



DOOMADGEE ABORIGINAL SHIRE COUNCIL PLANNING SCHEME

NOVEMBER 2014

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Citation and commencement

This planning scheme may be cited as the *Doomadgee Planning Scheme 2014*.

A notice was published in the Government Gazette No. 368 on 7 November 2014 for the planning scheme for the shire of Doomadgee.

The commencement date for the planning scheme was 7 November 2014.

Amendments to the planning scheme are included at Appendix 2.

Community statement

“Doomadgee is a strong community built on family, leadership and culture. Doomadgee enjoys a lifestyle that bonds its ancestral heritage with a progressive vision for the future”

“Doomadgee is a community attuned to its natural setting, where respect for culture and country guide development processes”

Editor's note—the community statement is extrinsic material to the planning scheme.

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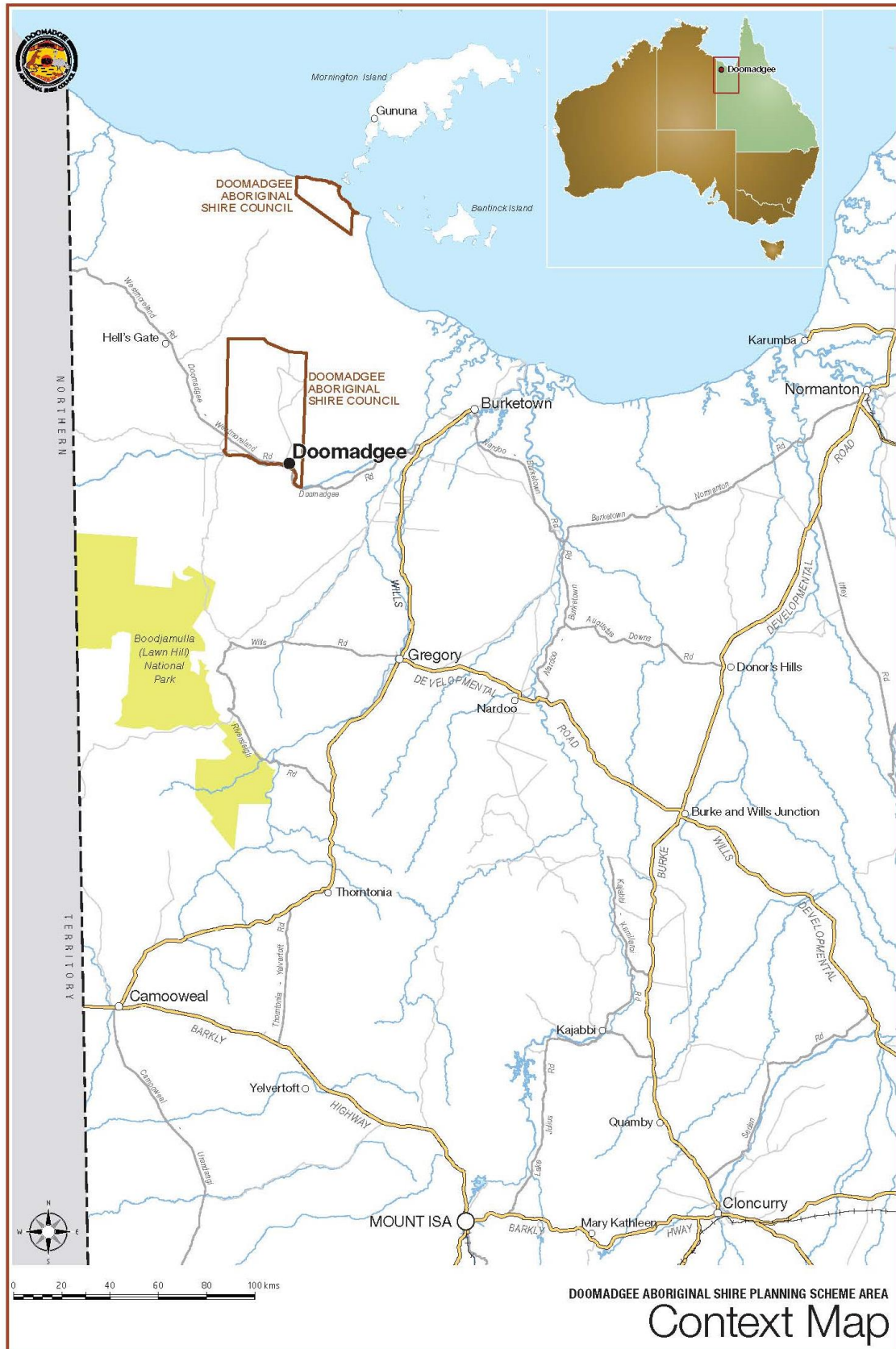
Part 1 About the planning scheme

1.1 Introduction

- (1) The *Doomadgee Planning Scheme 2014* (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 18 April 2019.
- (3) In seeking to achieve this purpose, the planning scheme sets out Doomadgee Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 25 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 15 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of the Doomadgee Shire including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in **Map 1.1**.

Editor's note—state legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 24 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

PART 1 ABOUT THE PLANNING SCHEME



Map 1.1 – Local government planning scheme area and context

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme;
 - (b) state planning provisions;
 - (c) the strategic framework;
 - (d) the local government infrastructure plan;
 - (e) tables of assessment;
 - (f) the following zones:
 - (i) Centre zone;
 - (ii) Community facilities zone;
 - (iii) Emerging community zone;
 - (iv) Environmental management and conservation zone;
 - (v) General residential zone;
 - (vi) Low impact industry zone;
 - (vii) Recreation and open space zone;
 - (viii) Rural zone.
 - (g) there are no local plans;
 - (h) the following overlays:
 - (i) Airport environs overlay;
 - (ii) Biodiversity areas overlay (Vegetation);
 - (iii) Biodiversity areas overlay (Waterways);
 - (iv) Biodiversity areas overlay (Wetlands);
 - (v) Bushfire hazard overlay;
 - (vi) Coastal hazard overlay.
 - (vii) Flood hazard overlay;
 - (viii) Stock route overlay;
 - (i) the following development codes:
 - (i) Dwelling house and caretaker's accommodation code;
 - (ii) Home based business code;
 - (iii) Telecommunications code;
 - (iv) Infrastructure services code;
 - (v) Operational works code;
 - (vi) Reconfiguring a lot code;
 - (vii) Transport, access and parking code.
 - (j) there are no other plans;
 - (k) schedules and appendices.
- (2) The planning scheme is supported by Planning Scheme Policy 1 – Land Development Standards.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)
 - (b) the *Planning Regulation 2017* (the Regulation), other than the regulated requirements
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—the regulated requirements do not apply to this 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—this is an example of a footnote.

1.3.3 Punctuation

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

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

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

¹ Footnote—this is an example of a footnote.

- 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 a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

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

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

- (c) prohibited development.

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

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

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.

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
- (a) relevant assessment benchmarks or requirements for accepted development specified in the Planning Regulation prevail over the planning scheme to the extent of any inconsistency
- (b) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
- (c) relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency; overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
- (d) zone codes prevail over use codes and other development codes to the extent of the inconsistency;

Editor's note—in this planning scheme there are no local area plans.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in *Building Act 1975*.

- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

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

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—the *Building Act 1975* permits 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, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to protect visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

- (4) The building assessment provisions are contained in the following parts of this planning scheme:

Table 1.6 Building assessment provisions

Building Assessment Provision	Planning Scheme Part
Alternative boundary clearances	Part 6 – Zones
Alternative site cover clearances	Part 6 – Zones
Floor level heights of habitable rooms on land liable to flooding	Section 7.2.7 – Flood hazard overlay code

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

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

1.7 Local government administrative matters

Permission from native title owners or parties including the Waanyi Prescribed Bodies Corporate (PBC) and Gangalidda via the Carpentaria Land Council is required for development over Native Title under a futures act (*Native Title Act 1993*).

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy (July 2014) is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated

- (1) Liveable communities and housing
 - (a) Liveable communities
 - (b) Housing supply and diversity
- (2) Economic growth
 - (a) Agriculture
 - (b) Development and construction
 - (c) Tourism
 - (d) Mining and extractive industries
- (3) Environment and heritage
 - (a) Biodiversity
 - (b) Coastal environment
 - (c) Cultural heritage
 - (d) Water quality
- (4) Hazards and safety
 - (a) Emissions and hazardous activities
 - (b) Natural hazards
- (5) Infrastructure
 - (a) Energy and water supply
 - (b) Strategic airports and aviation facilities

State interests in the state planning policy not integrated

Nil

State interests in the state planning policy not relevant to Doomadgee Aboriginal Shire Council

- (1) Infrastructure
 - (a) Strategic ports
 - (b) Strategic airports and aviation facilities

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

2.2 Regulated requirements

The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 are not reflected in this planning scheme.

Editor's note—The planning scheme reflects the Queensland Planning Provisions Version 4.0 dated January 2016.

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 four themes that collectively represent the policy intent of the scheme:
 - (i) Land use Pattern and infrastructure;
 - (ii) Economic development and natural resources;
 - (iii) Natural environment; and
 - (iv) Community values.
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each, or a number of, elements;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

3.2.1 Background context

3.2.1.1 Regional and local overview

- (1) The Shire of Doomadgee is a remote Aboriginal Community located in far north-west Queensland, approximately 104 kilometres east of the Northern Territory border and 500 kilometres north-west of Mount Isa. The Shire sits in the southern Gulf Region of Queensland and is bordered by Burke Shire Council (refer to **Map 1 – Local Government Planning Scheme Area and Context**). Burketown is the nearest centre to Doomadgee Township, and is the administrative centre for Burke Shire Council. The Gulf region extends from the Queensland Northern Territory border to include Mornington, Carpentaria, Croydon, Etheridge and Kowanyama Shires, in addition to Burke and Doomadgee.
- (2) Doomadgee Shire is situated on Deed of Grant in Trust (DOGIT) land covering two distinct and geographically separate areas: ‘Doomadgee’ and ‘Old Doomadgee’ (refer to **Map 1 – Local Government Planning Scheme Area and Context**).
- (3) The Shire of Doomadgee has one settlement, the Doomadgee Township, which is positioned in the south-east corner of the Shire on the northern bank of the Nicholson River, approximately 80 kilometres inland of the Gulf of Carpentaria.
- (4) Originally established by the Christian Brethren as a coastal mission settlement in Dumaji on the Bayley Point Reserve (now ‘Old Doomadgee’) between 1931 and 1935, the Doomadgee Aboriginal Community relocated to its current Nicholson River location in 1936 due to water scarcity and tropical cyclone devastation.
- (5) Doomadgee Shire does not contain any protected area estate or State forests; however, the Boodjamulla (Lawn Hill) National Park – located approximately 55 kilometres to the south-east of Doomadgee Township – is a regionally significant cultural and environmental area to the Doomadgee Aboriginal Community (refer to **Map 1 – Local Government Planning Scheme Area and Context**). The Boodjamulla National Park contains the Riversleigh World Heritage Area, protected as a place of high World Heritage Value due to the presence of extensive fossil deposits.
- (6) Mt Isa is the most regionally significant administrative and retail/commercial centre for residents of the Doomadgee Aboriginal Community. Residents frequently travel to Mt Isa for the opportunities it offers in the way of employment and access to community services, particularly high order health care services. It is expected that Mt Isa will continue to serve an important role as a regional centre for residents of the Gulf Region throughout the life of this planning scheme.

3.2.1.2 People and population characteristics

- (1) In June 2010, Doomadgee Shire had an estimated resident population of 1,285 persons. However, due to likely data collection inaccuracies this population is potentially understated by in the order of 10% to 20%.
- (2) Over the past 15 years, population change can be described as unpredictable with annual population change ranging from 7.6% to minus 1.5% as described in **Figure 3.1 (Doomadgee Shire Population Change June 1996 to 2010)**.
- (3) The demographic characteristics of the Doomadgee Shire population (at the time of the 2006 census) are summarised as follows:-
 - 38.4% of persons were aged 0 to 14 years, 58.7% were aged 15 to 64 years and 2.9% were aged 65 years or over;
 - the median age was 21 years;
 - Doomadgee comprised of the following household types:
 - 46.4% couples with children;
 - 27.4% single parent;
 - 11.5% couples without children;
 - 9% lone person; and
 - 5.8% group or other.
 - 5.3% of persons aged 15 years and over had a post secondary-school qualification;
- (4) 92.7% of persons were of Aboriginal or Torres Strait Island origin. The Shire is primarily made up of Gangalidda and Waanyi people (the Traditional Owners of the land), as well as the tribal groups of Garawa, Lardil and Mingginda;
- (5) 29.5% of persons were living at a different address five years earlier;
- (6) 39.2% of persons were aged 15 years and over and had a gross individual weekly income less than \$400;
- (7) 38.5% of persons did not have a private motor vehicle.

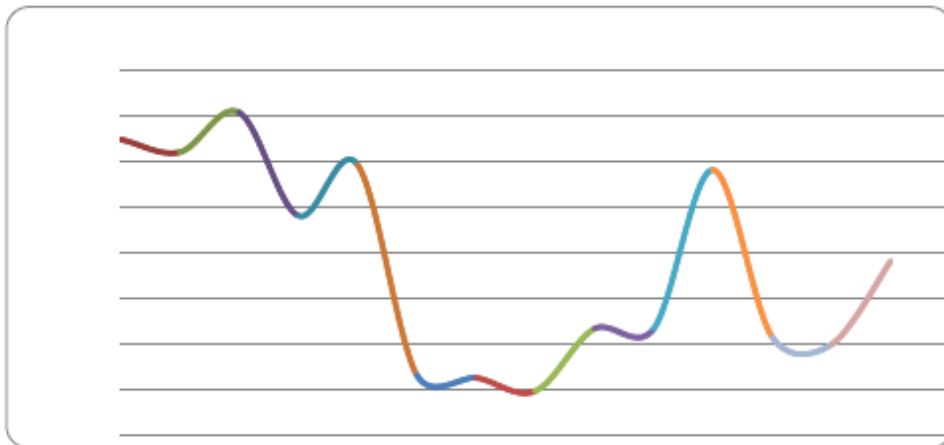


Figure 3.1 Doomadgee Shire population change June 1996 to 2010

Source: ABS Regional Population Growth. Cat No. 3218.0. March 2011 in Foresight Partners Pty Ltd. *Needs Assessment – Doomadgee Shire*. October 2011.

3.2.1.3 Employment

- (1) At the time of the 2006 Census, there were approximately 755 people working in Doomadgee Shire. **Table 3.1 (Doomadgee Shire employment by sector)** provides a percentage breakdown of employment by sector.

Table 3.1 Doomadgee Shire employment by sector

Employment sector	Population (%)
Mining	4.4
Construction	1.8
Retail trade	4.0
Public administration and safety	35.4
Education and training	15.9
Health care and social assistance	38.5
Total	100.0

- (2) The health care and social assistance sector was the largest with 38.5% of the Doomadgee employed labour force. Other sectors with relatively large numbers of employed persons included public administration and safety (35.4%) and education and training (15.9%). These three sectors account for 90% of the employed labour force.
- (3) 'Labourer' was the most common occupation in Doomadgee, accounting for 47.4% of the employed labour force. Other common occupations included community and personal service workers (17.1%) and professionals (13.5%).
- (4) Persons between the ages of 25 and 44 years accounted for the greatest share of the labour force at 363 persons or 48.1%. Persons aged 15 to 24 years represented 31.9% of the labour force (or 241 persons) and persons aged between 45 and 64 years accounted for the remaining 20% (or 151 persons).
- (5) Modelling undertaken in 2011 shows that the total labour force would grow from the 2010 figure of 755 persons to 1,066 persons by 2031, with the greatest number (442 persons) remaining between the ages of 25 and 44 years. Persons between 15 and 24 years of age would increase to 318 and persons between the ages of 45 and 64 would increase to 306. Percentage shares would remain similar to 2010, with 15-24 years accounting for 29.8%, 25-44 years decreasing to 41.5% and 45-64 years representing 28.7%. **Table 3.2 (Doomadgee's estimated working age population, 2010 and 2031)** shows these trends.

Table 3.2 Doomadgee's estimated working age population, 2010 and 2031

Age Group	2010	2031	Increase 2010-2031
Youth (15-24)	31.9%	29.8%	77
Prime (25-44)	48.1%	41.5%	79
Older (45-64)	20.0%	28.7%	155
Total	100.0%	100.0%	311

- (6) In 2011, Doomadgee had an estimated unemployment rate of 17%.

- (7) Mining is an important regional economic driver in the Gulf which is renowned as one of Australia's premier mineral resource areas. Burke Shire contains Century Mine, which is one of the world's largest zinc and lead mines. Although no resource sector activity is currently undertaken in Doomadgee, its population is well placed to access employment in this sector.

3.2.1.4 Housing

- (1) In 2011, there were approximately 200 residential dwellings in Doomadgee Township, approximately 98% of which were detached or semi-detached. Residential dwellings in Doomadgee Township predominantly comprise 3 bedrooms.
- (2) The average number of persons per household in 2011 was estimated at 6.4, and was 6.75 at the time of the June 2006 Census.
- (3) In addition to residential dwellings within Doomadgee Township, various outstations dot the landscape, predominantly for temporary inhabitation to make the most of the seasonal availability of bushtucker or for the undertaking of other cultural practices and traditions. Outstations are understood to not comprise part of the official dwelling count for Doomadgee Shire.



3.2.1.5 Community facilities and services

- (1) Doomadgee Township provides a diverse range of community services for the benefit of local residents, including: Doomadgee Hospital, Doomadgee Police Station, Police and Community Youth Club, Aboriginal Health Clinic, Warrgoobulginda Aboriginal Child Care Centre, Ngooderi House (aged care facility), Doomadgee State School (catering from pre-prep to Year 10), Women's shelter and child safe houses, a visiting Magistrates Court, a Queensland Corrective Services Probation and Parole office and access to TAFE education and training programs.
- (2) Community services in Doomadgee Township are in the main, co-located in the eastern area of the Township, away from the main general residential area in the west.
- (3) A place of worship is located in Doomadgee Township, and provides opportunity for the community to practice Christianity.



3.2.2 Opportunities and challenges

- (1) The following opportunities and challenges are the most significant issues expected to define future development in Doomadgee, and set out the key matters the Strategic Framework and/or planning scheme as a whole seek to address.

3.2.2.1 Indigenous cultural heritage

- (1) The Doomadgee Aboriginal Community has a deep cultural connection to country and Aboriginal cultural heritage. Accordingly, landscape features and beliefs that have cultural significance to the Doomadgee Aboriginal Community must be respected in accordance with the *Aboriginal Cultural Heritage Act 2003*. 'Areas of Cultural Significance' have been broadly considered in the Strategic Framework in the determination of 'Future Urban Areas' shown on **Strategic Framework Map SFM-001a** (refer **Schedule 2**). For instance, the Future Urban Area acknowledges that "Goodeedawa" or "Little Devils" inhabit country from Doomadgee – Westmoreland Road (Savanna Way) to the Gulf of Carpentaria. The Future Urban Area also avoids land adjacent the Nicholson River, an area rich in cultural heritage, including but not limited to "Dingo Dreaming" a mythological site in the Nicholson River, and "Pandanus Grove" a river side bushtucker resource adjacent to the Nicholson River.
- (2) 'Areas of Cultural Significance' defined on **Strategic Framework Maps (SFM-001 / SFM-001a)** are not (a) necessarily established under the *Aboriginal Cultural Heritage Act 2003*; (b) to be taken as a complete record of Aboriginal cultural heritage in Doomadgee Shire; (c) to absolve persons of responsibilities under the *Aboriginal Cultural Heritage Act 2003*.
- (3) Due to the function of the *Aboriginal Cultural Heritage Act 2003*, the planning scheme does not include an overlay map for areas or sites of Aboriginal Cultural Significance as the planning scheme has no legislative jurisdiction in this regard.

