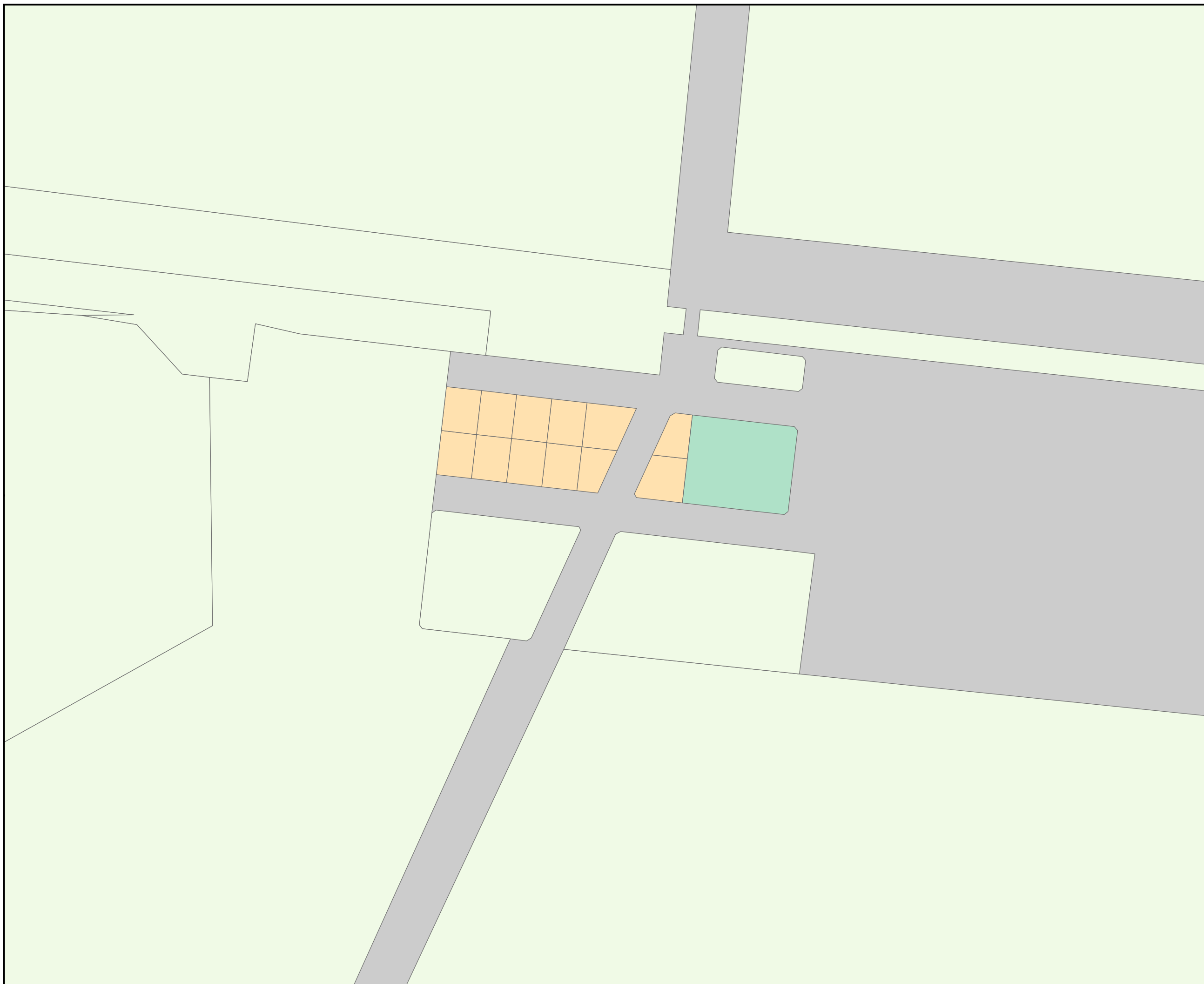
- Road

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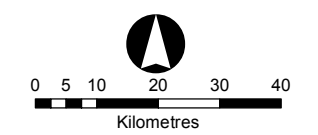
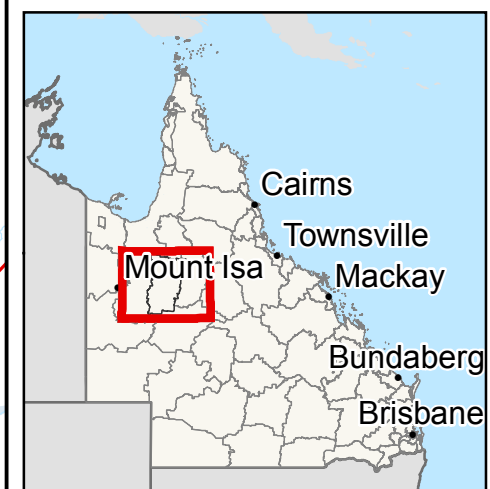
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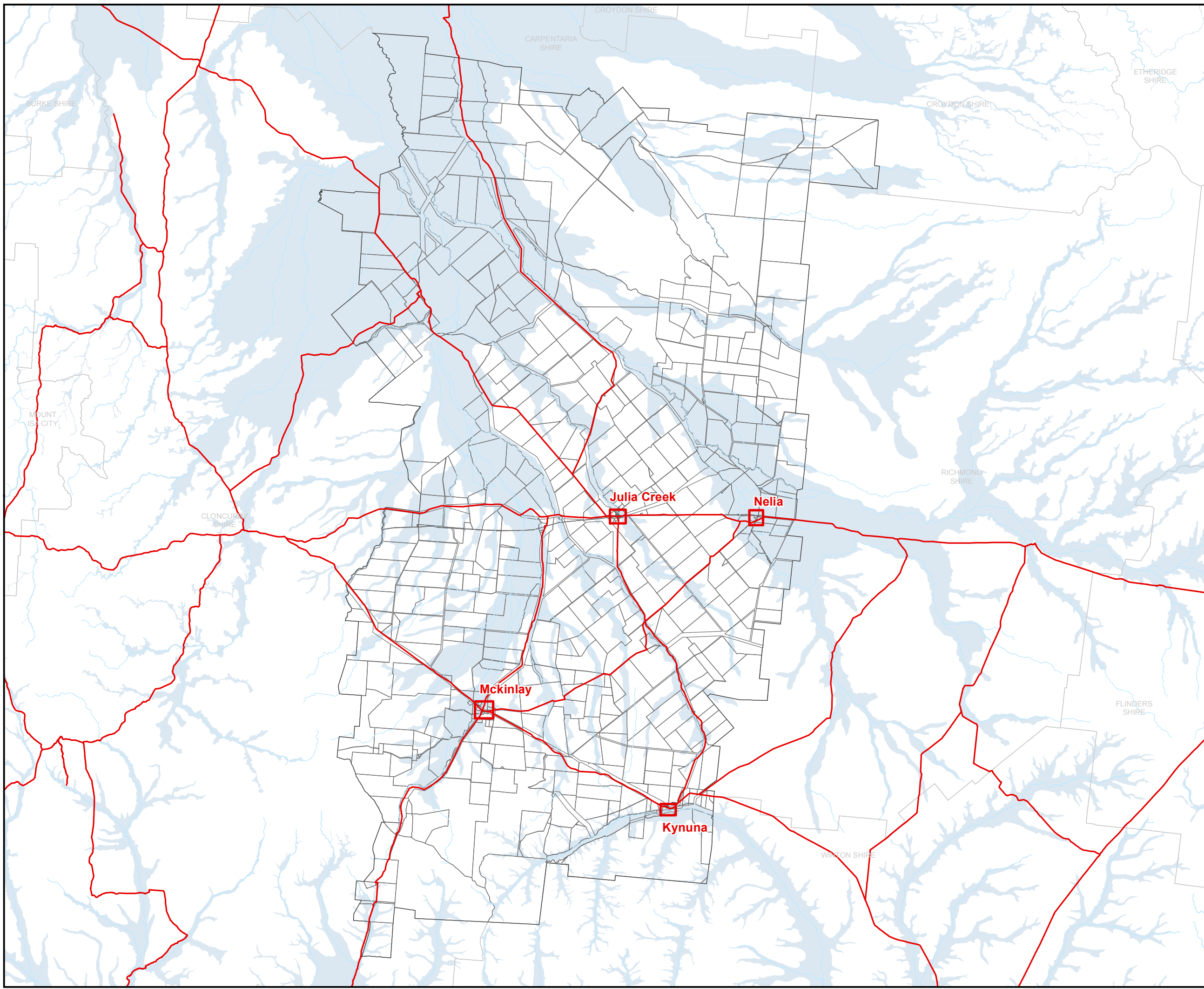