3.2.2.2 Housing and accommodation need

- (1) The population of Doomadgee Shire, under a high series projection is anticipated to grow from 1,285 persons to 1,661 persons over the planning horizon to 2026. This represents a population increase in the order of 1.3% from 2011 (or 376 persons). This population increase requires in the order of 67 dwellings to accommodate population growth over this period (based on a conservative target of 5.5 persons per household).
- (2) With an estimated average of 6.4 persons and 3 bedrooms per household in Doomadgee, overcrowding is a concern and this indicates latent demand for housing in the Doomadgee Township. This high number of persons per household is in part aligned with family structure and cultural obligations and may be met by the provision of housing with a higher number of bedrooms. However, if a conservative target of 5.5 persons per household is also applied to the existing population, a shortfall in the order of 35 dwellings is identified.
- (3) As has been the trend in most parts of Australia, Doomadgee is anticipated to experience an ageing of its population and by 2026 is expected to have doubled the number of persons over the age of 65 in 2011. Therefore, the provision of aged care accommodation is anticipated to experience increased demand over the life of the planning scheme.

- (4) There is an identified shortfall in *non-resident workforce accommodation* in Doomadgee. Peak fly-in/fly-out, drive-in/drive-out demand is often not met by current accommodation providers, which has the potential to negatively impact on economic development and the delivery of community services.
- (5) Doomadgee lacks any tourist accommodation and careful consideration must be given to the location and type of future tourist accommodation having regard to the interests of Traditional Owners and the community, natural hazards, natural environment, country and access to retail and commercial services (including opportunities to consolidate tourist accommodation with future activities in the Tourist Node identified on **Strategic Framework Map SFM-001a**).



3.2.2.3 Country

- (1) The Shire is in the semi-arid region of the Carpentaria plain and has a landscape that is broadly characterised by sandy forest country and low scrub covered tea tree plains. The generally flat country is interspersed with meandering waterways which connect to the major river systems such as the Gregory River and Nicholson River.
- (2) The Nicholson River is Doomadgee Shire's major waterway and provides a significant ecological, cultural and recreational function to the Doomadgee Aboriginal Community. The Nicholson River is to be protected from the negative impacts of development to enable the Doomadgee Aboriginal Community to continue to use this waterway without impacting on its ecological performance.

- (3) Old Doomadgee is further characterised by its physical association with the coastal environs of the Gulf of Carpentaria, and represents a significant portion of the Gulf drainage catchment, a landscape dominated by extensive estuarine ecosystems of high ecological importance in the Settlement Wild River Area.
- (4) The landscape character of the Doomadgee Township is defined by its large residential blocks, patches of remnant vegetation, open spaces and connectivity to the Nicholson River. All future development must contribute to and not detract from landscape character values.



3.2.2.4 Economic resilience

- (1) Doomadgee Shire is reliant on fly-in/fly-out and drive-in/drive-out trade and services. Air and road transportation and accessibility is therefore critical to the sustainability of the Doomadgee Aboriginal Community.
- (2) In 2011 the eastern residential area of Doomadgee Township lacked local convenience retail, which meant that in a community with limited access to a private motor vehicle a proportion of the community were required to walk in excess of a generally accepted pedestrian shed of 400 metres to meet their daily needs.
- (3) An additional 2.5 hectares of low impact industry land is required in Doomadgee Township to accommodate industrial demand to 2026 primarily in respect to need for *service industry* and *low impact industry* land uses.
- (4) In 2011, tourism was an identified untapped market and presented a real opportunity for economic development and to advance local cultural knowledge and practices.
- (5) *Home based business* was also under represented in 2011 and the fostering of home based business and other small business enterprise was considered necessary to advance economic development in Doomadgee Township.
- (6) The proper protection and management of the Shire's landscape character elements will contribute to economic development through enabling the Shire to promote tourism as a profitable business enterprise.

3.2.2.5 Climate change and natural hazards

- (1) Parts of Doomadgee Township, including land within the Future Urban Area adjacent Savanna Way is affected by seasonal flood events which, apart from annual isolation of Doomadgee Township by road in the wet season, threaten the operation of the Doomadgee sewerage treatment plant and solid waste management infrastructure and consequently the health and general amenity of the Doomadgee Aboriginal Community.
- (2) Bushfire hazard predominates the non-urban landscape in Doomadgee, and continues to be an active part of the Doomadgee Aboriginal community culture.
- (3) In 2050, climate change projections for the Gulf Region indicate:
 - (a) an increase in the mean temperature of between 1.2 and 2.0 degrees Celsius;
 - (b) an increase in the amount of rain during rain events resulting in a worsening of flood events;
 - (c) increase in the severity and duration of tropical cyclones;
 - (d) increased spread of disease (including malaria and dengue) due to more favourable conditions for vectors; and
 - (e) coastal erosion associated with sea level rise and increased storm surge, applicable to the foreshore and low lying coastal areas in Old Doomadgee.



3.2.2.6 Infrastructure

- (1) Doomadgee Township is well serviced by a range of infrastructure including:
 - (a) open space;
 - (b) sewerage;
 - (c) water;
 - (d) electricity;
 - (e) telecommunications; and
 - (f) roads (local).
- (2) Infrastructure on the periphery of Doomadgee Township including solid waste management and sewage treatment infrastructure is in flood prone areas, with flood events negatively impacting on the environment and operation of infrastructure.
- (3) Road access to the Doomadgee Township and wider Shire area is severely limited during the wet season due to seasonal flooding of the Shire's primary access road, Savanna Way Road. In addition to inhibiting the Township's future geographic expansion, the seasonal flooding of Savanna Way Road limits the Shire's ability to attract tourists and access external economic markets. During these periods of isolation, the residents of Doomadgee Shire rely heavily on the operation of the Doomadgee Airport for supplies and the transportation of people. Accordingly, the ability of the Doomadgee Airport to expand and continue its operations is critical to the sustainability of the Doomadgee Aboriginal Community.
- (4) Alternative, renewable electricity supply technology is sought for Doomadgee Township in place of fossil fuel electricity generation and its associated negative environmental impacts.



3.2.3 Doomadgee Future Vision (2031)

- (1) Doomadgee Shire is a resilient community that provides universal opportunity to all residents and provides a living environment of the highest standard.
- (2) Doomadgee is not hindered by its geographic isolation and strives to be a self-sustainable community, underpinned by a strong spirit of community and sense of belonging.
- (3) Doomadgee offers opportunities for small scale business and economic development. Economic enterprise is focused on pastoral, fishing, tourism and mining industries as well as the community services sector. Home-based businesses make use of new telecommunications infrastructure to access external economic markets in Australia and overseas.
- (4) Doomadgee Airport continues to transport people and goods between Doomadgee and regionally significant communities such as Mt Isa, Cairns and Townsville and provides a point of connection to other Indigenous communities.
- (5) Local retail outlets provide a diverse range of goods to meet local demand and are located within easy walking distance for all residents of the Doomadgee Township.
- (6) Future Urban Areas accommodate population growth without detracting from the Shire's landscape values and low-density urban form.
- (7) In 2031, a range of affordable housing has been provided in the Doomadgee Township in response to overcrowding and population growth.
- (8) Private home ownership is enjoyed by a growing proportion of the community.
- (9) *Non-resident workforce accommodation* is capable of supporting peak seasonal demand.
- (10) The Shire's energy requirements are supplemented by renewable energy sources and water conservation practices drastically reduce the Shire's reliance on water treatment infrastructure.

- (11) Traditional arts and crafts are showcased within the Tourist Node on Savanna Way where tourists are able to purchase locally made products. Tourist Node activities create direct and flow-on local employment opportunities and advance local cultural knowledge and practises.
- (12) Tourists are drawn to the landscape values of the Shire to observe the unique savanna country and to take advantage of the unequalled scenic beauty of the coastline to the Gulf of Carpentaria, at the discretion of Traditional Owners. Tourism respects the quiet solitude of the Township and tourist activities are focussed within the Tourist Node.
- (13) Old Doomadgee is protected from the impacts of development and preserved as a place of ecological significance and as a wild river catchment area.
- (14) The market gardens adjacent Friday Street provide residents of the Doomadgee Township with a sustainable and healthy supply of fresh produce and provides an alternative opportunity for social interaction.
- (15) The Nicholson River flows freely, unimpeded by development and flanked by healthy riparian vegetation. The River's various swimming holes and fishing spots remain accessible to local residents as places of recreation.
- (16) Important elements of the Shire's Indigenous and non-Indigenous past are protected to ensure that the Shire's spiritual and historical underpinnings are not lost with the passage of time.
- (17) Doomadgee is characterised by its recreation and open space network providing residents with the opportunity to engage in physical activity in comfort and safety.
- (18) Social services are available including health, housing, law and order, sport and recreation, and access to emergency services.
- (19) Overall, the community and settlement pattern is resilient in the face of flooding, bushfire and the impacts of climate change and the *future urban area* has been developed with appropriate mitigation to these natural hazards through a structure planning and master planning process.
- (20) Doomadgee is well positioned to meet the needs of existing residents without compromising the ability of future residents to meet their own needs and aspirations.



3.3 Land Use Pattern and Infrastructure

3.3.1 Strategic outcomes

- (1) The land use pattern for the Doomadgee Shire seeks to:
 - (a) consolidate the service centre role of Doomadgee as a District Centre;
 - (b) enhance liveability in the Shire;
 - (c) consolidate retail and commercial activities in the creation of a 'main street' atmosphere on Gunnalunja Drive and Sharpe Street;
 - (d) enhance the scenic and landscape qualities of the Shire, in particular the open space values of the Nicholson River and Settlement Wild River Area in Old Doomadgee;
 - (e) respond to the challenges of natural hazards and climate change, in particular the impacts of riverine flood events; and
 - (f) respond to population growth and promote *non-resident workforce accommodation* development in response to demand.
- (2) Urban development is consolidated in proximity to existing *urban areas* to maximise the utilisation of existing infrastructure and maintain and enhance residents' access to services, employment opportunities and areas of open space.
- (3) Land to accommodate industrial development is sufficient to meet the industrial and local employment needs of Doomadgee and is separated from *sensitive land uses*.
- (4) Development that facilitates sustainable management practices including water conservation, energy efficiency and active transport patronage is encouraged.

3.3.2 Element—Consolidated Urban Form

3.3.2.1 Specific outcomes

- (1) Urban land use and development is consolidated within the *urban area* to achieve a consolidated urban form and, achieves the following:
 - (a) a logical and orderly sequence of development;
 - (b) the efficient and timely provision of infrastructure; and
 - (c) does not encroach or interfere with existing land uses in the *non-urban area*.
- (2) Urban land use and development is contained within the *urban area* and *future urban area* identified on the **Strategic Framework Maps (SFM-001 / SFM-001a)**.
- (3) Urban development is established in a logical and orderly sequence in accordance with the **Local government Infrastructure Plan (Part 4)**.
- (4) Existing trunk infrastructure is considered in the planning for future growth.
- (5) Infill urban development is encouraged in existing General Residential, Community Facilities and Centre Zones.
- (6) Commercial and retail land uses are consolidated in the Activity Node on the **Strategic Framework Map (SFM-001a)** and promote a ‘main street’ atmosphere on Gunnalunja Drive and Sharpe Street.
- (7) All development in the *urban area* is to promote pedestrian accessibility and mobility, in particular access to public open space and enhancement of the Green Corridor Network identified on **Strategic Framework Map SFM-001a**.



3.3.2.2 Land use strategies

- (1) Intensification of and/or additional *non-resident workforce accommodation* is supported in the Urban Area where within 400 metres of an Activity Node shown on **Strategic Framework Map 1a (SFM-001a)**, or where provided in association with development with a need to co-locate *non-resident workforce accommodation*.
- (2) The Future Urban Area identified on **Strategic Framework Map 1a (SPM-001a)** indicates the preferred future urban settlement pattern, and is protected from premature development that may negatively impact on the ability to utilise the area for urban development in the future.
- (3) Urban purposes within the Future Urban Area identified on **Strategic Framework Map 1a (SFM-001a)** must be supported by detailed land use investigations that resolve:
 - a) need for additional urban land;
 - b) compatibility of the proposed urban purposes with the intent of the Future Urban Area;
 - c) potential exposure and mitigation of any natural hazards;
 - d) infrastructure servicing arrangements and sequencing (including new roads);
 - e) consistency with the Strategic Framework; and
 - f) minimise disturbance to natural drainage, erosion risk, impact on groundwater levels and landscape features.

Following the undertaking of relevant land use investigations, a structure plan and detailed master plan is to be undertaken prior to the development of the Future Urban Area for urban purposes. The structure plan and master plan is to inform a suite of planning scheme amendments, which are to include a Local Plan.

- (4) In the longer term, a Local Area Plan is prepared for the overall Doomadgee township. The Local Area Plan will provide detailed guidance regarding the preferred mix and location of future land uses and community facilities in response to community need, as well as considering how matters of Aboriginal cultural heritage and long-term local cultural practices can be incorporated into the urban fabric.

3.3.3 Element—Non-Urban Area

3.3.3.1 Specific outcomes

- (1) The *Non-urban Area* primarily caters for traditional, new and emerging agricultural activities, sustainable resource management, and ecologically sustainable development of an appropriate scale, such as eco-tourism, whilst protecting the landscape amenity and cultural values of Country.
- (2) Utilities and other community infrastructure necessary for the sustainable development of Doomadgee Township may be located within the *Non-urban Area* where these services cannot be reasonably located in the *Urban Area*.
- (3) Important ecological areas, including significant native vegetation, waterways and wetlands are conserved and, where appropriate, are used for eco-tourism activities.
- (4) *Outstations* that provide for periodic or semi-permanent bush-type living are facilitated where it supports traditional cultural practice, caring for country, or agricultural and rural activities carried out away from the township.



3.3.4 Element—Housing

3.3.4.1 Specific outcomes

- (1) Housing, including private housing stock, is to be provided in sufficient quantity and diversity and located in proximity to existing nodes of activity, employment, community services and infrastructure.
- (2) Housing, including *community residence, non-resident workforce accommodation, retirement facility, and rooming accommodation*, is provided in Doomadgee Township to meet community housing need and to respond to the issues of overcrowding.
- (3) Housing is accommodated in the *urban area* and *future urban area* on the **Strategic Framework Maps (SFM-001 / SFM-001a)**.
- (4) Housing is designed and positioned according to the principles of climate and water sensitive design.

3.3.4.2 Land use strategies

- (1) A minimum of 8 and maximum of 10 dwellings per *gross hectare* is achieved in the *urban area*.



3.3.5 Element—Industrial Land Use and Development

3.3.5.1 Specific outcomes

- (1) Industrial development is designed and located to avoid or mitigate negative impacts on *sensitive land uses*, including where in respect to traffic impacts associated with industrial land uses.
- (2) Industrial land is provided with the full range of available urban infrastructure and services.
- (3) Industrial development incorporates best practice environmental performance and design to reduce the potential for noise, particulate, light and odour emissions.
- (4) Non-industrial land uses in the Low-Impact Industry Zone are limited to those that directly support and service industrial uses, or have similar land use requirements and characteristics.

3.3.5.2 Land use strategies

- (1) An industrial land study and structure plan is to be prepared to identify the preferred location of 2.5 hectares of additional industrial land and a preferred industrial transportation route. The industrial land study should consider the viability of relocating the existing industrial zone in the creation of a single industrial area. The industrial land study and structure plan is to be relied upon to inform amendments to the Doomadgee Aboriginal Shire Council Planning Scheme.

3.3.6 Element—Natural Hazards

3.3.6.1 Specific outcomes

- (1) The risk of loss of life and property due to bushfires is minimised through:
 - (a) the appropriate use of land having regard to its level of bushfire hazard;
 - (b) the incorporation of appropriate siting and design measures that mitigate bushfire risks.
- (2) The risk of loss of life and property due to flood hazards, including that associated with a greater frequency of extreme weather events and increased rainfall intensities as a result of climate change, is minimised;
- (3) The flood storage and conveyance capacity of floodplains including areas in the north of Doomadgee Township are protected from earthworks and development that:
 - (a) significantly alter natural drainage patterns to the detriment of environmental or infrastructure performance;
 - (b) worsen existing flooding conditions;
 - (c) contribute to negative impacts on environmental quality during flood events.



3.3.7 Element—Climate Change

3.3.7.1 Specific outcomes

- (1) Development seeks to:
 - (a) minimise the carbon footprint of the Doomadgee Shire;
 - (b) protect against the anticipated impacts of climate change on quality of life and property;
 - (c) minimise dependence on fossil fuels and promote, where practicable, the generation of energy through renewable sources.
- (2) Energy efficient and water sensitive urban design responds to the local climatic conditions of the Shire.
- (3) The generation of power through renewable sources is encouraged, particularly where functioning as a supplement to or replacement of fossil fuel electricity generation.

3.3.8 Element—Local government Infrastructure Plan

3.3.8.1 Specific outcomes

- (1) Infrastructure in Doomadgee Township is provided in a co-ordinated and cost efficient manner.
- (2) Urban development is located in the priority infrastructure area and sequenced in accordance with the Local government Infrastructure Plan.

3.3.9 Element—Sewerage Services

3.3.9.1 Specific outcomes

- (1) Sewerage infrastructure is provided to maintain the health, safety and wellbeing of the community and the protection of the environment.
- (2) Development in *urban areas* located within the priority infrastructure area for sewerage infrastructure is connected to the reticulated sewerage network.
- (3) Development outside the priority infrastructure area for sewerage infrastructure is provided with a sustainable effluent disposal system that does not impact on environmental or community health.
- (4) Development is required to maintain appropriate separation distances to the Doomadgee sewerage treatment plant identified on the **Strategic Framework Map (SFM-001a)**.
- (5) Intensification of the Doomadgee sewerage treatment plant is encouraged where not resulting in adverse impacts to the amenity of residents, or impacting on potential development within *urban areas* or *future urban areas* identified on the **Strategic Framework Maps (SFM-001 / SFM-001a)**.
- (6) Intensification of the Doomadgee sewerage treatment plant appropriately mitigates defined flood events.

3.3.10 Element—Integrated Water Management

3.3.10.1 Specific outcomes

- (1) Water supply infrastructure maintains the health and wellbeing of the community and the environment through provision of a safe water supply.
- (2) Development in *urban areas* located within a priority infrastructure area for water infrastructure is connected to the reticulated water supply network.
- (3) Development outside the priority infrastructure area for water infrastructure is provided with sustainable, adequate and reliable potable water supply.
- (4) Development will be required, where practicable, to capture and re-use water.
- (5) The ability of the Doomadgee water treatment plant to operate and expand is maintained where not resulting in adverse impacts to the amenity of residents, or impacting on potential development within *urban areas* or *future urban areas* identified on the **Strategic Framework Maps (SFM-001 / SFM-001a)**.



3.3.11 Element—Stormwater Management

3.3.11.1 Specific outcomes

- (1) Stormwater management is informed by principles of Water Sensitive Urban Design and ensures stormwater is captured, conveyed, treated and stored in ways that protect people and property from damage, minimises erosion and reduces the transportation of urban pollutants into waterways.
- (2) Stormwater must be appropriately managed to avoid any adverse impact on the environmental flows of the Nicholson River and other waterways in order to protect the biological diversity and health of the natural environment.
- (3) Stormwater run-off is captured for re-use to limit pressures on the water supply network.
- (4) Stormwater infrastructure to all development provides for the conveyance of stormwater to a legal point of discharge such that hazards to personal safety or property are avoided.
- (5) Development of all types must look to capture and re-use excess run-off for potable and non-potable use through the use of, amongst other things, water-retention tanks, bio-retention basins and bio-swales.