-  Road
-  Watercourse
-  Mckinlay Local Government
-  1% annual exceedance probability flood event
-  Lot Boundary

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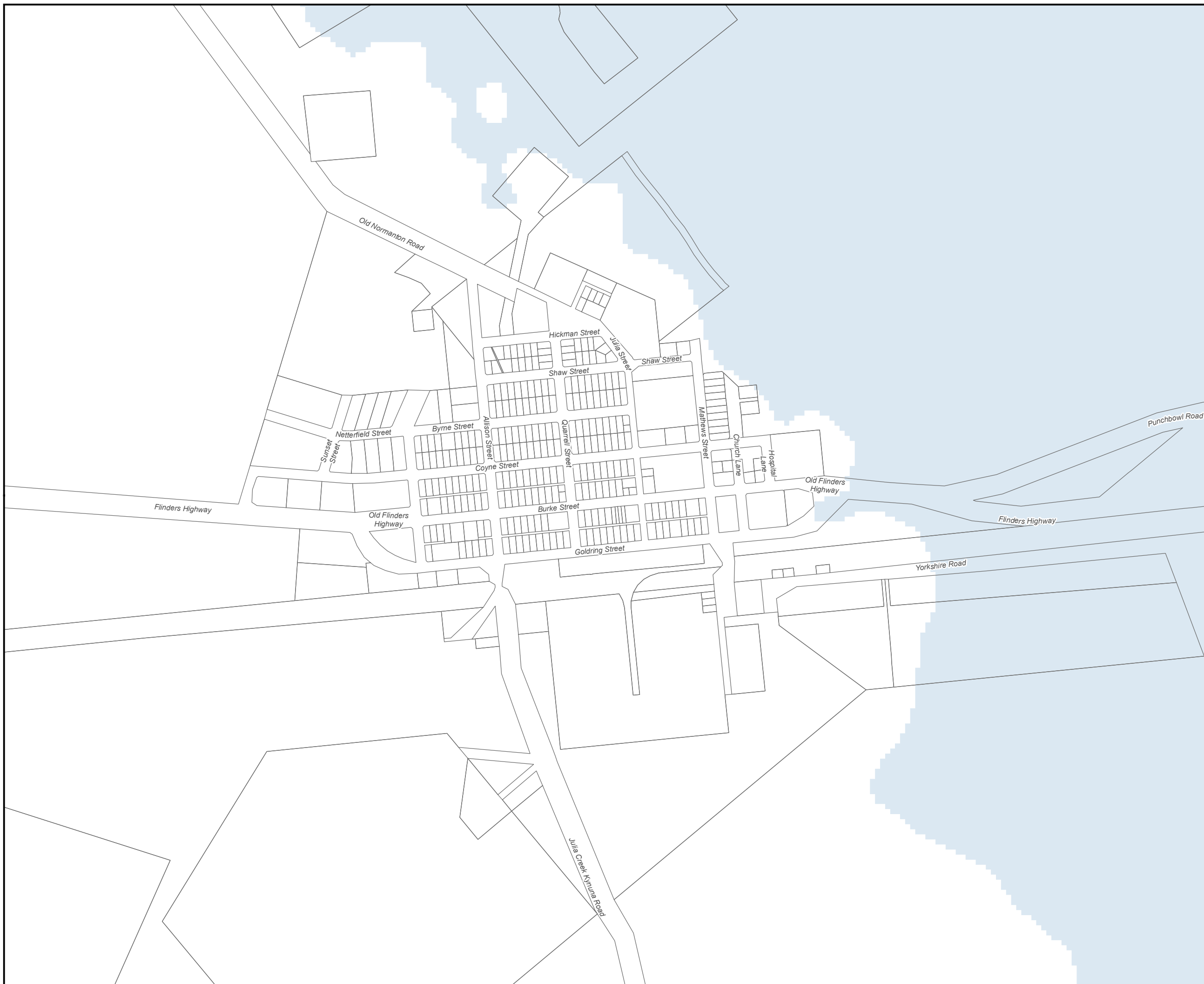