3.3.12 Element—Energy Infrastructure

3.3.12.1 Specific outcomes

- (1) Electricity infrastructure meets the needs of the community, minimises environmental impacts and, where practicable, promotes the use of low emission renewable energy sources.
- (2) Development must be connected to a centralised reticulated electricity supply network in accordance with the requirements of the relevant service entity.
- (3) Development that incorporates decentralised electricity generation infrastructure that can provide all or part of the electricity needs of the land use is supported where derived from renewable energy sources.
- (4) Decommissioning of fossil fuel dependent electricity infrastructure is encouraged where:
 - (a) sufficient capacity exists in the electricity network to meet present and future demand as well as contingency needs; and
 - (b) appropriate land remediation occurs.



3.3.13 Element—Telecommunications

3.3.13.1 Specific outcomes

- (1) Telecommunications infrastructure meets the needs of the community, contributes to economic development, promotes access to virtual health, education and government services and minimises negative environmental impacts.
- (2) Development is required to connect to telecommunications infrastructure in accordance with the requirements of the relevant telecommunications service entity.

3.3.14 Element—Waste Management and Recycling

3.3.14.1 Specific outcomes

- (1) Waste management infrastructure is provided to maintain the health, safety and wellbeing of the community and the protection of the environment, including pest and disease management.
- (2) Waste management facilities meet the needs of development and contribute to the indirect protection of environmental values by promoting a reduction in waste generation and recycling.
- (3) Development incorporates waste management services suitable to the needs of the land use.
- (4) Development will be required to maintain appropriate separation distances to Doomadgee solid waste disposal area identified on the **Strategic Framework Map (SFM-001a)**.
- (5) Recycling of waste material and use of waste by-product, such as compost and other green-waste, in business or industry operations is undertaken.

3.3.14.2 Land use strategies

- (1) The relocation of the Doomadgee tip to a site unaffected by flooding and other development constraints is encouraged where:
 - (a) not impacting on cultural heritage values;
 - (b) not impacting on environmental values;
 - (c) not impacting on the safe and efficient operation of the Doomadgee Airport; and
 - (d) not resulting in adverse health and visual amenity impacts on the community.

3.3.15 Element—Roads and Active Transport

3.3.15.1 Specific outcomes

- (1) A safe, functional and integrated road transport network provides convenient and safe access to places of employment, housing, community services and facilities.
- (2) Development is located and designed to provide, support and enhance *active transport*.
- (3) Savanna Way is protected as a regional transport corridor to greater Queensland and the Northern Territory to improve access for the movement of residents, tourists, and freight.
- (4) Development protects the proper function of roadways identified on the **Strategic Framework Maps (SFM-001 / SFM-001a)**.
- (5) Development contributes to the shading and protection of the Green Corridor Network identified on the **Strategic Framework Map (SFM-001a)**.
- (6) Sensitive land uses are appropriately separated from freight routes to minimise any adverse impact from noise, dust, odour or other emissions.
- (7) The road network provides residents and visitors with safe and convenient all-weather access including during flood hazard events.



3.3.16 Element—Air Transport

3.3.16.1 Specific outcomes

- (1) Doomadgee Airport provides year-round air access between Doomadgee and greater Queensland and is buffered from the encroachment of incompatible urban development.
- (2) Development does not impact on the operational airspace of the Doomadgee Airport.
- (3) Appropriate separation distances are maintained to buffer the airport identified on the **Strategic Framework Maps (SFM-001 / SFM-001a)** from encroachment by incompatible development.

3.3.16.2 Land use strategies

- (1) Expansion of the airport and ancillary structures is supported where:
 - (a) resulting in improvements to air freight servicing opportunities and access by the Royal Flying Doctor Service;
 - (b) not impacting on sites of cultural significance identified on the Strategic Framework Map;
 - (c) not increasing amenity impacts on residential land uses in the *urban area* or *future urban area*; and
 - (d) not impacting on environmental values.



3.3.17 Element—Green Space

3.3.17.1 Specific outcomes

- (1) The network of public open space is protected and enhanced to improve opportunities for recreation and to contribute to a healthy community.
- (2) Waterways and waterholes are protected to maintain their ecological and life-supporting function as well as providing recreational opportunities for local residents.
- (3) The public open space network, including the Nicholson River and land south of Gunnalunja Way is protected from development that is incompatible with the recreation and conservation function of the land.
- (4) Public open space connectivity is enhanced by the shading and protection of the Green Corridor Network identified on the **Strategic Framework Map (SFM-001a)**.

3.3.17.2 Land use strategies

- (1) Management plans are prepared to mitigate the impacts of weeds, pest, animals and fire.



3.3.18 Element—Social Infrastructure

3.3.18.1 Specific outcomes

- (1) Social infrastructure and facilities are provided to support and reinforce the liveability and lifestyle of the Shire.
- (2) Social Infrastructure is protected from competing land uses.
- (3) Social infrastructure and services are provided to reflect the level of service expectations of existing and future community needs.
- (4) Social infrastructure is adaptable and multi-purpose to meet changing community needs and aspirations.
- (5) Social infrastructure within Doomadgee Shire is co-located with other community services and facilities to create accessible service hubs and focal points for community activity and interaction.



3.4 Economic Development and Natural Resources

3.4.1 Strategic outcomes

- (1) A diversified and robust economy is achieved through the:
 - (a) clustering of compatible and ancillary urban land uses to foster economic development opportunities in specialist nodes;
 - (b) encouragement of sustainable rural production and supporting activities;
 - (c) support of home based business activities that foster emerging industries in Doomadgee Township, including those activities that access global online economies;
 - (d) supply of accommodation and goods and services to meet the daily needs of the fly-in/fly-out, drive-in/drive out workforce;
 - (e) support of tourism as an emerging economic market to strengthen local employment opportunities through drawing on local skills and crafts;
 - (f) protection and enhancement of Doomadgee Shire's natural resources, including places of high ecological significance in Old Doomadgee, for their future economic and employment potential.

3.4.2 Element—Economic Opportunity and Employment

3.4.2.1 Specific outcomes

- (1) Development seeks to strengthen economic development and local employment opportunities through commercial support, service provision or short term accommodation infrastructure.
- (2) The pattern of development actively seeks to promote economic enterprise by consolidation of compatible activities in designated Tourist and Activity nodes identified on the **Strategic Framework Map (SFM-001a)**.
- (3) Savanna Way is enhanced as a regional transport corridor to greater Queensland and the Northern Territory to improve access for the movement of residents, tourists, and freight all year round.
- (4) Telecommunications infrastructure is provided to increase the reliability of Doomadgee's internet access and facilitate local, national and global e-commerce opportunities.

3.4.2.2 Land use strategies

- (1) A shop to meet the daily convenience needs of residents in the catchment of the Future Activity Node on the **Strategic Framework Map (SFM-001a)** is supported where the primacy of the Activity Node in the west of Doomadgee Township is protected.
- (2) Intensification of and/or additional *non-resident workforce accommodation* is supported in the *urban area* where within 400 metres of an Activity Node shown on Strategic Framework Map 1a (SFM-001a), or where provided in association with development with a need to co-locate *non-resident workforce accommodation*.



3.4.3 Element—Rural Production

3.4.3.1 Specific outcomes

- (1) Rural activities are supported in Doomadgee to improve economic resilience through diversification, self sufficiency and to ensure long-term food security.
- (2) Rural activities are located in the *non-urban area* on the **Strategic Framework Maps (SFM-001 / SFM-001a)**.
- (3) Rural business and enterprise is encouraged to diversify local economies and increase employment where:
 - (a) the land use is not more appropriately located in the *urban area* on the **Strategic Framework Maps (SFM-001 / SFM-001a)**;
 - (b) where involving sustainable land management practices.

3.4.3.2 Land use strategies

- (1) The development of a market garden and supporting plant nursery in the *non-urban area* between Doomadgee Airport and the Doomadgee Township is encouraged where development is compatible with the operations of Doomadgee Airport.

3.4.4 Element—Tourism

3.4.4.1 Specific outcomes

- (1) Tourism activities are supported where the natural environment and landscape character values of the Doomadgee Shire are protected and enhanced, and the interests of Traditional Owners and Doomadgee Aboriginal Community respected.
- (2) Eco-tourism activities are encouraged where natural values and cultural values are protected and enhanced.
- (3) Tourism activities are consolidated in the Tourist Node on the **Strategic Framework Map (SFM-001a)** where:
 - (a) appropriate natural hazard mitigation measures are undertaken;
 - (b) not impacting on cultural heritage values.
- (4) Tourist park accommodation is supported on land outside of the *urban area* and where:
 - (a) not impacting on cultural heritage values;
 - (b) not impacting on environmental values;
 - (c) where on land that has a low risk of natural hazard occurrence.
- (5) The annual Doomadgee Rodeo is protected from competing land uses.



3.4.5 Element—Home-Based Business

3.4.5.1 Specific outcomes

- (1) Home based business is encouraged where at a scale and intensity that is consistent with residential amenity and where ancillary to the primary use as a place of residence.

3.4.5.2 Land use strategies

- (1) There are no land use strategies for this element.

3.4.6 Element—Extractive Resources

3.4.6.1 Specific outcomes

- (1) Mineral and extractive resources are identified and protected to prevent alienation by the encroachment of incompatible land uses.

3.4.6.2 Land use strategies

- (1) A planning study on extractive resources is to be undertaken and incorporated in an Overlay and Overlay Code as an amendment to the Doomadgee Aboriginal Shire Council Planning Scheme.

3.5 Natural Environment

3.5.1 Strategic outcomes

- (1) The natural environment of the Doomadgee Shire, including its unique natural features, ecological processes and biodiversity values are conserved, enhanced and restored to maintain their ecological capacity for the benefit of present and future generations.
- (2) The hydrological network of the Doomadgee Shire, including waterways, waterholes and the water table is protected from the impacts of development to maintain high standards of ecological health and water quality within the Shire and surrounding waters, including the Nicholson River, the marine waters in the Gulf of Carpentaria, Passmore Creek and Syrel Creek wild rivers.
- (3) Environmental features of the Shire that are culturally important as sources of food and medicine such as the Pandanus groves adjacent to the Nicholson River, or where identified as having significant ecological benefits such as the Passmore Creek and Syrel Creek wild rivers, are protected.
- (4) The coastal values of Old Doomadgee including its beaches, dunes, foreshores, estuaries, wild rivers and coastal waterways are protected

3.5.2 Element—Biodiversity

3.5.2.1 Specific outcomes

- (1) The natural habitat and biodiversity values of the Shire are protected from the negative impacts of development and these values are enhanced where possible.
- (2) Areas of High Ecological Significance identified on the **Strategic Framework Map (SFM-001)** are buffered from development to mitigate the direct and in-direct effects of development.
- (3) Remnant vegetation, including Matters of State Environmental Significance in Old Doomadgee and in Doomadgee Township on land south of Gunnalunja Drive are buffered from development to mitigate the direct and in-direct effects of development.
- (4) Development contributes to connections between areas of ecological significance and incorporates sustainable catchment and land management practices.



3.5.3 Element—Waterways and Wetlands

3.5.3.1 Specific outcomes

- (1) Waterways, wetlands and associated riparian vegetation, are appropriately buffered from the direct and indirect impacts of development.
- (2) Nationally important wetlands such as the Marless Lagoon Aggregation which comprise a series of depressions and waterways are protected and conserved.
- (3) The Settlement Wild Rivers Area is maintained in its natural condition including the protection of the following inherent natural values:
 - (a) Hydrologic processes;
 - (b) Geomorphic processes;
 - (c) Water quality;
 - (d) Riparian function; and
 - (e) Wildlife corridor function.



Nicholson River, Doomadgee

3.5.4 Element— Coastal Environment

3.5.4.1 Specific outcomes

- (1) Development is planned, located, designed, constructed and operated to avoid coast hazards where possible or mitigate any adverse impacts on coastal resources, processes and values.
- (2) Development maintains the ability of coastal areas to naturally fluctuate without management.

3.5.5 Element—Air and Noise Quality

3.5.5.1 Specific outcomes

- (1) Environmental values including human health, wellbeing, amenity and the health of the natural environment are protected from the adverse impacts of noise, particulate and odour emissions.

3.6 Community Values

3.6.1 Strategic outcomes

- (1) Doomadgee Shire retains its distinctive landscape qualities including its waterways, sandy forest country, low scrub covered tea tree plains and the coastal and wild river environs of Old Doomadgee, to ensure that the Shire's unique heritage and environmental character is not damaged by unsympathetic development.
- (2) Social and community infrastructure, open space and sport and recreation facilities (particularly the Nicholson River and existing parks), places to work, live and play and to celebrate the culture, history and identity of the Doomadgee Shire are protected from competing land uses and provided in line with community need to promote social cohesion and community wellbeing.
- (3) Non-indigenous cultural heritage of local and State significance is retained and protected for the enjoyment of current and future generations.

3.6.2 Element—Scenic Amenity

3.6.2.1 Specific outcomes

- (1) Areas of high scenic amenity that contribute to the character of natural and rural landscapes are maintained, enhanced and protected from the potential adverse visual impacts of development.
- (2) A pedestrian network is supported on land south of Gunnalunja Drive to coordinate pedestrian movements in the Nicholson River riparian area including in accordance with the Green Corridor Network identified on the **Strategic Framework Map (SFM-001a)**.
- (3) Vegetation buffers are maintained to the Nicholson River and to Savanna Way (Doomadgee Westmoreland Road).
- (4) Development maintains visual connectivity to open spaces and the Green Corridor Network identified on the **Strategic Framework Map (SFM-001a)**.
- (5) Development, other than recreation infrastructure is not supported in the Conservation and Environmental Management Zone.



3.6.3 Element—Cultural Heritage

3.6.3.1 Specific outcomes

- (1) Places and objects of non-indigenous cultural heritage value that contribute to the cultural identity of the Doomadgee Shire are protected and respected.
- (2) Development on or adjoining places or objects of historic cultural heritage has regard to prevailing community sentiment and does not proceed where impacts cannot be adequately managed.

3.6.3.2 Land use strategies

- (1) A Local Heritage Register and associated Overlay Map and Overlay Code is to be prepared and incorporated as an amendment to the Doomadgee Aboriginal Shire Council Planning Scheme to protect and conserve items and places of historical cultural heritage significance, including historical cultural heritage items and places within the Urban Area.



3.6.4 Element—Arts

3.6.4.1 Specific outcomes

- (1) Doomadgee promotes and builds on its creative arts and establishes itself as a destination of choice for quality Indigenous art, to benefit the community and attract tourist trade.
- (2) Development that promotes or displays Indigenous art is supported in the Tourist Node identified on the **Strategic Framework Map (SFM-001a)**.
- (3) Public art is supported on the Green Corridor Network identified on the **Strategic Framework Map (SFM-001a)**.



3.6.5 Element—Community Services

3.6.5.1 Specific outcomes

- (1) Community service facilities are expanded and introduced in line with community need and demand.
- (2) Structures used for the purpose of community service provision are adaptable to allow for changing social conditions and community requirements.
- (3) Community services are co-located in the Community Facilities Zone and/or the Activity Node identified on **Strategic Framework Map (SFM-001a)**.
- (4) *Non-resident workforce accommodation* is supported in the Community Facilities Zone where integral and subservient to a community use.
- (5) Aged persons accommodation is supported in Doomadgee Township where within 400 metres of the Activity Node identified on the **Strategic Framework Map (SFM-001a)**.

3.6.6 Element—Sport and Recreation

3.6.6.1 Specific outcomes

- (1) Doomadgee Shire's public spaces and indoor sport and recreation centre function as community hubs where residents can socialise, engage in learning activities and participate in active and passive recreation pursuits.
- (2) Public parks and open space reserves are provided at a size and scale appropriate to their location and in accordance with local need.
- (3) Development promotes pedestrian movement on the Green Corridor identified on the **Strategic Framework Map (SFM-001a)**.
- (4) Development promotes strong visual and physical links to open space.



3.6.7 Element—Safe Communities

3.6.7.1 Specific outcomes

- (1) The safety, health and wellbeing of the community is maintained and enhanced through the mitigation of natural hazards, environmental nuisances and anti-social behaviour.
- (2) Development is designed and located to minimise the risk to human safety from natural hazards such as bushfire, flooding and landslide.
- (3) Environmental hazards including particulate and noise emissions from land use and development do not impact on the health and safety of communities.
- (4) Development incorporates Crime Prevention through Environmental Design (CPTED) principles and promotes passive surveillance of public areas.



Part 4 Local government infrastructure plan

4.1 Preliminary

4.1.1 Introduction

This local government infrastructure plan has been prepared in accordance with the requirements of the Act.

4.1.2 Purpose

The purpose of the local government infrastructure plan is:

- (a) to integrate and coordinate land use planning and infrastructure planning
- (b) to ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

4.1.3 Structure of local government infrastructure plan

The local government infrastructure plan:

- (a) states in Section 4.2 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the local government infrastructure plan;
- (b) identifies in Section 4.3 (priority infrastructure area) the area which will accommodate future urban growth for 10 to 15 years;
- (c) states in Section 4.4 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure;
- (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) water supply;
 - (ii) sewerage;
 - (iii) transport; and
 - (iv) public parks and land for community facilities.
- (e) Section 4.6 contains references to the extrinsic material.

4.2 Planning assumptions

4.2.1 Purpose

The planning assumptions summarised in Tables 4.2.2 and 4.2.3 outline the projections of residential and non-residential development for the area to which the local government infrastructure plan applies.

The assumptions have been developed in accordance with the land use planning provisions of the planning scheme and the anticipated growth in population and employment within the area to which the LGIP applies. They form a logical basis for the planning of the networks.

Further detailed background information concerning the planning assumptions is referenced in Section 6 (extrinsic material).

4.2.2 Population and housing projections

Table 4.2.2 — Population and housing projections

Area	Dwelling type	Existing and projected population (persons)				Average occupancy rate (persons/dwelling)				Existing and projected dwellings			
		2011	2016	2021	2026	2011	2016	2021	2026	2011	2016	2021	2026
Inside PIA	Single dwelling	1,280	1,43	1,55	1,66					200	261	282	302
	Total	1,280	1,435	1,551	1,661	6.4	5.5	5.5	5.5	200	261	282	302
Outside PIA*	Single dwelling	0	0	0	0					0	0	0	0
	Total	0	0	0	0					0	0	0	0
Total planning scheme area	Single dwelling	1,280	1,43	1,55	1,66					200	261	282	302
	Total	1,280	1,435	1,551	1,661	6.4	5.5	5.5	5.5	200	261	282	302

4.2.3 Employment and non-residential floor space projections

Table 4.2.3 — Employment and non-residential floor space projections

Area	Land use and development type	Employment (employees)				Average floor space conversion rate (m ² GFA /employee)	Floor space (m ² GFA)			
		2011	2016	2021	2026		2011	2016	2021	2026
Inside PIA	Commercial	155	164	172	181	20	3,100	3,280	3,440	3,620
	Retail	18	18	19	20	20	360	360	380	400
	Industry	27	50	72	95	125	3,375	6,250	9,000	11,875
	Community	238	251	265	277	20	4,760	5,020	5,300	5,540
	Other	0	0	0	0	0	0	0	0	0
	Total		438	483	528	574		11,595	14,910	18,120
Outside PIA	Total	0	0	0	0		0	0	0	0
Total	Total	438	483	528	574		11,595	14,910	18,120	21,435

4.3 Priority infrastructure area

4.3.1 Purpose

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

The PIA is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.

4.3.2 The PIA

The PIA defines those urban areas of the Local Government that are either currently serviced with infrastructure or are planned to be serviced with Trunk Infrastructure over the next 10 to 15 years to accommodate the projected urban growth.

The urban area is restricted to the township area of Doomadgee. The PIA is shown on **LGIP Map 1 (LGIP-001)**.

4.4 Desired standards of service

4.4.1 Water supply network desired standards of service

Table 4.4.1 — Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> Compliance with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual. Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use, with adequate fire flow provisions (including use of A+ recycled water where appropriate).	<ul style="list-style-type: none"> Compliance with the relevant design guidelines in the FNQROC Development Manual.
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A Water Act 2000)
Infrastructure design/planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> Water Supply Code of Australia—Water Services Association of Australia—WSA 03–2002 The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council <i>Planning Guidelines for Water Supply and Sewerage</i>—Department of Natural Resources and Water (NRW) Compliance with the relevant design guidelines in the FNQROC Development Manual. National Indigenous Infrastructure Guide

4.4.2 Sewerage network desired standards of service

Table 4.4.2 — Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Compliance with the relevant design guidelines in the FNQROC Development Manual Customer service standards

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<ul style="list-style-type: none"> • Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • <i>Queensland Water Quality Guidelines 2006</i>—Environmental Protection Agency • <i>National Water Quality Guidelines—National Water Quality Management Strategy</i>
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the Environmental Protection Act 1994 and associated Environmental Protection policies
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Planning Guidelines for Water Supply and Sewerage</i>—NRW • <i>Sewerage Code of Australia</i>—Water Services Association of Australia—WSA 02—2002 • <i>Sewerage Pumping Station Code of Australia</i>—Water Services Association of Australia—WSA 04—2005 • Compliance with the relevant design guidelines in the FNQROC Development Manual

4.4.3 Public parks and land for community facilities network desired standards of service

Table 4.4.3 — Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> No quantitative standards or provision rates specified.
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> No accessibility standards specified.
Land quality/suitability area/ maximum grade	Public parks will be provided to a standard that supports a range of recreational, sporting and health. This includes ensuring land is of an appropriate size, configuration and slope.	<ul style="list-style-type: none"> Informal Parks – maximum slope of 1:4 Sporting Parks – maximum slope of 1:200 Land for parks must be generally flat and useable – maximum of 30% of park constrained.
Facilities/embellishments	Public parks contain embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> No facilities/embellishments standards specified.
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> No infrastructure design / performance standards specified.

4.4.4 Transport network desired standards of service

Table 4.4.4 —Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design/planning standards	The road network supports settlement patterns, commercial and economic activities.	<ul style="list-style-type: none"> Compliance with the relevant design guidelines and specifications within the FNQROC Development Manual.

4.5 Plans for trunk infrastructure

4.5.1 Purpose

The plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service urban development.

4.5.2 Trunk infrastructure networks, systems and items

Table 5.1 defines the trunk infrastructure networks, systems and items covered by the local government infrastructure plan.

Table 4.5.2 — Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources (Nicholson River intakes) Raw water mains Water treatment plant Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> Reservoirs Pump stations Distribution mains generally ≥ 200 mm diameter
Sewerage	Reticulation	<ul style="list-style-type: none"> Pump stations Rising mains Gravity sewers generally ≥ 225 mm diameter Odour and corrosion control systems
	Sewerage treatment	<ul style="list-style-type: none"> Sewerage treatment plants Effluent storage and release systems
Transport	Local government and state controlled roads	<ul style="list-style-type: none"> Major and district roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> Land, works and embellishments for all parks.
	Land for community facilities	<ul style="list-style-type: none"> Land and basic works associated with the clearing of land and connection to services only

4.5.3 Plans for trunk infrastructure

Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown on Maps **LGIP-002** to **LGIP-005**.

4.5.4 Schedule of works

Table 4.5.4 and Table 4.5.5 provide details of future trunk infrastructure for relevant networks.

Table 4.5.4 — Schedule of works: water supply network

Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
W1	Raw water intakes: Upgrade pumps at each intake and installation of standby generator	2013	334,500
W2	Treatment process upgrade	2013	595,400
W3	Clear water storage: new 2.0 M: ground level concrete reservoir	2013	2,292,900
W4	Nicholson river storage: new intake downstream of weir	2016	2,158,500
Total estimated cost			\$5,381,300

Table 4.5.5 — Schedule of works: sewerage network

Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
S1	Sewerage reticulation and pump station upgrades project	2013	\$10,956,575
S2	Evaporation pond upgrade	2016	1,750,000
Total estimated cost			\$12,706,575

4.6 Extrinsic material

The following material provides detailed background information relevant to the preparation of this local government infrastructure plan. Copies of this material are available for viewing.

Table 4.6 — Extrinsic material

Network	Extrinsic material
General	<ul style="list-style-type: none"> “Needs Assessment Doomadgee Shire” Foresight Partners, October 2011 “National Indigenous Infrastructure Guide” Commonwealth of Australia, 2010
Water and wastewater	<ul style="list-style-type: none"> “Indigenous environmental health infrastructure program Doomadgee Water supply, waste water, and serviced residential allotments. Feasibility Assessment Report” Queensland Government Department of Infrastructure and Planning, June, 2010

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay where used;
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the “assessment benchmarks” column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.8.1); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the “assessment benchmarks” column) applies;
 - (c) 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 “categories of development and assessment” column) that applies to the development.

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

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

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2;
- (3) determine if the development is accepted development under Schedules 6 and 7 of the Regulation or is assessable or prohibited development under Schedule 10 of the Regulation

Editor’s note—Schedule 6 of the Regulation prescribes development of a planning scheme can not categorise as assessable. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in schedule 7 may still be made assessable under this planning scheme.

- (4) otherwise, determine the initial category of assessment by reference to the tables in:
 - section 5.4 Categories of development and assessment—Material change of use
 - section 5.5 Categories of development and assessment—Reconfiguring a lot
 - section 5.6 Categories of development and assessment—Building work
 - section 5.7 Categories of development and assessment—Operational work
- (5) a precinct of a zone may change the categories of development or assessment and this will be shown in the “categories of development and assessment” column of the tables in sections 5.4, 5.5, 5.6 and 5.7;
- (6) if an overlay applies, refer to section 5.8 Category of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

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

Editor's note—schedule 7 of the Regulation also identifies development the state makes accepted. Some development in that schedule may still be made assessable under this planning scheme.

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Accepted subject to requirements:
 - (a) is to be assessed against all the relevant acceptable outcomes in codes identified in the assessment benchmarks column.

Editor's note—if there is no acceptable outcome supporting a performance outcome in the specified code, there is no requirement.

- (5) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2)
 - (c) that complies with
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in Section 26 of the Regulation.

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

- (6) Impact assessable development
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column;

Note—the whole of the planning scheme is the assessment benchmarks for impact assessable development in this planning scheme..
 - (b) is to be assessed against any assessment benchmarks for the development identified in Section 30 of the Regulation.

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

5.4 Categories of development and assessment—Material change of use

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

Table 5.4.1—Centre Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted subject to requirements <ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Centre zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
	Code assessment <ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Centre zone code. Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Child Care Centre	Code assessment	<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking code
Community Use	Accepted subject to requirements <ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking Code
	Code assessment <ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking Code

PART 5 TABLES OF ASSESSMENT

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted subject to requirements	
	<ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Centre zone code • Infrastructure services code • Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Centre zone code. • Infrastructure services code • Transport, access and parking code
Food and Drink Outlet	Accepted subject to requirements	
	<ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • where not for a drive-through facility; • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Centre zone code • Infrastructure services code • Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Centre zone code • Infrastructure services code • Transport, access and parking code
Indoor Sport and Recreation	Impact assessment	
		<ul style="list-style-type: none"> • The planning scheme
Market	Code assessment	
		<ul style="list-style-type: none"> • Centre zone code • Infrastructure services code • Transport, access and parking code
Office	Accepted subject to requirements	
	<ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Centre zone code • Infrastructure services code • Transport, access and parking code
	Code assessment	

PART 5 TABLES OF ASSESSMENT

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking code
Outdoor Sport and Recreation	Impact assessable	
		<ul style="list-style-type: none"> The planning scheme
Park	Accepted	
Residential Care Facility	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking code
Shop	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements or impact assessable 	<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking code
	Impact assessment	
	<ul style="list-style-type: none"> where for betting agency, liquor store or equivalent 	<ul style="list-style-type: none"> The planning scheme
Short-term Accommodation	Code assessment	
		<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking code
Theatre	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking code
Utility Installation	Accepted	
	<ul style="list-style-type: none"> where not impact assessable 	
	Impact assessment	
	<ul style="list-style-type: none"> if involving the treatment of water, sewage or refuse 	<ul style="list-style-type: none"> Centre zone code Infrastructure services code Transport, access and parking code

PART 5 TABLES OF ASSESSMENT

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

Table 5.4.2—Community Facilities Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Air Services	Code assessment	
		<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
Caretaker's Accommodation	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Community facilities zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Club	Code assessment	
		<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
Child Care Centre	Code assessment	
		<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
Community Care Centre	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code

PART 5 TABLES OF ASSESSMENT

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community Use	<p>Accepted subject to requirements</p> <ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Infrastructure services code • Transport, access and parking code
	<p>Code assessment</p> <ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Community facilities zone code • Infrastructure services code • Transport, access and parking code
Emergency Services	<p>Accepted subject to requirements</p> <ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Centre zone code • Infrastructure services code • Transport, access and parking code
	<p>Code assessment</p> <ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Centre zone code • Infrastructure services code • Transport, access and parking code
Health Care Services	<p>Accepted subject to requirements</p> <ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Infrastructure services code • Transport, access and parking code
	<p>Code assessment</p> <ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Community facilities zone code • Infrastructure services code • Transport, access and parking
Indoor Sport and	Code assessment	

PART 5 TABLES OF ASSESSMENT

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Recreation	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work 	<ul style="list-style-type: none"> Recreation and open space zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Park	Accepted	
Residential Care Facility	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
Retirement Facility	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
Substation	Code assessment	
		<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
Utility Installation	Accepted	
	<ul style="list-style-type: none"> where not code assessable 	
	Code assessment	

PART 5 TABLES OF ASSESSMENT

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> if involving the treatment of water, sewage or refuse. 	<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code
Telecommunications Facility	Code assessment	
		<ul style="list-style-type: none"> Community facilities zone code Infrastructure services code Transport, access and parking code Telecommunications facility code
Impact assessment		
	<p>Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.</p>	<ul style="list-style-type: none"> The planning scheme

Table 5.4.3—Emerging Community Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Accepted subject to requirements	
	<ul style="list-style-type: none"> if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Emerging community zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and
	Impact assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> The planning scheme
Home based Business	Accepted subject to requirements	
		<ul style="list-style-type: none"> Emerging community zone code Home based business code Infrastructure services code Transport, access and parking code
Park	Accepted	
Impact assessment		
<p>Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "categories of development and assessment" column. Any other undefined use.</p>	<ul style="list-style-type: none"> The planning scheme 	

Table 5.4.4—Environmental Management and Conservation Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Code assessment <ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • involves no operational works where for vegetation clearing (including operational works that would otherwise facilitate vegetation clearing under the planning scheme) 	<ul style="list-style-type: none"> • Environmental management and conservation zone code • Transport, access and parking code
	Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column.. Any other undefined use.	<ul style="list-style-type: none"> • The planning scheme 	

Table 5.4.5—General Residential Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> General residential zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> General residential zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Dual Occupancy	Accepted	
Dwelling House	Accepted subject to requirements	
	<ul style="list-style-type: none"> if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> General residential zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> General residential zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Home-based Business	Accepted subject to requirements	
	<ul style="list-style-type: none"> where not involving the accommodation of overnight guests (i.e. bed and breakfast); if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking code
	Code assessment	

Table 5.4.5—General Residential Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking code
Multiple dwelling	Code assessment	
	<ul style="list-style-type: none"> where <i>residential density</i> does not exceed one <i>dwelling</i> per 400m² of site area 	<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking code
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme
Non-resident workforce accommodation	Code assessment	
		<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking code
Park	Accepted	
Residential Care Facility	Code assessment	
		<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking code
Retirement Facility	Code assessment	
		<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking code
Shop	Code assessment	
	<ul style="list-style-type: none"> where not exceeding a cumulative GFA of 100m² for all Shop uses in the General Residential Zone; where not impact assessable 	<ul style="list-style-type: none"> General residential zone code Infrastructure services code Transport, access and parking Code
	Impact assessment	
	<ul style="list-style-type: none"> where for betting agency, liquor store or equivalent; or where not code assessable 	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted	
	<ul style="list-style-type: none"> where not impact assessable 	
	Impact assessment	
	<ul style="list-style-type: none"> if involving the treatment of water, sewage or refuse 	<ul style="list-style-type: none"> The planning scheme
Impact assessment		

Table 5.4.5—General Residential Zone

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

Table 5.4.6—Low Impact Industry Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Aquaculture	Accepted subject to requirements	
	<ul style="list-style-type: none"> if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
Caretaker's Accommodation	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Low impact industry zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Low Impact Industry	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the Low Impact Industry thresholds in SC1.1.2; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements; if complying with the Low Impact Industry thresholds in SC1.1.2 	<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code

Table 5.4.6—Low Impact Industry Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme
Research and Technology Industry	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
	Code assessment	
		<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
Service Industry	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
	Code assessment	
		<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
Utility Installation	Accepted	
	<ul style="list-style-type: none"> where not impact assessable 	
	Impact assessment	
	<ul style="list-style-type: none"> if involving the treatment of water, sewage or refuse. 	<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code
Telecommunications facility	Code assessment	
		<ul style="list-style-type: none"> Low impact industry zone code Infrastructure services code Transport, access and parking code Telecommunications facility code

Table 5.4.6—Low Impact Industry Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Warehouse	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Infrastructure services code • Transport, access and parking code
	Impact assessment	
<p>Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column.. Any other undefined use.</p>	<ul style="list-style-type: none"> • The planning scheme 	

Table 5.4.7—Recreation and Open Space Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements. 	<ul style="list-style-type: none"> Recreation and open space zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Club	Code assessment	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
Community Use	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> Where not accepted subject to requirements 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
Food and Drink Outlet	Code assessment	
	<ul style="list-style-type: none"> where not exceeding a cumulative GFA of 20m² on the <i>site</i>; where not impact assessable 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme

Table 5.4.7—Recreation and Open Space Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor Sport and Recreation	Code assessment	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
Market	Code assessment	
		<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
Outdoor Sport and Recreation	Accepted subject to requirements	
	<ul style="list-style-type: none"> development accepted subject to requirements where for <i>minor building work</i> or involves no building work; where not involving outdoor lighting; where complying with the acceptable outcomes of the Codes identified in the Assessment benchmarks column 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
Park	Accepted	
Utility installation	Accepted	
	<ul style="list-style-type: none"> where not impact assessable 	
	Impact assessment	
	<ul style="list-style-type: none"> if involving the treatment of water, sewage or refuse. 	<ul style="list-style-type: none"> Recreation and open space zone code Infrastructure services code Transport, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme.

Table 5.4.8—Rural Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal Husbandry	Accepted subject to requirements	
	<ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
Animal Keeping	Accepted subject to requirements	
	<ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
Aquaculture	Accepted subject to requirements	
	<ul style="list-style-type: none"> • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code

Table 5.4.8—Rural Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted subject to requirements	
	<ul style="list-style-type: none"> if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code. Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code Infrastructure services code Transport, access and parking code
Cropping (where other than forestry for wood production)	Accepted	
Dwelling House	Accepted subject to requirements	
	<ul style="list-style-type: none"> if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code. Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Rural zone code Dwelling house and caretaker's accommodation code. Infrastructure services code Transport, access and parking code
Environment Facility	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Intensive Animal Industries	Code assessment	
	<ul style="list-style-type: none"> where complying with the setbacks in Table 6.2.8.4 - Intensive Animal Industry Setbacks of the Rural zone code 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme

Table 5.4.8—Rural Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Intensive Horticulture	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Major electricity infrastructure	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Nature-Based Tourism	Accepted subject to requirements	
	<ul style="list-style-type: none"> where for <i>minor building work</i> or involves no building work; if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
	Code assessment	
	<ul style="list-style-type: none"> where not accepted subject to requirements 	<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code
Outstation	Accepted	
Park	Accepted	
Permanent Plantation	Accepted	
Renewable energy	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Infrastructure services code Transport, access and parking code

Table 5.4.8—Rural Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Roadside Stall	Accepted subject to requirements <ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
	Code assessment <ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
Rural Industry	Accepted subject to requirements <ul style="list-style-type: none"> • where for <i>minor building work</i> or involves no building work; • if complying with the acceptable outcomes for development accepted subject to requirements in the applicable codes. 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
	Code assessment <ul style="list-style-type: none"> • where not accepted subject to requirements 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
Substation	Code assessment	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
Utility installation	Accepted <ul style="list-style-type: none"> • where not code assessable 	
	Code assessment <ul style="list-style-type: none"> • If involving the treatment of water, sewage or refuse. 	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code

Table 5.4.8—Rural Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code • Telecommunications facility code
Wholesale Nursery	Code assessment	<ul style="list-style-type: none"> • Rural zone code • Infrastructure services code • Transport, access and parking code
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column.</p> <p>Any other undefined use.</p>	<ul style="list-style-type: none"> • The planning scheme. 	

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

5.5 Categories of development and assessment— Reconfiguring a lot

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

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code assessment	
	<ul style="list-style-type: none"> where complying with minimum lot sizes in Table 8.3.3.4 - Minimum lot size and frontages of the Reconfiguring a lot code 	<ul style="list-style-type: none"> Reconfiguring a lot code
	Impact assessment	
	<ul style="list-style-type: none"> where not code assessable 	<ul style="list-style-type: none"> The planning scheme

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

5.6 Categories of development and assessment—Building work

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

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work associated with a material change of use		
Emerging Community Zone, General Residential Zone, Rural Zone Code	Accepted	
	If for <i>minor building work</i>	
	Accepted subject to requirements	
	If: <ul style="list-style-type: none"> for a dwelling house; and not complying the acceptable outcomes of the applicable codes. 	<ul style="list-style-type: none"> The following zone codes (as applicable): <ul style="list-style-type: none"> General residential zone code Emerging community zone code Rural zone code Dwelling house and caretaker's accommodation code

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

5.7 Categories of development and assessment—Operational work

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

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Zones	Accepted	
	If for <i>minor operational work</i>	
	Code assessment	
	If not accepted	<ul style="list-style-type: none"> • Operational Works Code • Applicable Zone Code • Applicable Overlay Code
Accepted		
Development approval is not required for any other operational work not listed in this table and any operational 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.

5.8 Categories of development and assessment—Overlays

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

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Airport environs overlay (OM001)		
Material Change of Use	<ul style="list-style-type: none"> Impact assessment where on a site located in the 'Doomadgee Airspace Area' identified on Airport Environs Overlay Map (OM- 001); and not complying with the Acceptable Outcomes of the overlay code. OR	<ul style="list-style-type: none"> Airport environs overlay code The planning scheme
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Airport environs overlay (OM001)		
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site located in the 'Doomadgee Airspace Area' identified on Airport Environs Overlay Map (OM001); and where not impact assessment. 	<ul style="list-style-type: none"> Airport environs overlay code
	<ul style="list-style-type: none"> Impact assessment where on a site located in the 'Doomadgee Airspace Area' identified on Airport Environs Overlay Map (OM001); and not complying with the Acceptable Outcomes of the overlay code. 	<ul style="list-style-type: none"> The planning scheme
Operational Work	<ul style="list-style-type: none"> Accepted where for <i>minor operational work</i>. 	