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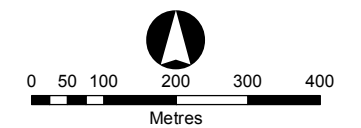


LEGEND

-  Lot boundary
-  1% annual exceedance probability flood event





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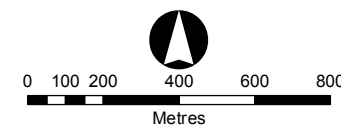
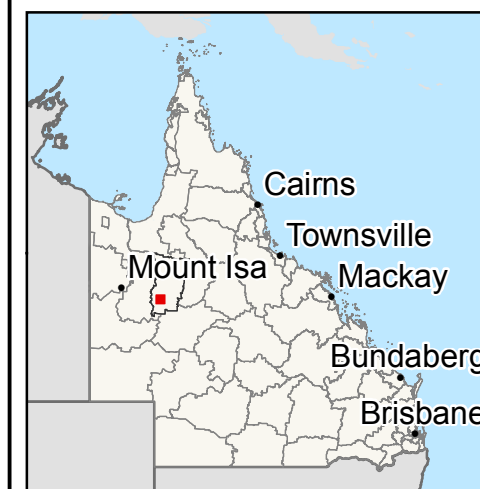
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LEGEND

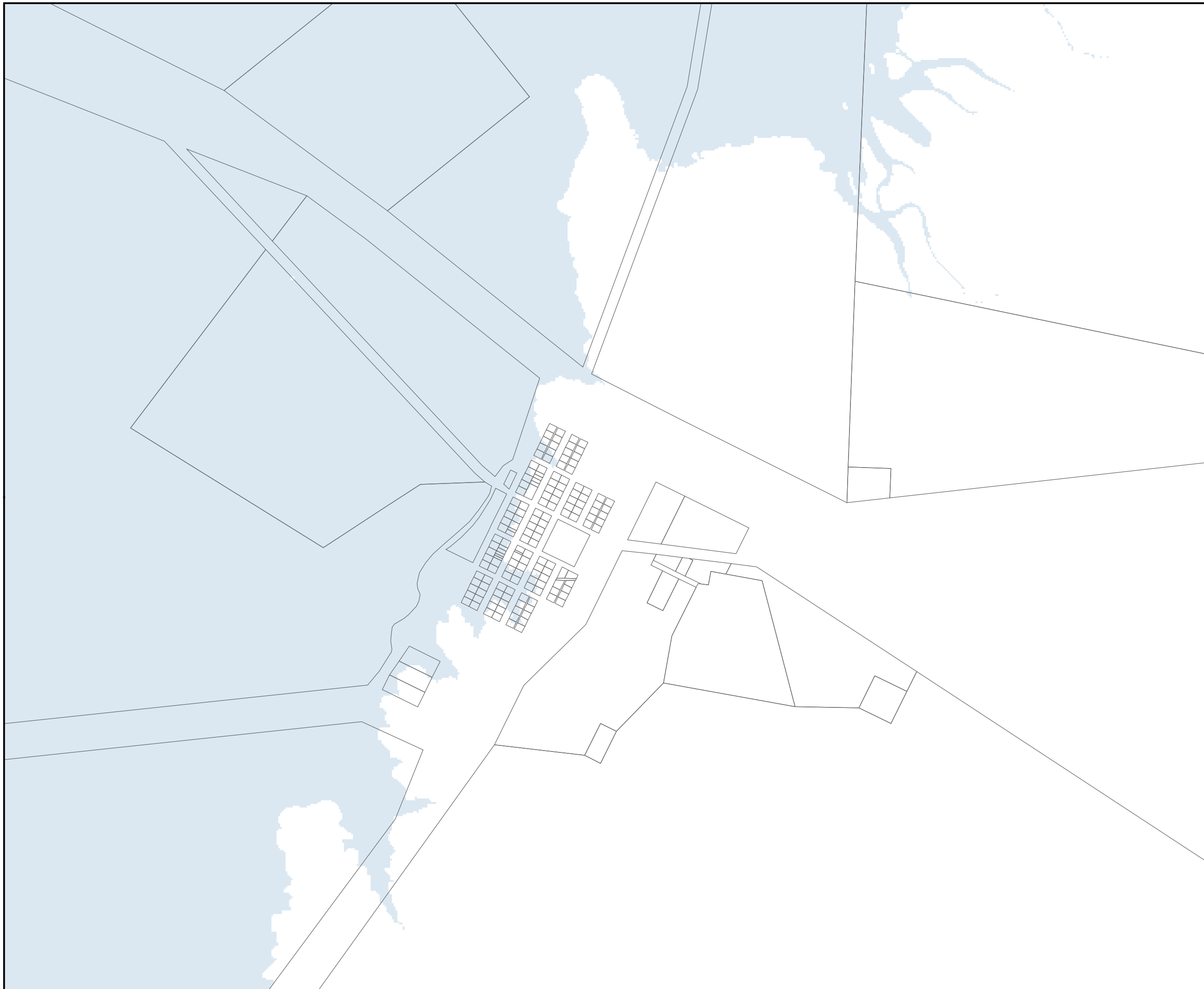
-  1% Annual Exceedance Probability Flood Event
-  Lot Boundary

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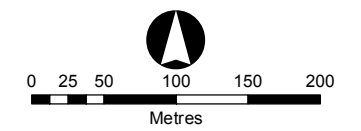