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> Code assessment where on a site located in the area identified on Airport Environs Overlay Map (OM- 001 / OM-001a). 	<ul style="list-style-type: none"> Airport environs overlay code
Biodiversity areas overlay (Vegetation) (OM002)		
Material Change of Use	<ul style="list-style-type: none"> Accepted where in the Urban Area on Strategic Framework Map SFM001a. 	
	<ul style="list-style-type: none"> Code assessment where in the Non-Urban Area or Future Urban Area on Strategic Framework Map SFM001a; and on a site located in an area of Regulated Vegetation identified on Biodiversity Areas Overlay Maps (Vegetation) (OM002); and not identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Biodiversity overlay (vegetation) code
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Biodiversity areas overlay (Vegetation) (OM002)		
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site located in an area of Regulated Vegetation identified on Biodiversity Areas Overlay Maps (Vegetation) (OM002). 	<ul style="list-style-type: none"> Biodiversity overlay (vegetation) code
Operational Work	<ul style="list-style-type: none"> Accepted where for <i>minor operational work</i>. 	

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> Code assessment where on a site located in an area of Regulated Vegetation identified on Biodiversity Areas Overlay Maps (Vegetation) (OM002). 	<ul style="list-style-type: none"> Biodiversity overlay (vegetation) code
Biodiversity areas overlay (Waterways) (OM003)		
Material Change of Use	<ul style="list-style-type: none"> Code assessment where on a site located in a waterway or waterway buffer area or Wild Rivers Preservation Area identified on Biodiversity Areas Overlay Maps (Waterways) (OM-003) not identified as impact assessment in part 5.4 Categories of development assessment – Material Change of Use. 	<ul style="list-style-type: none"> Biodiversity overlay (waterways) code
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where located in a waterway or waterway buffer area or Wild Rivers Preservation Area identified on Biodiversity Areas Overlay Maps (Waterways) (OM003). 	<ul style="list-style-type: none"> Biodiversity overlay (waterways) code

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Biodiversity areas overlay (Waterways) (OM003)		
Operational Work	<ul style="list-style-type: none"> Accepted where for <i>minor operational work</i>. 	
	<ul style="list-style-type: none"> Code assessment where on a site located in a waterway or waterway buffer area or Wild River Preservation Area identified on Biodiversity Areas Overlay Maps (Waterways) (OM003). 	<ul style="list-style-type: none"> Biodiversity overlay (waterways) code
Biodiversity areas overlay (Wetlands) (OM004)		
Material Change of Use	<ul style="list-style-type: none"> Code assessment where on a site located in a wetland area or wetland buffer area or Wild Rivers (High Preservation Area) identified on Biodiversity Areas Overlay Maps (Wetlands) (OM-004); and not identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Biodiversity overlay (wetlands) code
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site located in a wetland area or wetland buffer area or Wild Rivers (High Preservation Area) identified on Biodiversity Areas Overlay Maps (Wetlands) (OM-004). 	<ul style="list-style-type: none"> Biodiversity overlay (wetlands) code
Operational Work	<ul style="list-style-type: none"> Accepted where for <i>minor operational work</i>. 	
	<ul style="list-style-type: none"> Code assessment where on a site located in a wetland area or wetland buffer area or Wild Rivers (High Preservation Area) identified on Wetlands Overlay Map (OM-004). 	<ul style="list-style-type: none"> Biodiversity overlay (wetlands) code

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bushfire hazard overlay (OM005)		
Material Change of Use	<ul style="list-style-type: none"> Code assessment where on a site located in a Bushfire hazard area on Bushfire Hazard Overlay Map (OM005); and not identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Bushfire hazard overlay code
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site located in a Bushfire hazard area on Bushfire Hazard Overlay Map (OM005). 	<ul style="list-style-type: none"> Bushfire hazard overlay code
Operational Work	Accepted where for <i>minor operational work</i> .	
	<ul style="list-style-type: none"> Code assessment where on a site located in a Bushfire hazard area on Bushfire Hazard Overlay Map (OM005). 	<ul style="list-style-type: none"> Bushfire hazard overlay code
Coastal hazard overlay (OM006)		
Material Change of Use	Impact assessment where: <ul style="list-style-type: none"> on a site identified on Coastal Hazard Overlay Map (OM006). 	<ul style="list-style-type: none"> Coastal management overlay code The planning scheme
	<ul style="list-style-type: none"> identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	
Reconfiguring a Lot	<ul style="list-style-type: none"> Impact assessment where on a site identified on Coastal Hazard Overlay Map (OM006). 	<ul style="list-style-type: none"> Coastal management overlay code
Operational Work	<ul style="list-style-type: none"> Accepted where for <i>minor operational work</i>. 	

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> Impact assessment where on a site identified on Coastal Hazard Overlay Map (OM006). 	<ul style="list-style-type: none"> Coastal management overlay code
Flood hazard overlay (OM007)		
Building Work	<ul style="list-style-type: none"> Code assessment where on a site located in a Significant, Low or Potential flood hazard area on Flood Hazard Overlay Map (OM007); and not identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Flood hazard overlay code
Material Change of Use	<ul style="list-style-type: none"> Code assessment where on a site located in a Significant, Low or Potential flood hazard area on Flood Hazard Overlay Map (OM007); and not identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Flood hazard overlay code
	Impact assessment if: <ul style="list-style-type: none"> on a site located in a High or Extreme Flood hazard area on Flood Hazard Overlay Map (OM007); and identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site located in a Significant, Low or Potential Flood hazard area on Flood Hazard Overlay Map (OM007) and not identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Flood hazard overlay code
	Impact assessment if: <ul style="list-style-type: none"> on a site located in a High or Extreme Flood hazard area on Flood Hazard Overlay Map (OM007). 	<ul style="list-style-type: none"> The planning scheme
Flood hazard overlay (OM007)		
Operational Work	<ul style="list-style-type: none"> Accepted where for <i>minor operational work</i>. 	
	<ul style="list-style-type: none"> Code assessment where on a site located in a Medium, Low or Potential flood hazard area on Flood Hazard Overlay Map (OM007). 	<ul style="list-style-type: none"> Flood hazard overlay code
	<ul style="list-style-type: none"> Impact assessment if on a site located in a High or Extreme Flood hazard area on Flood Hazard Overlay Map (OM007). 	<ul style="list-style-type: none"> The planning scheme
Stock route overlay (OM008)		
Material Change of Use	<ul style="list-style-type: none"> Code assessment where on a site with frontage to a stock route identified on Stock Route Overlay Maps (OM008); and not identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Regional infrastructure – stock route overlay code

Table 5.8.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> Impact assessment if identified as impact assessment in part 5.4 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	<ul style="list-style-type: none"> Code assessment where on a site with frontage to a stock route identified on Stock Route Overlay Maps (OM008). 	<ul style="list-style-type: none"> Regional infrastructure – stock route overlay code
Operational Work	<ul style="list-style-type: none"> Accepted where for <i>minor operational work</i>. 	
	<ul style="list-style-type: none"> Code assessment where on a site with frontage to a stock route identified on Stock Route Overlay Maps (OM008). 	<ul style="list-style-type: none"> Regional infrastructure – stock route overlay code

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

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (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) Centre Zone Code;
 - (b) Community Facilities Zone Code;
 - (c) Emerging Community Zone Code;
 - (d) Environmental Management and Conservation Zone Code;
 - (e) General Residential Zone Code;
 - (f) Low Impact Industry Zone Code;
 - (g) Recreation and Open Space Zone Code;
 - (h) Rural Zone Code.

6.2 Zone codes

6.2.1 Centre Zone Code

6.2.1.1 Application

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

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

6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of uses and activities.

These uses include but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.

- (2) The local government purpose of the code is to ensure that development in the Centre Zone reinforces places of commercial and retail activity to meet the daily needs of the community.

- (3) The purpose of the code will be achieved through the following overall outcomes:

- (a) development in the Centre Zone is primarily for *business activities* and tourist attractions;
- (b) development is low rise, with a maximum building height of two storeys;
- (c) development that includes *accommodation activities* maintains an active street frontage comprising *business activities* or *entertainment activities*;
- (d) development promotes *active transport*;
- (e) development is energy efficient and promotes water conservation;
- (f) development provides a high level of amenity and is complementary to the surrounding character of the Centre Zone;
- (g) places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of Doomadgee;
- (h) development is connected to necessary urban infrastructure networks;
- (i) *business activities* for traditional arts and crafts are consolidated within the Tourist Node identified on **Map 6.2 – Centre Zone Code Map**;
- (j) development on Gunnalunja Drive and Sharpe Street contributes to the character and amenity of the Doomadgee Town Centre through:
 - (i) provision of street tree shade planting; and
 - (ii) advertising devices that are consistent with the design, material and colour of buildings.

6.2.1.3 Specific benchmarks for assessment

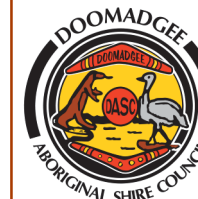
Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.1.3 — Centre zone code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Building height	
<p>PO1 A low rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) the existing urban fabric in the Centre Zone; (b) overshadowing of adjoining premises; (c) privacy and overlooking of adjoining premises; and (d) building scale and appearance. 	<p>AO1 Development has a maximum <i>building height</i> of 8.5 metres above <i>ground level</i> and two <i>storeys</i>.</p>
Site cover	
<p>PO2 <i>Site cover</i> provides sufficient area for landscaping, service vehicle access and manoeuvring, car parking, and minimises the mass of built form.</p>	<p>AO2 <i>Site cover</i> does not exceed 60%.</p>
Gross floor area	
<p>PO3 The scale and bulk of built form is complementary to existing development in the Centre Zone.</p>	<p>AO3 Development has a maximum <i>gross floor area</i> of 1.25 times the site area.</p>
Setbacks	
<p>PO4 <i>Building</i> setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) building character and appearance; and (e) the setbacks of adjoining premises. 	<p>AO4.1 <i>Buildings</i> have a front boundary <i>setback</i> equal to or less than <i>buildings</i> on <i>adjoining premises</i>.</p> <p>Where adjoining land in a Residential zone category</p> <p>AO4.2 A minimum <i>building setback</i> of 6 metres is provided along the length of the shared boundary.</p>
Infrastructure	
<p>PO5 Development is connected to the water, wastewater, stormwater, electricity and telecommunication supply network.</p>	<p>AO5 Development is undertaken in accordance with SC5.2 – Planning Scheme Policy 1 – Land development standards.</p>

Performance outcomes	Acceptable outcomes
<p>PO6 Development provides a pedestrian path along the full road frontage of the site.</p>	<p>AO6 Footpaths are designed and constructed in accordance with SC5.2 – Planning Scheme Policy 1 – Land development standards.</p>
For assessable development	
Land use	
<p>PO7 The Centre Zone accommodates <i>business activities</i>.</p>	<p>AO7 No acceptable outcome.</p>
Building Appearance	
<p>PO8 Development must be complementary to and integrate with the existing character and visual amenity of the locality.</p>	<p>AO8.1 Building design is consistent with development in the Centre Zone having regard to: (a) roof shape and pitch; (b) eaves and awnings; (c) façade articulation; and (d) building materials, colours and textures.</p> <p>AO8.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas.</p>
Landscaping	
<p>PO9 Landscaping contributes to the protection and enhancement of local character.</p>	<p>AO9.1 A minimum of 15% of the <i>site</i> is landscaped.</p> <p>AO9.2 Street trees are retained.</p> <p>AO9.3 One street tree per lot is provided and is resistant to feral horse damage.</p>
Cultural heritage	
<p>PO10 Development is located, designed and constructed to protect places, buildings or items of cultural heritage.</p>	<p>AO10 No acceptable outcome.</p>
Non-discriminatory access	
<p>PO11 Non-discriminatory access must be provided to the building.</p>	<p>AO11 Changes of level between the road and the building comply with <i>AS1428-Design for Access and Mobility</i>.</p>

Performance outcomes	Acceptable outcomes
Public Realm	
<p>Where buildings have a zero front setback PO12 Awnings are provided to Gunnalunga Drive and Sharpe Street and must be designed:</p> <ul style="list-style-type: none"> (a) to allow safe vehicle and pedestrian movements; and (b) with regard to the protection of street trees. 	<p>Where buildings have a zero front setback AO12.1 Development provides awnings for pedestrian shelter on the following roads:</p> <ul style="list-style-type: none"> (a) Gunnalunga Drive; and (b) Sharpe Street. <p>AO12.2 Pedestrian shelter:</p> <ul style="list-style-type: none"> (a) protects the normal flow of pedestrians; (b) has 0.5 metre clearance to any tree trunk and main branches; (c) aligns, where practicable, to provide continuity with shelter on adjoining sites, including existing awnings where the footpath has been widened. <p>AO12.3 Awnings are lit with a lighting system provided according to <i>AS4282—Control of the Obtrusive Effects of Outdoor Lighting</i>, while being a minimum of 20 lux at footpath level.</p>
<p>PO13 Development maintains an active street frontage by:</p> <ul style="list-style-type: none"> (a) providing <i>business activities or entertainment activities</i> at ground level; and (b) orientating windows, balconies and building entries toward the street. 	<p>AO13 No acceptable outcome</p>
Amenity protection	
<p>PO14 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) hours of operation; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	<p>AO14 No acceptable outcome.</p>
Business activities where for traditional arts and crafts	
<p>PO15 Business activities for traditional arts and crafts are consolidated, where possible, on Lot 125 SP270333 in accordance within the Tourist Node identified on Map 6.2 – Centre Zone Code Map.</p>	<p>AO15 No acceptable outcome.</p>



Legend

- Urban Area
- Future Urban Area
- Non-Urban Area
- Area of Cultural Significance
- A Activity Node
- T Tourist Node
- W Temporary Workforce Accommodation Node
- ✈ Airport
- Cemetery
- * Water Treatment Plant
- * Sewage Treatment Plant
- * Power Station
- * Solid Waste Disposal Area
- Green Corridor Network
- Major Road
- District Road
- Waterbody
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

Disclaimer

Whilst every care is taken to ensure the accuracy of this product, neither the Doomadgee Aboriginal Shire Council or the State of Queensland make any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government; Publication date: 04/12/11.

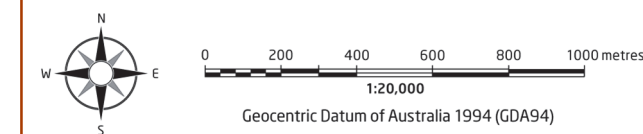
Areas of Ecological Significance data: State of Queensland (Department of Environment and Heritage Protection) 2012; The Areas of Ecological Significance within Gulf; Publication date: 29/02/2012.

Cultural Heritage data: Converge Heritage + Community; Cultural Heritage Assessment Doomadgee DOGIT; Publication date: October 2012.

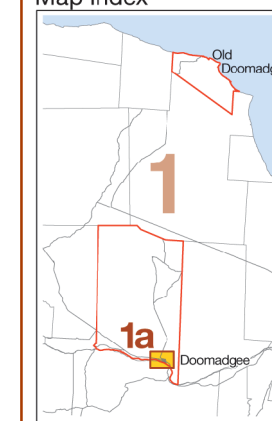
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Notes

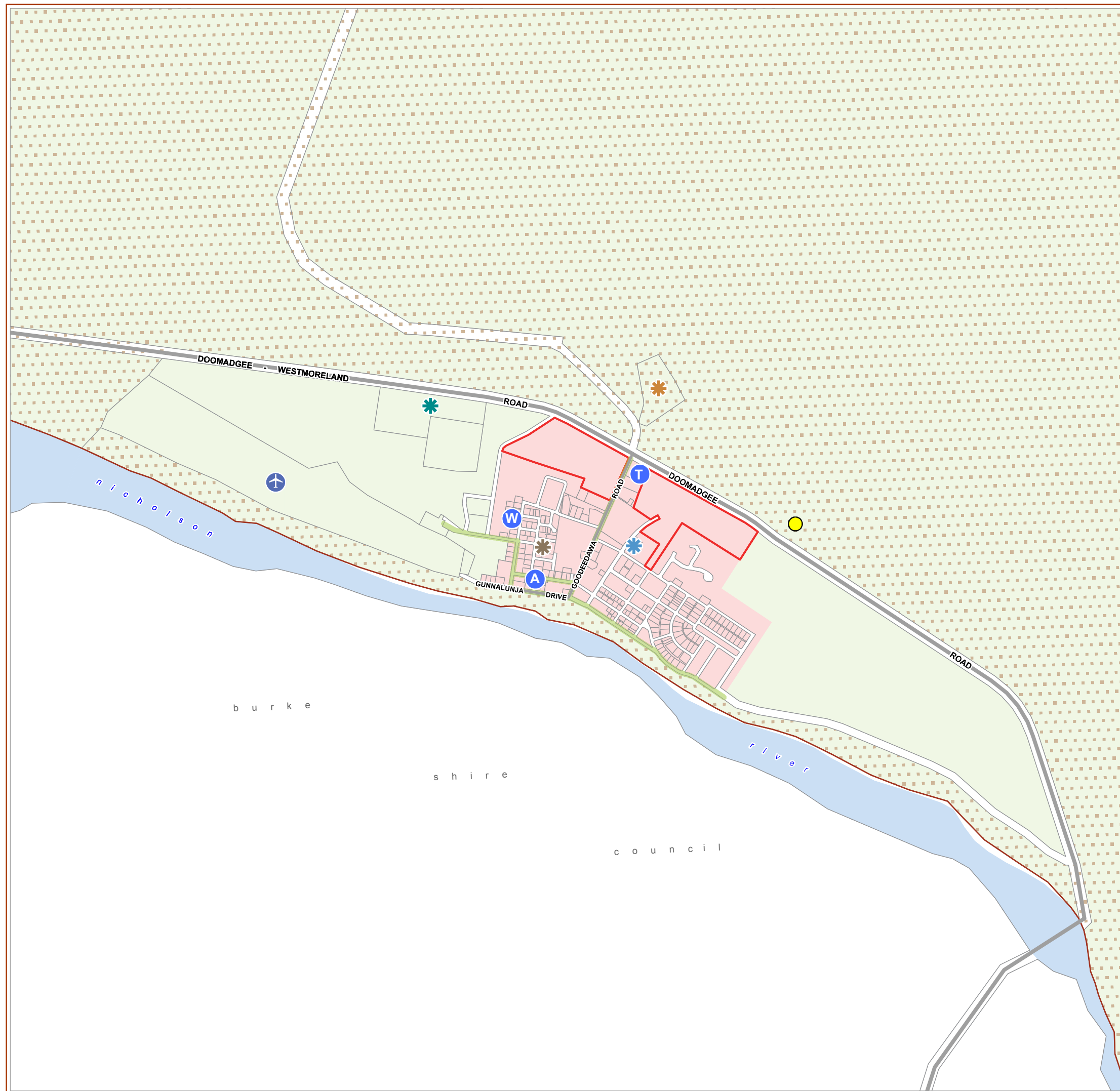
The Land Use Category Area does not imply that all land included is suitable for development that is otherwise consistent with the Area.



Map Index



Map 6.2 - Centre Zone Code Map



6.2.2 Community Facilities Zone Code

6.2.2.1 Application

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

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

6.2.2.2 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether public or privately owned.

These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

- (2) The local government purpose of the code is to:

- (a) recognise *community activities* and other public benefit uses such as *utility installations* and *air services* which provide essential services that meet social, cultural, spiritual, health, educational and lifestyle needs;
- (b) ensure that development complements the amenity of adjoining premises and *sensitive land use*;
- (c) protect land designated for community purposes from inappropriate development to ensure the ongoing provision of services in strategic locations.

- (3) The purpose of the code will be achieved through the following overall outcomes:

- (a) the community facilities zone primarily accommodates *community activities*, *utility installations*, *air services* and *substations*;
- (b) potential amenity impacts on sensitive land uses in adjoining *urban areas* are appropriately managed;
- (c) incompatible development does not establish within the Community facilities zone;
- (d) *community activities*, excluding *cemetery*, *detention facility*, *crematorium* and *funeral parlour* are retained in highly accessible locations;
- (e) *community activities* are complementary in scale, height and character with that of development on *adjoining premises*;
- (f) development is energy efficient and promotes water conservation;
- (g) places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of Doomadgee;
- (h) ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development;
- (i) development is connected to necessary urban infrastructure networks.

6.2.2.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.2.3 — Community facilities zone code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Building height	
<p>PO1 A low-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and privacy of accommodation activities and land in a Residential zone category; (b) building character and appearance; and (c) the height of buildings on adjoining premises. 	<p>AO1 Development does not exceed 9.5 metres above <i>ground level</i>.</p>
Gross floor area	
<p>PO2 The scale and bulk of built form is complementary to existing development in the locality.</p>	<p>AO2 Development has a maximum <i>gross floor area</i> of:</p> <ul style="list-style-type: none"> (a) 0.35 times the <i>site area</i>; OR (b) 0.5 times the <i>site area</i> where the <i>site</i> adjoins land in a Centres Zone category.
Infrastructure	
<p>PO3 Development is connected to the water, wastewater, stormwater, electricity and telecommunication supply network.</p>	<p>AO3 Development is undertaken in accordance with SC5.2 – Planning Scheme Policy 1 – Land development standards.</p>

Performance outcomes	Acceptable outcomes
Site cover	
<p>PO4 The <i>site cover</i> of all buildings and structures does not result in a built form that is bulky and visually intrusive.</p>	<p>AO4 <i>Site cover</i> does not exceed 40%.</p>
Setbacks	
<p>PO5 <i>Building setbacks</i> are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) efficient use of the site; (b) overshadowing; (c) privacy and overlooking; (d) building character and appearance; and (e) the primary road frontage setbacks of adjoining premises. 	<p>AO5.1 <i>Buildings</i> have a minimum <i>setback</i> of 6 metres to the <i>primary road frontage</i>.</p> <p>AO5.2 <i>Buildings</i> on a corner lot have a minimum <i>setback</i> of 3 metres to the <i>secondary road frontage</i>.</p> <p>AO5.3 <i>Buildings</i> have a minimum rear boundary <i>setback</i> of 6 metres.</p>
For assessable development	
Land Use	
<p>PO6 Development in the Community facilities zone accommodates <i>community activities, utility installations, air services</i> and <i>substations</i>.</p>	<p>AO6 No acceptable outcome.</p>
Building Appearance	
<p>PO7 Development must be complementary to and integrate with the existing character and visual amenity of the area.</p>	<p>AO7 Building services and equipment are screened so as not to be visible from the road and other public areas.</p>
Landscaping	
<p>PO7 Landscaping is provided to contribute to the visual amenity of the premises and local area.</p>	<p>AO7.1 The site adjoins land in a Residential zone category and a 2 metre minimum landscape buffer is provided.</p> <p>AO7.2 A minimum of one shade tree is provided for every six car parking spaces.</p> <p>AO7.3 A minimum planting space of 1.2m² is provided for every shade tree.</p> <p>AO7.4 A 1 metre minimum landscape buffer is provided to all vehicle movement and car parking areas.</p>
Non-discriminatory access	

<p>PO8 Where for Community Activities Non-discriminatory access must be provided to the building from the road.</p>	<p>AO8 Where for Community Activities Changes of level between the road and the building comply with <i>AS1428-Design for Access and Mobility</i>.</p>
<p>Amenity protection</p>	
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) lighting; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO9 No acceptable outcome.</p>
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO10 No acceptable outcome.</p>
<p>PO11 Where adjoining land in a Residential zones category Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>AO11 Where adjoining land in a Residential zone category Operating hours are restricted to between 7.00am and 8.00pm.</p>
<p>Cultural heritage</p>	
<p>PO12 Development is located, designed and constructed to protect places, buildings or items of cultural heritage.</p>	<p>AO12 No acceptable outcome.</p>
<p>Environmental protection</p>	
<p>PO13 Ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development.</p>	<p>AO13 No acceptable outcome.</p>

6.2.3 Emerging Community Zone Code

6.2.3.1 Application

This code applies to assessing material change of use / reconfiguring a lot / operational work for development in the Emerging community zone.

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

6.2.3.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
 - (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future, most likely beyond the life of the planning scheme;
 - (b) manage the timely conversion of non-urban land to urban purposes; and
 - (c) prevent or discourage development that is likely to compromise appropriate longer term land uses.

- (2) The local government purpose of the code is to ensure well located land close to existing urban areas, urban services and generally suitable for future urban development is identified and protected from premature and incompatible development that will compromise the future urban use of the land.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not compromise the future development potential of the area for urban purposes;
 - (b) development for urban purposes occurs where a need for additional urban land can be demonstrated;
 - (c) undertaken to identify the desired settlement pattern for the area taking into consideration:
 - (i) the type, scale, density and location of proposed development;
 - (ii) land use need;
 - (iii) the capability of the land to be efficiently serviced by a full range of urban infrastructure including, road, stormwater, water, sewer, electricity and telecommunications;
 - (iv) the logical and orderly sequence of development, determined by the efficient and cost effective provision of urban infrastructure;
 - (v) potential exposure to, and mitigation of, natural hazards;
 - (vi) necessary transport infrastructure, to be coordinated and interconnected within the local context to provide and promote safe and efficient transportation, including walking and cycling;
 - (vii) ecologically significant features including significant vegetation, to be retained, enhanced and buffered from the impacts of urban development;
 - (viii) a sufficient quantity and diversity of housing and lot sizes;
 - (ix) places, buildings or items of cultural heritage or heritage character, to be protected and enhanced by development to preserve the historic character and identity of the locality;
 - (x) areas of high scenic amenity that contribute to the character of natural and rural landscapes are protected, maintained and enhanced;
 - (xi) land use compatibility with adjoining zones and existing uses, including appropriate separation distances to industry activities

6.2.3.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.3.3 — Emerging community zone code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Building height	
<p>PO1 <i>Building height</i> has regard to the relevant features, amenity and prevailing character of the surrounding landscape.</p>	<p>AO1.1 <i>Building height</i> does not exceed 8.5 metres above <i>ground level</i> and two <i>storeys</i>. OR AO1.2 Development is consistent with an approved Structure Plan.</p>
Residential density	
<p>PO2 <i>Residential density</i> is consistent with the prevailing character and density of the locality.</p>	<p>AO2.1 <i>Residential density</i> does not exceed one <i>dwelling</i> per 10,000m² of <i>site</i> area. OR AO2.2 Development is consistent with an approved Structure Plan.</p>
For assessable development	
<p>PO3 A Structure Plan is prepared in response to the Emerging Community Zone overall outcomes.</p>	<p>AO3 No acceptable outcome.</p>

6.2.4 Environmental Management and Conservation Zone Code

6.2.4.1 Application

This code applies to assessing operational works / material change of use / reconfiguring a lot / operational work for development in the Environmental management and conservation zone.

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

6.2.4.2 Purpose

- (1) The purpose of the Environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to protect areas of ecological significance to ensure that these areas can be experienced and enjoyed by future generations, including the Nicholson River and Old Doomadgee.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas identified as having significant biological diversity values are protected from the adverse impacts of development;
 - (b) ecologically significant features including waterways, coastal environs, wetlands and significant vegetation are retained, enhanced and protected;
 - (c) low intensity *park, outdoor recreation* and *tourist attraction* development is accommodated where:
 - (i) based on appreciation of the natural values of the area and is consistent with the environmental management intent for the area;
 - (ii) the development does not negatively impact on the ability of the land to fulfil its intended environmental management and conservation function; and
 - (iii) the landscape values, cultural values and scenic amenity of the Environmental management and conservation zone is protected.
 - (d) urban land uses are not located in the zone;
 - (e) development is energy efficient and promotes water conservation;
 - (f) *outstations* that provide for periodic and semi-permanent bush living are facilitated where supporting traditional cultural practice, caring for country or agricultural and rural activities buffered from the township;
 - (h) *utility installations* or *air services* that cannot be reasonably located at another location are accommodated within the Environmental management and conservation zone where a demonstrated community need exists or where the infrastructure regularises access (such as a road) and the use does not detrimentally affect the environmental values of the area.

6.2.4.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.4.3 — Environmental management and conservation zone code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development for <i>urban purposes</i> is not established in the Environmental management and conservation zone.</p>	<p>AO1 No acceptable outcome.</p>
<p>PO2 <i>Outstations</i> that provide for periodic and semi-permanent bush living are facilitated where supporting traditional cultural practice, caring for country or agricultural and rural activities.</p>	<p>AO2 No acceptable outcome.</p>
<p>PO3 <i>Utility installations</i> or <i>air services</i> that cannot be reasonably located at another location are accommodated within the Environmental management and conservation zone where:</p> <ul style="list-style-type: none"> (a) a demonstrated community need exists; or (b) the infrastructure regularises access (such as a road); and (c) the use does not detrimentally affect the environmental values of the area. 	<p>AO3 No acceptable outcome.</p>
<p>PO4 Low intensity <i>park</i>, <i>outdoor recreation</i> and <i>tourist attraction</i> development is accommodated where:</p> <ul style="list-style-type: none"> (a) based on appreciation of the natural values of the area and is consistent with the environmental management intent for the area; (b) the development does not negatively impact on the ability of the land to fulfil its intended environmental management and conservation function; and (c) the landscape values, cultural values and scenic amenity of the Environmental management and conservation zone is protected. 	<p>AO4 No acceptable outcome.</p>

<p>PO5 Vegetation is protected to ensure:</p> <ul style="list-style-type: none"> (a) vegetation of historical, cultural or visual significance is retained; (b) vegetation is retained for erosion prevention and slope stabilisation; (c) the natural character of the areas is maintained; and (d) no net loss in biodiversity. 	<p>AO5 No clearing of native vegetation.</p>
<p>PO6 <i>Buildings</i> must be sited to complement the natural landscape having regard to:</p> <ul style="list-style-type: none"> (a) maintaining views to natural assets and natural asset vistas; (b) the aesthetic values of native vegetation and natural topography. 	<p>AO6 No acceptable outcome.</p>
<p>PO7 All <i>buildings</i> must be designed and constructed to a high aesthetic standard and in an ecologically sustainable manner, to minimise any impact on the conservation values of the land.</p>	<p>AO7 No acceptable outcome.</p>
<p>PO8 Development:</p> <ul style="list-style-type: none"> (a) enhances of the sites ecological integrity; (b) does not fragment or detrimentally alter ecological systems; (c) secures all natural or culturally significant features for future generations; (d) utilises colours that blend with the natural setting; (e) minimises reflective surfaces; (f) results in no net loss of habitat; (g) results in no permanent change to ground level; (h) rehabilitates all disturbed areas. 	<p>AO8 No acceptable outcome.</p>
<p>PO9 Landscaping must contribute to the protection, enhancement and rehabilitation of the existing environment and must utilise only species endemic or naturally occurring on site.</p>	<p>AO9 No acceptable outcome.</p>
<p>Cultural heritage</p>	
<p>PO10 Development is located, designed and constructed to protect places, buildings or items of cultural heritage.</p>	<p>AO10 No acceptable outcome.</p>
<p>Environmental protection</p>	

PO11

Ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development.

AO11

No acceptable outcome.

6.2.5 General Residential Zone Code

6.2.5.1 Application

This code applies to assessing material change of use / reconfiguring a lot / operational work for development in the General residential zone.

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

6.2.5.2 Purpose

- (1) The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) provide housing choice to meet the accommodation needs of the community;
 - (b) ensure that the community has convenient access to services and infrastructure to meet their daily needs.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in the General residential zone is primarily for *accommodation activities*;
 - (b) development is low rise, with a maximum *building height* of two storeys;
 - (c) the type, scale and density of *business activities* and *community activities* is small-scale and consistent with the character and amenity of existing residential neighbourhoods;
 - (d) development promotes *active transport*;
 - (e) development is energy efficient and promotes water conservation;
 - (f) development provides an appropriate level of private and public open space and recreation opportunities;
 - (g) development is not located where it will increase the numbers of people or structures at unacceptable risk of natural hazards including flood and bushfire;
 - (h) places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of Doomadgee;
 - (i) development is connected to necessary infrastructure networks where within a *service catchment*;
 - (j) development maintains a high level of safety and residential amenity.

6.2.5.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.5.3 — General residential zone code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable	
Building height	
PO1 <i>Building height</i> has regard to the relevant features, amenity and prevailing character of the surrounding landscape.	AO1 <i>Building height</i> does not exceed 8.5 metres above <i>ground level</i> and two <i>storeys</i> .
Residential density	
PO2 <i>Residential density</i> is consistent with the prevailing character and density of the locality.	AO2 <i>Residential density</i> does not exceed one <i>dwelling</i> per 400m ² of site area.
Site cover	
PO3 <i>Buildings</i> are of a scale that complements the character and amenity of the existing residential neighbourhood.	AO3 <i>Site cover</i> does not exceed 40%.
Setbacks	
PO4 <i>Building setbacks</i> are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; and (c) building character and appearance.	AO4.1 <i>Buildings</i> have a minimum <i>setback</i> of 6 metres to the <i>primary road frontage</i> . AO4.2 <i>Buildings</i> on a corner lot have a minimum <i>setback</i> of 3 metres to the <i>secondary road frontage</i> . AO4.3 <i>Buildings</i> have a minimum rear boundary <i>setback</i> of 6 metres. AO4.4 <i>Buildings</i> have a minimum side boundary <i>setback</i> of 3 metres.
Orientation	
Where for Accommodation activities PO5 <i>Dwellings</i> and <i>accommodation units</i> are orientated to the street and maximise passive surveillance of public areas.	Where for Accommodation activities AO5.1 The front door of a <i>dwelling house</i> is visible from the road. AO5.2 A <i>habitable room</i> overlooks open space on <i>adjoining premises</i> . AO5.3 A <i>habitable room</i> overlooks the road.

Active transport	
P06 Development provides a pedestrian path along the full road frontage of the site.	A06 Footpaths are designed and constructed in accordance with SC5.2 – Planning Scheme Policy 1 – Land development standards.
Infrastructure	
P07 Development is connected to the water, wastewater, stormwater, electricity and telecommunication supply network.	A07 Development is undertaken in accordance with SC5.2 – Planning Scheme Policy 1 – Land development standards.

Performance outcomes	Acceptable outcomes
For assessable development	
Land use	
PO8 Development in the General residential zone accommodates a variety of <i>accommodation activities</i> .	AO8 No acceptable outcome.
PO9 The type, scale and density of <i>business activities</i> and <i>community activities</i> is small-scale and consistent with the character and amenity of existing residential neighbourhoods.	AO9 No acceptable outcome.
Accommodation density	
PO10 <i>Accommodation density</i> is consistent with the prevailing character and density of the locality.	AO10 <i>Accommodation activities</i> do not exceed one <i>accommodation unit</i> per 100m ² of site area.
Building appearance	
PO11 Development must be complementary to and integrated with the existing character and visual amenity of the locality.	AO11.1 <i>Building</i> design is consistent with development in the General residential zone having regard to: (a) roof shape and pitch; (b) eaves and awnings; (c) façade articulation; and (d) building materials, colours and textures. AO11.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas.
Landscaping	
PO12 Landscaping contributes to the protection and enhancement of local character.	AO12.1 A minimum of 15% of the site is landscaped. AO12.2 Street trees are retained. Where for Accommodation activities AO12.3 A minimum area of 25m ² private open space with a minimum horizontal dimension of 5 metres is provided for: (a) each <i>dwelling</i> ; (b) every five (or part thereof) <i>accommodation units</i> .
Amenity protection	

PO13

Development must not detract from the amenity of the residential neighbourhood, having regard to:

- (a) noise;
- (b) traffic;
- (c) hours of operation;
- (d) lighting;
- (e) visual amenity;
- (f) privacy;
- (g) odour; and
- (h) emissions.

AO13

No acceptable outcome.

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO14 Development must take into account and seek to take measures against any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	<p>AO14 No acceptable outcome.</p>
Cultural heritage	
<p>PO15 Development is located, designed and constructed to protect places, buildings or items of cultural heritage.</p>	<p>AO15 No acceptable outcome.</p>
Environmental protection	
<p>PO16 Ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development.</p>	<p>AO16 No acceptable outcome.</p>

6.2.6 Low Impact Industry Zone Code

6.2.6.1 Application

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

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

6.2.6.2 Purpose

- (1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

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

- (2) The local government purpose of the code is to provide a low impact industry hub to service the immediate needs of the community, visitors and small-scale industrial enterprise.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) *low impact industry, service industry, warehouse, research and technology industry* uses are promoted within the Low impact industry zone;
 - (b) uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on *adjoining land* and *sensitive land use*;
 - (c) development is energy efficient and promotes water conservation;
 - (d) development is reflective of and responsive to the environmental constraints of the land;
 - (e) ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development;
 - (f) the scale, character and built form of development contributes to a high standard of amenity;
 - (g) development is not located where it will increase the numbers of people or structures at unacceptable risk of natural hazards including flood and bushfire;
 - (h) places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of Doomadgee;
 - (i) development is connected to necessary infrastructure networks where within a *service catchment*.