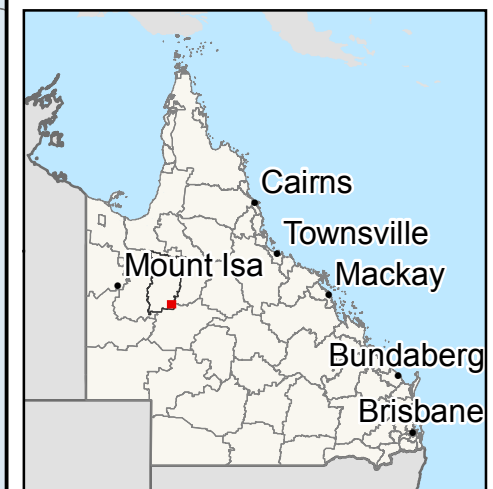
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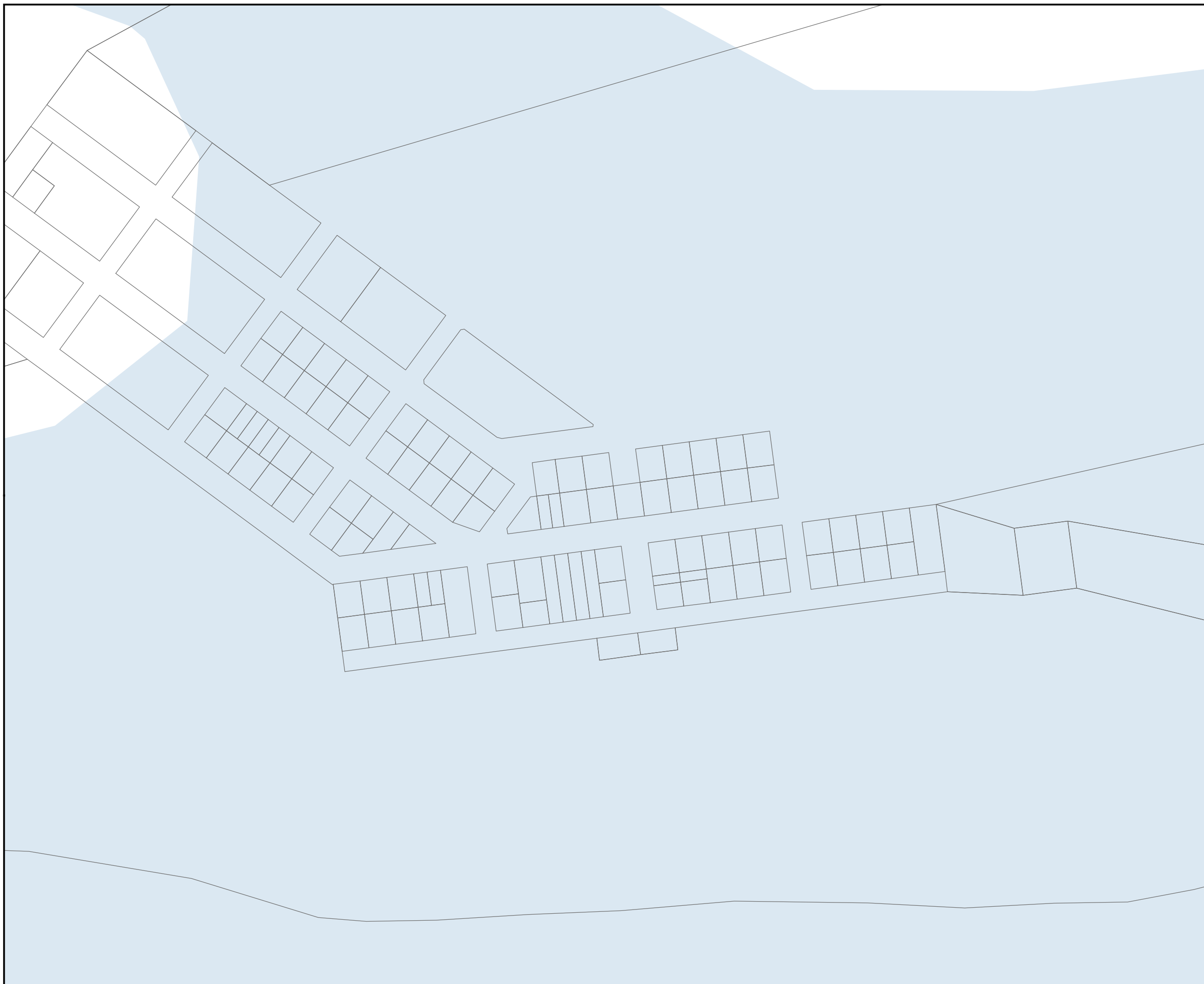
-  1% annual exceedance probability flood event
-  Lot Boundary

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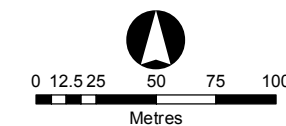
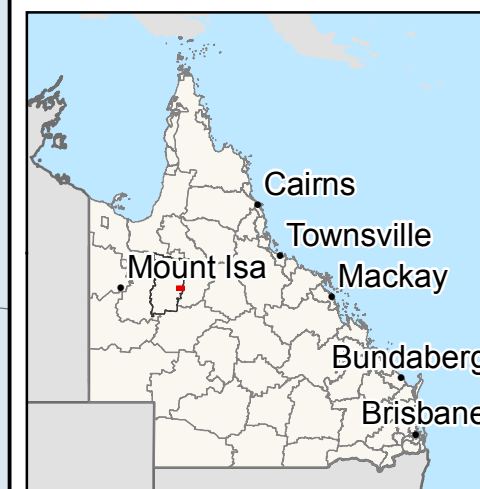
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LEGEND

-  1% annual exceedance probability flood event
-  Lot Boundary

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