6.2.6.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.6.3 — Low impact industry zone code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Building height	
<p>PO1 A low to medium-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) the existing urban fabric; (b) overshadowing; (c) privacy and overlooking; and (d) building character and (e) appearance. 	<p>AO1 <i>Building height</i> does not exceed 10 metres above <i>ground level</i> and two <i>storeys</i>.</p>
Site cover	
<p>PO2 <i>Buildings</i> are of a scale that complements the character and amenity of the existing residential neighbourhood.</p>	<p>AO2 <i>Site cover</i> does not exceed 50%.</p>
Setbacks	
<p>PO3 <i>Building setbacks</i> are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) visual amenity; and (b) public amenity, including but not limited to noise and odour. 	<p>AO3.1 <i>Buildings</i> have a minimum <i>setback</i> of 6 metres to the <i>primary road frontage</i>.</p> <p>AO3.2 <i>Buildings</i> on a corner lot have a minimum <i>setback</i> of 3 metres to the <i>secondary road frontage</i>.</p> <p>AO3.3 <i>Buildings</i> have a minimum rear boundary <i>setback</i> of 6 metres.</p> <p>AO3.4 <i>Buildings</i> have a minimum side boundary <i>setback</i> of 6 metres.</p>

Performance outcomes	Acceptable outcomes
Landscaping	
<p>PO4 Landscaping contributes to the existing landscape character of the area and protects, where practicable, remnant vegetation.</p>	<p>AO4.1 A minimum of 20% of land within the front setback is landscaped.</p> <p>Where adjoining land in the Emerging Community or General Residential zone</p> <p>AO4.2 A 2 metre minimum landscape buffer is provided along the length of the shared boundary.</p>
Infrastructure	
<p>PO5 Development is connected to the water, wastewater, stormwater, electricity and telecommunication supply network.</p>	<p>AO5 Development is undertaken in accordance with SC5.2 – Planning Scheme Policy 1 – Land development standards.</p>
For assessable development	
Land use	
<p>PO6 <i>Low impact industry, service industry, warehouse, research and technology industry</i> uses are promoted within the Low impact industry zone.</p>	<p>AO6 No acceptable outcome.</p>
Waste management	
<p>PO7 Disposal of liquid waste generated by Industry activities does not result in any on-site or off-site contamination or local amenity issues.</p> <p>Note–A waste water management plan (WWMP) is prepared by a suitably qualified person. The WWMP accounts for:</p> <p>(a) waste water type; (b) water quality objectives; (c) best practice environmental management.</p>	<p>AO7 No acceptable outcome.</p>
<p>PO8 Disposal of solid waste generated by low impact industry uses does not result in any on-site or off-site contamination or local amenity issues.</p>	<p>AO8 All solid waste is disposed of off-site at a designated waste management facility.</p>
Amenity protection	

<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	<p>AO9 No acceptable outcome.</p>
<p>PO10 Development must take into account and seek to take measures against any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	<p>AO10 No acceptable outcome.</p>
<p>Environment protection</p>	
<p>PO11 Development does not result in adverse impacts on the natural environment, including:</p> <ul style="list-style-type: none"> (a) water quality; (b) air quality; (c) soil quality; (d) biodiversity. 	<p>AO11 No acceptable outcome.</p>
<p>Cultural heritage</p>	
<p>PO12 Development is located, designed and constructed to protect places, buildings or items of cultural heritage.</p>	<p>AO12 No acceptable outcome.</p>
<p>Environmental protection</p>	
<p>PO13 Ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development.</p>	<p>AO13 No acceptable outcome.</p>

6.2.7 Recreation and Open Space Zone Code

6.2.7.1 Application

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

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

6.2.7.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities. The zone provides for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation.

Areas within the zone such as parks, playing fields and playgrounds, are generally accessible to the public; however, access may be limited in certain areas and at certain times.

Where required to meet community needs development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.

- (2) The local government purpose of the code is to establish a network of public open space that provides the community with equitable and safe access to passive and active recreational activities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) public open space is provided at a size and in a location appropriate to meet the outdoor recreational needs of the community and visitors;
 - (b) uses other than *recreation activities* are located in the Recreation and open space zone only where those uses:
 - (i) enhance *recreation activities*;
 - (ii) do not negatively impact on the ability of the land to fulfil its intended recreation or open space function; and
 - (iii) protect the landscape values, cultural values and scenic amenity of the Open space and recreation zone.
 - (c) recreation and open space activities do not negatively impact the amenity of sensitive *land use*;
 - (d) built form and landscaping incorporates Crime Prevention through Environmental Design principles to protect the safety of active and passive recreation users;
 - (e) recreation activities are not located where the numbers of people or structures at unacceptable risk of natural hazards are increased;
 - (f) ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and protected.

6.2.7.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.7.3 — Recreation and open space zone code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Building height	
<p>PO1 <i>Building height</i> has regard to:</p> <p>(a) the relevant features and prevailing character of the surrounding landscape; and</p> <p>(b) the role and function of the open space / recreation area.</p>	<p>AO1 <i>Building height</i> does not exceed 8.5 metres above <i>ground level</i> and one <i>storey</i>.</p>
Site cover	
<p>PO2 <i>Buildings</i> are of a scale that complements the character and amenity of the open space / recreation area.</p>	<p>AO2 <i>Site cover</i> does not exceed 10%.</p>

Performance outcomes	Acceptable outcomes
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>AO3.1 Buildings and structures have a minimum setback of 10 metres to the <i>primary road frontage</i>.</p> <p>AO3.2 <i>Buildings</i> have a minimum rear boundary setback of 6 metres.</p> <p>AO3.3 <i>Buildings</i> have a minimum side boundary setback of 6 metres.</p>
For assessable development	
Land Use	
<p>PO4 Development in the Recreation and open space zone accommodates <i>recreation activities</i>.</p>	<p>AO4 No acceptable outcome.</p>
Biodiversity	
<p>PO5 Development preserves and protects the biodiversity values of the zone.</p>	<p>AO5 The siting and design of development avoids:</p> <ul style="list-style-type: none"> (a) remnant vegetation; (b) biodiversity corridors and networks; (c) areas of poor drainage.
Business Uses - Food and Drink Outlet and Shop	
<p>PO6 <i>Food and drink outlet</i> and <i>Shop</i> are of a scale that:</p> <ul style="list-style-type: none"> (a) meet the needs of the open space / recreation area; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) does not compromise the viability of the Doomadgee Township's local activity centre. 	<p>AO6 <i>Food and drink outlet</i> and <i>Shop</i> development is restricted to a maximum gross floor area of 20m² within the open space / recreation area.</p>
Crime Prevention through Environmental Design	
<p>PO7 The safety and wellbeing of open space and recreation users is protected through environmental design.</p>	<p>AO7 No acceptable outcome.</p>
Landscaping	

<p>PO8 Landscaping is provided to:</p> <ul style="list-style-type: none"> (a) create opportunities for multiple use of the open space / recreation area; (b) lessen the visual impact of buildings and structures from the street and adjoining land uses; and (c) provide sun shading. 	<p>AO8 No acceptable outcome.</p>
Amenity protection	
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO9 No acceptable outcome.</p>
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO10 No acceptable outcome.</p>
Cultural heritage	
<p>PO11 Development is located, designed and constructed to protect the cultural heritage and historic character of Doomadgee.</p>	<p>AO11 No acceptable outcome.</p>
Environmental protection	
<p>PO12 Ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development.</p>	<p>AO12 No acceptable outcome.</p>

6.2.8 Rural Zone Code

6.2.8.1 Application

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

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

6.2.8.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and
 - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The local government purpose of the code is to protect rural and non-urban land from fragmentation, provide opportunities to diversify the rural economy of the Shire and protect the landscape values that contribute to the Shire's character and identity.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas used for *rural activities* are conserved for their productive potential;
 - (b) land use embraces sustainable land management practices and contributes to the amenity and landscape values of the area;
 - (c) uses other than *rural activities* are located in the Rural zone only where those uses:
 - (i) do not impact adversely on the amenity of the Rural zone;
 - (ii) have a demonstrated need to co-locate with rural activities or natural or cultural resources;
 - (iii) do not negatively impact on the productive capacity of existing or future rural land; and
 - (iv) protect the landscape, environmental, cultural and scenic amenity values of the rural zone.
 - (d) rural business and enterprise is encouraged where:
 - (i) the land use is not more appropriately located in the urban area as identified in Strategic Framework Maps (**SFM-001 and SFM-001a**);
 - (ii) involving sustainable land management practices.
 - (e) *utility installations* and like uses that require isolation from *urban areas* as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are managed appropriately;
 - (f) development is not located where it will increase the numbers of people or structures at unacceptable risk of natural hazards including flooding and bushfire;
 - (g) places, buildings or items of cultural heritage or heritage character are protected and enhanced by development to preserve the historic character and identity of Doomadgee;
 - (h) development is connected to necessary infrastructure networks where within a service catchment or is otherwise serviced by on-site infrastructure;
 - (i) ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development.

6.2.8.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 6.2.8.3 — Rural zone code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Accommodation density	
PO1 <i>Residential density is complementary and subordinate to the rural and natural landscape values of the area.</i>	AO1 Residential density does not exceed one dwelling per lot.
Building height	
PO2 <i>Building height has regard to the relevant features, amenity and prevailing character of the surrounding landscape.</i>	AO2.1 <i>Building height does not exceed 10 metres above ground level.</i> Where for accommodation activities AO2.2 <i>Building height does not exceed 8.5m above ground level and two storeys.</i>
Setbacks	
PO3 <i>Building setbacks are appropriate having regard to:</i> (a) the rural character of the area; and (b) amenity impacts on <i>sensitive land use</i> .	AO3.1 <i>Any buildings associated with rural activities other than intensive animal industry are setback:</i> (a) 40 metres to a State controlled road; (b) 20 metres to any other road frontage; (c) 10 metres to all site boundaries; and (d) 100 metres from any existing <i>accommodation activities</i> . Note—refer to P06 for requirements in relation to <i>intensive animal husbandry</i> . AO3.2 <i>Buildings have a minimum side and rear boundary clearance of 15 metres.</i>
Where for Aquaculture	

<p>PO4 The use is located on a <i>site</i> which has sufficient area to:</p> <p>(a) accommodate the intensity and scale of the use, including <i>buildings</i>, pens, ponds, other structures and waste disposal areas comprising the use; and</p> <p>(b) adequately separate the use from <i>sensitive land uses</i>.</p>	<p>Where in an Urban area</p> <p>AO4.1 The <i>site</i> has a minimum area of 1 hectare.</p> <p>AO4.2 <i>Buildings, structures</i> and areas associated with the use are set back a minimum of:</p> <p>(a) 10 metres from any road frontage; and</p> <p>(b) 10 metres from any side or rear boundary.</p> <p>AO4.3 The <i>site</i> has a minimum area of 100 hectares.</p> <p>AO4.4 <i>Buildings, structures</i> and areas associated with the use are set back a minimum of:</p> <p>(a) 50 metres from any road frontage; and</p> <p>(b) 10 metres from any side or rear boundary.</p>
<p>PO5 The scale of the use:</p> <p>(a) is consistent with the amenity expectation of the zone;</p> <p>(b) has regard to proximity to <i>sensitive land uses</i>.</p>	<p>AO5 <i>Buildings</i> and <i>structures</i> associated with the use do not exceed a total area of 100 square metres.</p> <p>The <i>total water surface area</i> does not exceed 5 hectares.</p>
<p>PO6 Wastewater effluent and solid waste disposal does not result in an adverse impact on the environment or result in environmental harm or nuisance.</p>	<p>AO6.1 Wastewater is disposed of via:</p> <p>(a) collection for lawful offsite disposal; or</p> <p>(b) disposal to the reticulated sewer network.</p> <p>OR</p> <p>AO6.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i>.</p>

Where for intensive animal industry	
<p>PO7 <i>Intensive animal industry</i> activity is carried out on a site of a scale that is suitable for the proposed activity and buffered to protect the health and amenity of <i>sensitive land use</i>.</p>	<p>AO7.1 The site is generally level with a slope of less than 10%.</p> <p>AO7.2 The following intensive rural activities are carried out on sites with a minimum site area of: (a) Piggery – 20 hectares; (b) Poultry farm – 10 hectares; or (c) Lot feeding – 50 hectares.</p> <p>AO7.3 <i>Intensive animal industry</i> is setback in accordance with Table 6.2.8.4 - Intensive Animal Industry Setbacks.</p>
For assessable development	
Land use	
<p>PO8 Development in the Rural zone accommodates <i>rural activities</i>.</p>	<p>AO8 No acceptable outcome.</p>
<p>PO9 Rural business and enterprise is encouraged where: (a) the land use is not more appropriately located in the urban area as identified in Strategic Framework Maps (SFM-001 and SFM-001a); and (b) where involving sustainable land management practices.</p>	<p>AO9 No acceptable outcome.</p>
<p>PO10 <i>Utility installations</i> and like uses that require isolation from <i>urban areas</i> as a consequence of their impacts such as noise or odour are appropriate where land use conflicts are managed appropriately.</p>	<p>AO10 No acceptable outcome.</p>
Amenity protection	
<p>PO11 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions.</p>	<p>AO11 No acceptable outcome.</p>

<p>PO12 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) lighting; (d) visual amenity; (e) privacy; (f) odour; and (g) emissions. 	<p>AO12 No acceptable outcome.</p>
<p>Cultural heritage</p>	
<p>PO13 Development is located, designed and constructed to protect the cultural heritage and historic character of Doomadgee.</p>	<p>AO13 No acceptable outcome.</p>
<p>Environmental protection</p>	
<p>PO14 Ecologically significant features including waterways, wetlands and significant vegetation are retained, enhanced and buffered from the impacts of development.</p>	<p>AO14 No acceptable outcome.</p>

Table 6.2.8.4 — Intensive animal industry setbacks

Feature	Minimum setback (m)
Public road – carrying > 50 vehicles per day	200
Public road – carrying < 50 vehicles per day	100
Watercourse - Nicholson River	1000
Watercourse - Other	100
Groundwater bore	100
Doomadgee Urban Area	1000
Outstation	400
Property boundary	20
Intensive animal industry	1000

Part 7 Overlays

7.1 Preliminary

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

7.2 Overlay codes

7.2.1 Airport environs overlay code

7.2.1.1 Application

This code applies to assessing material change of use / reconfiguring a lot / operational work for development within the 'Doomadgee Airspace' shown on **Airport environs overlay map (OM001)** contained within Schedule 2.

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

7.2.1.2 Purpose

- (1) The purpose of the code is to manage development outcomes in proximity to Doomadgee Airport so that the efficient operation of the airport and aircraft are not impeded by the encroachment of incompatible development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the safety of aircraft operating within the operational airspace of an airport is not impacted by incompatible development;
 - (b) aviation facilities including navigation, surveillance and communications facilities are protected from incompatible development to maintain their efficient functioning;
 - (c) noise sensitive or other incompatible land uses are not adversely impacted by aircraft noise or ground operations;
 - (d) the risk of public safety being compromised by incidents in the take-off and landing phase of aircraft operations is minimised.

7.2.1.3 Specific benchmarks for assessment

Part A—Benchmarks for assessable development

Table 7.2.1.3 — Airport environs overlay code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development in the vicinity of Airports does not restrict the future operational requirements of the Airport.</p> <p>Note—the maximum height of any building, structure (both freestanding and attached to buildings including signs, masts or antennae) and vegetation at its mature height cannot exceed 3.25 metres in the vertical, for every 100 metre horizontal increment east of the Visual Segment Surface (commencing at the Doomadgee Airport runway close) as this will represent an intrusion on the operational airspace of the Doomadgee Airport.</p>	<p>AO1.1 The maximum height of <i>buildings, structures</i>, (both freestanding and attached to buildings including signs, masts or antennae) and vegetation at its mature height does not exceed the maximum height specified within the Doomadgee Airspace area as identified on Airport environs overlay map (OM001).</p> <p>Where for Reconfiguring a lot AO1.2 No additional lots are created within the area identified with a zero metre maximum building height on Airport environs overlay map (OM001).</p>
<p>PO2 Development in the vicinity of Airports: (a) protects the safe and efficient operation of the Airport; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity.</p>	<p>AO2 No acceptable outcome.</p>
<p>PO3 Noise sensitive or other incompatible land uses are not adversely impacted by aircraft noise or ground operations.</p>	<p>AO3 No acceptable outcome.</p>
<p>PO4 Development minimises the risk of public safety being compromised by incidents in the take-off and landing phase of aircraft operations.</p>	<p>AO4 No acceptable outcome.</p>

7.2.2 Biodiversity areas (vegetation) overlay code

7.2.2.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within areas designated Matters of State Environmental Significance (MSES) identified on **Biodiversity overlay maps (vegetation) (OM002)** contained within Schedule 2.

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

7.2.2.2 Purpose

- (1) The purpose of the Biodiversity areas overlay (vegetation) code is to ensure that the biodiversity values of areas of MSES – Regulated Vegetation are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of ecological significance are protected, managed and enhanced;
 - (b) the biodiversity values of areas of MSES – Regulated Vegetation are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of MSES – Regulated Vegetation;
 - (d) areas of MSES – Regulated Vegetation are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity.

7.2.2.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 7.2.2.3 — Biodiversity areas (vegetation) overlay code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<p>PO1 Vegetation clearing in areas mapped as MSES – Regulated Vegetation is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support MSES – Regulated Vegetation as mapped; (b) the loss or reduction in MSES – Regulated Vegetation is for community infrastructure, or minor public maritime infrastructure and associated access facilities that cannot be avoided; and (c) the loss or reduction in MSES – Regulated Vegetation is minimised and any residual impacts are offset. <p>Note—a supporting Ecological Site Assessment must be prepared.</p>	<p>Where in the Non-Urban Area on Strategic Framework Map SFM001a</p> <p>AO1.1 Development is not located within areas mapped as containing MSES – Regulated Vegetation on the Biodiversity overlay maps (vegetation) (OM002).</p> <p>AO1.2 No clearing of native vegetation is undertaken within areas mapped as containing MSES – Regulated Vegetation on the Biodiversity overlay maps (vegetation) (OM002).</p>
<p>PO2 Development on sites adjacent to areas of MSES – Regulated Vegetation is located, designed and managed to minimise impacts on the biodiversity values of MSES – Regulated Vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) minimize biodiversity losses; (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values. <p>Note—a supporting Ecological Site Assessment must be prepared.</p>	<p>Where in the Non-Urban Area on Strategic Framework Map SFM001a</p> <p>AO2 Development is not located within 100 metres of areas mapped as containing MSES – Regulated Vegetation on the Biodiversity overlay maps (vegetation) (OM002).</p>

PO3

Development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity.

AO3

No acceptable outcome.

7.2.3 Biodiversity areas (waterways) overlay code

7.2.3.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within waterways or waterway buffer areas identified on **Biodiversity areas (waterways) overlay maps (OM003)** contained within Schedule 2.

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

7.2.3.2 Purpose

- (1) The purpose of the Biodiversity areas (waterways) overlay code is to ensure that waterways are protected, restored and enhanced to maintain ecosystem health, water quality, cultural value and hydrological processes and provide aquatic habitat for flora and fauna
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from waterways to minimise direct and indirect impacts on water quality and biodiversity;
 - (b) riparian vegetation is protected and enhanced to improve water quality, riparian function, wildlife corridor function and natural ecosystem function.

7.2.3.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 7.2.3.3 — Biodiversity areas (waterways) overlay code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<p>PO1 Waterways are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; (e) maintaining hydrological function; and (f) retaining and improving existing riparian vegetation and wildlife function. 	<p>AO1.1 No stormwater is discharged to a waterway identified on the Biodiversity areas (waterways) Overlay Maps (OM003).</p> <p>AO1.2 No untreated wastewater is discharged to a waterway identified on the Biodiversity areas (waterways) Overlay Maps (OM003).</p> <p>Where in the Non-Urban Area on Strategic Framework Map SFM001a</p> <p>AO1.3 A minimum setback is provided between development and the top of the high bank of a waterway corridor as identified on the Biodiversity areas (waterways) Overlay Maps (OM003) by a distance not less than identified in Table 7.2.3.4</p> <p>AO1.4 No development is located within the Wild Rivers Preservation Area identified on the Biodiversity areas (waterways) Overlay Maps (OM003).</p>

Table 7.2.3.4 — Waterway setbacks

Waterway stream order	Minimum Setback (m)
Waterway (Stream order 1 or 2)	50
Waterway (Stream order 3 or 4)	100
Waterway (Stream order greater than 4)	200

7.2.4 Biodiversity areas (wetlands) overlay code

7.2.4.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within wetland areas or wetland buffer areas identified on **Biodiversity areas (wetlands) overlay map (OM004)** contained within Schedule 2.

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

7.2.4.2 Purpose

- (1) The purpose of the Biodiversity areas (wetlands) overlay code is to ensure that wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from wetlands to minimise direct and indirect impacts on water quality and biodiversity;
 - (b) vegetation associated with wetlands is protected and enhanced to improve water quality, riparian function, wildlife corridor function and natural ecosystem function.

7.2.4.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 7.2.4.3 — Biodiversity areas (wetlands) overlay code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<p>PO1 Wetlands are protected by :</p> <ol style="list-style-type: none"> (a) maintaining adequate separation distances between wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat; (c) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (d) protecting and enhancing existing wetland vegetation to improve water quality, riparian function, wildlife corridor function and natural ecosystem function. 	<p>AO1.1 No stormwater is discharged to a wetland identified on the Biodiversity areas (wetlands) Overlay Map (OM004).</p> <p>AO1.2 No untreated wastewater is discharged to a wetland identified on the Biodiversity areas (wetlands) Overlay Map (OM004).</p> <p>Where in the Non-Urban Area on Strategic Framework Map SFM001a</p> <p>AO1.3 A 200 metre minimum buffer is provided between development and the edge of a wetland as identified on the Biodiversity areas (wetlands) Overlay Map (OM004).</p> <p>AO1.4 No development is located within the Wild Rivers (High Preservation Area) identified on the Biodiversity areas (wetlands) Overlay Maps (OM003).</p>

7.2.5 Bushfire hazard overlay code

7.2.5.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within the bushfire hazard area shown within **Bushfire hazard overlay map (OM005)** contained within Schedule 2.

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

7.2.5.2 Purpose

- (1) The purpose of the code is to manage development outcomes in bushfire hazard areas so that risk to life, property, community and the environment during bushfire events is minimised, and to ensure that development does not increase the potential for bushfire damage.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) development does not result in a material increase in the extent, duration or severity of bushfire hazard.

7.2.5.3 Specific benchmarks for assessment

Part A—Benchmarks for assessable development

Table 7.2.5.3 — Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development within a Bushfire hazard area on Bushfire hazard overlay map (OM005) is appropriate to the bushfire hazard risk having regard to the:</p> <ol style="list-style-type: none"> (a) the bushfire risk acceptability of development; (b) the vulnerability of and safety risk to persons associated with the use; (c) consequences of bushfire in regard to impacts on community infrastructure, <i>buildings</i> and <i>structures</i>; and (d) is able to function effectively during and immediately after bushfire events. 	<p>Where for Material Change of Use</p> <p>AO1.1 The following uses are not located within a High Bushfire hazard area or Very high bushfire hazard area identified on Bushfire Hazard Overlay Map (OM005):</p> <ol style="list-style-type: none"> (a) <i>accommodation activities group</i>; (b) <i>business activities group</i>; (c) <i>community activities group</i>; and (d) <i>entertainment activities group</i>. <p>AO1.2 The following uses are not located within a Medium bushfire hazard or Potential bushfire hazard area identified on Bushfire Hazard Overlay Map (OM005):</p> <ol style="list-style-type: none"> (a) <i>residential care facility</i>; (b) <i>retirement facility</i>; (c) <i>child care centre</i>; (d) <i>hospital</i>;

Performance outcomes	Acceptable outcomes
For assessable development	
	<p>(e) <i>community use</i>; (f) <i>utility installation</i>; and (g) <i>emergency services</i>.</p> <p>OR</p> <p>AO1.3 Where involving building work, involves only <i>minor building work</i>.</p>
<p>PO2 In Bushfire hazard Areas as identified on Bushfire hazard overlay map (OM005), vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following:</p> <p>(i) located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; (ii) the minimum cleared width not less than 6 metres; (iii) the formed width is not less than 2.5 metres; (iv) the formed gradient is not greater than 15%; (v) vehicular access is provided at both ends; (vi) passing bays and turning areas are provided for fire-fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS.</p>	<p>AO2 In areas of Bushfire hazard (including Potential bushfire hazard area) as identified on Bushfire hazard overlay map (OM005), roads, firebreaks or fire maintenance trails are provided in accordance with the following:</p> <p><u>Roads</u> Roads are designed in accordance with the following: (a) roads are designed and constructed with a maximum gradient of 12.5%; (b) cul-de-sacs are not used.</p> <p><u>Firebreaks</u> Firebreaks consisting of a perimeter road that separates lots from areas of bushfire hazard are designed and constructed so that the road has a minimum cleared width of 20 metres and the road is designed in accordance with SC5.2 – Planning Scheme Policy 1 – Land Development Standards, SC5.2.1 (2).</p>
<p>PO3 Development in Bushfire hazard Areas as identified on Bushfire hazard overlay map (OM005) provides an adequate and reliable water supply for fire fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p>	<p>AO3.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p> <p>AO3.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5000 litres is provided that must comprise:</p> <p>(a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
PO4 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO4 The processing or storage of <i>dangerous goods</i> or <i>hazardous materials</i> is not undertaken in a Bushfire hazard area on Bushfire hazard overlay map (OM005) .

7.2.6 Coastal hazard overlay code

7.2.6.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within areas identified on **Coastal hazard overlay map (OM006)** contained within Schedule 2.

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

7.2.6.2 Purpose

- (1) The purpose of the Coastal hazard overlay code is to ensure that development is managed to protect the environmental, social and economic resources of the coast and to protect development from the adverse impact of coastal hazards.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development maintains the naturally occurring processes and functions of the coastal environment;
 - (b) development addresses the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change;
 - (c) maintains the safety of people from the negative impacts of coastal processes;
 - (d) land on the coast is preferentially used for coastal-dependent development;
 - (e) development protects, conserves and manages Old Doomadgee's areas of nature conservation significance; and
 - (f) development maintains public access to the coast.

7.2.6.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 7.2.6.3 — Coastal hazard overlay code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Coastal Hazards	
PO1 Development minimises risks to people and property from coastal hazards (erosion and storm tide inundation).	AO1.1 Development within an Erosion Prone Area identified on the Coastal hazard overlay map (OM006) is: limited to temporary or relocatable structures for public safety and/or public recreational purposes; and does not extend any further seaward than the existing <i>building</i> or <i>structure</i> alignment on adjoining premises.
	AO1.2 Development provides at least one evacuation route that remains passable for emergency evacuations during a storm-tide event.

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO2 Beach protection structures (including artificial reefs, banks, wrecks, breakwaters and groynes) only occur where:</p> <ul style="list-style-type: none"> (a) there is a demonstrated need in the public interest; (b) comprehensive investigation has been carried out and it can be demonstrated that: <ul style="list-style-type: none"> (i) there would not be any significant adverse impacts on the longshore transport of sediments (ii) there would be no increase in coastal hazards for the neighbouring foreshore. 	<p>AO2 No acceptable outcome.</p>
Nature Conservation	
<p>PO3 Development provides for the protection of significant wildlife habitats, such as:</p> <ul style="list-style-type: none"> (a) beaches (including roosting, nesting and breeding habitat for turtles, birds or crocodiles); (b) intertidal communities such as tidal flats, salt flats and rocky reefs; (c) migratory and resident shorebird roosting and feeding habitat; (d) fish habitats and fish migratory pathways; (e) soft bottom (benthic) communities; (f) seagrass beds or known areas of turtle habitat; and (g) riparian vegetation. 	<p>AO3 No acceptable outcome.</p>
Public access	
<p>PO4 Development maintains, protects and enhances public access to the foreshore.</p>	<p>AO4 No acceptable outcome.</p>
Coastal-dependent land use	
<p>PO5 Land below the highest astronomical tide is only reclaimed where:</p> <ul style="list-style-type: none"> (a) it is necessary for erosion control or beach nourishment purposes (b) it is necessary for protecting the natural environment and its processes (c) it is for coastal-dependent land uses or other areas of state significance and there is a demonstrated net benefit for the state or a region; 	<p>AO5 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
(d) it is necessary for the operation of a port or harbor; (e) it is necessary for the development of a public or private facility and there is public support and a demonstrated public benefit from the proposal; (f) it is necessary to reinstate land that has been eroded; or (g) it is for reclamation within a canal or marina.	
Natural processes	
PO6 Development maintains the naturally occurring processes and functions of the coastal environment.	AO6 No acceptable outcome.

7.2.7 Flood hazard overlay code

7.2.7.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development within the 'Flood Hazard Management Area' or 'Potential Flood Hazard Management Area' area shown within **Flood hazard overlay map (OM007)** contained within Schedule 2.

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

7.2.7.2 Purpose

(1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.

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

(a) Development in the **Extreme flood hazard area**:

- (i) maintains and enhances the hydrological function of the land;
- (ii) does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
- (iii) is limited to:
 - A. flood proofed *recreation activities*;
 - B. *rural activities* where for *animal husbandry, cropping, and permanent plantation*;
 - C. flood proofed *utility installations, substations, major electricity infrastructure*;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including *accommodation activities* where *habitable rooms* are elevated above the *defined flood level* and include *freeboard*;

where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

(b) Development in the **High flood hazard area**:

- (i) maintains the hydrological function of the land;
- (ii) does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
- (iii) storage capacity of the land;
- (iv) is limited to:
 - A. flood proofed *recreation activities* and *club uses*;
 - B. *Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses* where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
 - C. a *dwelling house* only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential Zone or Centre Zone category or where for minor intensification of existing *dwelling houses*;
 - D. *rural activities* where for *animal husbandry, cropping, and permanent plantation*;

- E. *industrial activities* and *business activities* where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the *defined flood level*, including *freeboard*;
 - F. flood proofed *utility installations, substations, major electricity infrastructure*;
 - G. conservation and natural area management; and
 - H. replacement of existing lawful development;
- where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
- (v) protects surrounding land and land uses from increased flood hazard impacts;
 - (vi) elevates habitable rooms for all *accommodation activities* (including where for minor building work) above the *defined flood level*, including *freeboard*.
- (c) Development in the **Significant flood hazard area**:
- (i) minimises risk to life and property from flood events;
 - (ii) involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
 - (iii) is limited to:
 - A. *recreation activities*;
 - B. *industrial activities* and *business activities* where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the *defined flood level*, including *freeboard*;
 - C. *rural activities*;
 - D. *accommodation activities*, excluding *residential care facility* and *retirement facility*;
 - E. flood proofed *community activities*, excluding *child care centre, hospital* and *community use* where a flood emergency evacuation plan ensures the safety of people during a flood event;
 - F. flood proofed *utility installations, substations, major electricity infrastructure*;
 - G. conservation and natural area management;
 - (iv) locates habitable rooms for all accommodation activities above the defined flood level, including *freeboard*; and
 - (v) locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.
- (d) Development in the **Low flood hazard area**:
- (i) minimises risk to life and property from flood events;
 - (ii) locates habitable rooms for all *accommodation activities* above the *defined flood level*, including *freeboard*; and
 - (iii) locates the minimum floor level for all buildings other than *accommodation activities* above the *defined flood level*, including *freeboard*.
- (e) Development in the **Potential flood hazard area**:
- (i) maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
 - (ii) does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
 - (iii) locates *habitable rooms* for all *accommodation activities* above the *defined flood level*, including *freeboard*; and
 - (iv) locates the minimum floor level for all *building work* other than *accommodation activities* above the *defined flood level*, including *freeboard*.

7.2.7.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 7.2.7.3 — Flood hazard overlay code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
All flood hazard areas	
<p>PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.</p>	<p>AO1 The processing or storage of <i>dangerous goods</i> or <i>hazardous materials</i> is: (a) not undertaken in a flood hazard area on Flood hazard overlay map (OM007); or (b) is located above the <i>defined flood level</i> plus 300mm freeboard.</p>
<p>PO2 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO2 Design levels for <i>buildings</i> must comply with the flood immunity standards specified in Table 7.2.7.4 and Table 7.2.7.5 where within a flood hazard area identified on Flood hazard overlay map (OM007).</p>
Extreme flood hazard area	
<p>PO3 Development within an Extreme flood hazard area on Flood hazard overlay map (OM007) is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure.</p>	<p>Where for Material Change of Use</p> <p>AO3.1 Uses within the following <i>Activity groups</i> are not located within an Extreme flood hazard area identified on Flood hazard overlay map (OM007): (a) <i>Accommodation activities</i>; (b) <i>Business activities</i>; (c) <i>Centre activities, Community activities</i> or <i>Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²; (d) <i>Industry activities</i>; (e) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>.</p> <p>AO3.2 <i>Recreation activities</i> are not located within an Extreme flood hazard area identified on Flood hazard overlay map (OM007) except where for: (a) <i>Environment facility</i>; (b) <i>Park</i>; and (c) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the <i>defined flood level</i>; (e) reduce property damage; and (f) provide flood immune access to <i>buildings</i>. <p>Note—<i>buildings</i> may be constructed from flood resistant, waterproof materials below the <i>defined flood level</i> where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO3 is also demonstrated.</p> <p>Note—in the event that a lawful <i>building</i> or <i>structure</i> is destroyed by flood or other event the building may be replaced <i>in situ</i> where there is no increase in:</p> <ul style="list-style-type: none"> (i) <i>gross floor area</i>; or (ii) the number of <i>dwellings</i> or bedrooms on the premises. 	<p>Where for Material Change of Use or Building Work</p> <p>AO4.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) not located within an Extreme flood hazard area on Flood hazard overlay map (OM007); or (b) elevated above the <i>defined flood level</i>; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. <p>AO4.2 All <i>building work</i> must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—<i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>AO4.3 New <i>buildings</i> are provided with flood free pedestrian and vehicle evacuation access between the <i>building</i> and a flood safe accessible road.</p> <p>Note—a flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or significant flood hazard on Flood hazard overlay map (OM007).</p> <p>Where for Reconfiguring a Lot</p> <p>AO4.4 Development does not increase the number of lots in areas of Extreme flood hazard area as identified on Flood hazard overlay map (OM007) except where for the purposes of public open space.</p>
<p>PO5 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. 	<p>Where for Material Change of Use or Reconfiguring a Lot that involves new gross floor area or increases the number of persons living, working or residing in areas of High flood hazard area other than a Dwelling house</p> <p>AO5 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<p>Note—a material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood hazard overlay map (OM007) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	
<p>Where for Material Change of Use or Building Work or Operational Works PO6 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>Where for Material Change of Use or Building Work or Operational Works AO6 Filling above <i>ground level</i> is not undertaken in areas of Extreme flood hazard area as identified on Flood hazard overlay map (OM007).</p>
High flood hazard area	
<p>PO7 Development within a High flood hazard area on Flood hazard overlay map (OM-007) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use AO7.1 Uses within the following <i>Activity groups</i> are not located within a High flood hazard area identified on Flood hazard overlay map (OM007):</p> <ul style="list-style-type: none"> (a) <i>Accommodation activities</i>, except where for <i>dwelling house</i> and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential Zone or Centre Zone category; (b) <i>Centre activities</i>, except where for <i>business activities</i>; (c) <i>Community activities</i> or <i>Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²; (d) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>. <p>AO7.2 Recreation activities are not located within a High flood hazard area identified on Flood hazard overlay map (OM007) except where for:</p> <ul style="list-style-type: none"> (a) <i>Environment facility</i>; (b) <i>Park</i>; and (c) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).

Performance outcomes	Acceptable outcomes
<p>PO8 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of <i>buildings</i> are set above the <i>defined flood level</i>; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to <i>buildings</i>. <p>Note—<i>buildings</i> may be constructed from flood resistant, waterproof materials below the <i>defined flood level</i> where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO8 is also demonstrated.</p>	<p>Where for Material Change of Use or Building Work</p> <p>AO8.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) not located within a High flood hazard area on Flood hazard overlay map (OM007); or (b) elevated above the <i>defined flood level</i>; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. <p>OR</p> <p>AO8.2 <i>Where for business activities or industry activities buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i> plus 300mm freeboard:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) services, plant and equipment associated with the <i>building</i>. <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the <i>business activity</i> or <i>industry activity</i>.</p> <p>AO8.3 All <i>building work</i> below the <i>defined flood level</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—<i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>AO8.4 New <i>buildings</i> are provided with flood free pedestrian and vehicle evacuation access between the <i>building</i> and a flood safe accessible road.</p> <p>Note—a flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or Significant flood hazard on Flood hazard overlay map (OM007).</p>

Performance outcomes	Acceptable outcomes
	<p>AO8.5 New <i>temporary</i>, relocatable or impermanent <i>buildings</i> and <i>structures</i> are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—<i>Building work</i> must be certified by a qualified structural engineer.</p> <p>Where for Accommodation activities AO8.6 <i>Dwellings</i> do not exceed four bedrooms.</p> <p>AO8.7 <i>Building work</i> on an existing <i>dwelling</i> does not comprise additional bedrooms.</p> <p>AO8.8 <i>Building work</i> on an existing <i>dwelling</i> is limited to a maximum increase of 20 percent of the lawfully approved <i>gross floor area</i> of the existing <i>dwelling</i>.</p> <p>Where for Reconfiguring a Lot AO8.9 Development does not increase the number of lots in areas of High flood hazard area as identified on Flood hazard overlay map (OM007) except where for the purposes of public open space.</p>
<p>PO9 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of High flood hazard, and:</p> <p>(a) indicates the position and path of all safe evacuation routes off the site; and</p> <p>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</p> <p>Note—a material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of High flood hazard area as identified on Flood hazard overlay map (OM007) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>Where for Material Change of Use or Reconfiguring a Lot that involves new gross floor area or increases the number of persons living, working or residing in areas of High flood hazard area other than a Dwelling house AO9 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<p>Where for Material Change of Use or Building Work or Operational Works PO10</p> <p>Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and 	<p>Where for Material Change of Use or Building Work or Operational Works AO10</p> <p>Filling above <i>ground level</i> is not undertaken in areas of High flood hazard area as identified on Flood hazard overlay map (OM007).</p>
Significant flood hazard area	
<p>PO11</p> <p>Development within a Significant flood hazard area on Flood hazard overlay map (OM007) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use AO11</p> <p>The following uses are not located within a Significant flood hazard area identified on Flood hazard overlay map (OM007):</p> <ul style="list-style-type: none"> (a) <i>residential care facility</i>; (b) <i>retirement facility</i>; (c) <i>child care centre</i>; (d) <i>hospital</i>; or (e) <i>community use</i>.
<p>PO12</p> <p>Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Significant flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note—a material change of use that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood hazard overlay map (OM007) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>Where for Material Change of Use that involves three or more dwellings, or accommodation activities, business activities, centres activities, entertainment activities or community activities with a staff or resident or non- resident worker or guest occupancy of more than 10 persons on premises at any one time AO12</p> <p>No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
Significant flood hazard area, Low flood hazard area or Potential flood hazard area	
<p>PO13 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of <i>buildings</i> are set above the <i>defined flood level</i>; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to <i>buildings</i>. <p>Note—where the development is located in a Potential flood hazard area and there is no <i>defined flood level</i> as identified on Flood hazard overlay map (OM007) a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of a Performance Solution is required or the <i>defined flood level</i> from the adjacent representative hazard zone is used.</p>	<p>Where for Material Change of Use or Building Work AO13.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) elevated above the <i>defined flood level</i>; and (b) and the defined flood event does not exceed a depth of 600mm; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. <p>OR</p> <p>AO13.2 <i>Where for business activities or industry activities buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i> plus 300mm freeboard:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) services, plant and equipment associated with the <i>building</i>. <p>Note—AO11.2 accepts that the cost of flood impact is an operational cost of the <i>business activity</i> or <i>industry activity</i>.</p> <p>AO13.3 <i>All building work</i> below the <i>defined flood level</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—<i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>Where for Reconfiguring a Lot AO13.3 No acceptable outcome.</p>
<p>Where for Material Change of Use or Building Work or Operational Works PO14 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>Where for Material Change of Use or Building Work or Operational Works AO14 Development does not involve in excess of 50m³ of fill above <i>ground level</i> per 1,000 metres squared of site area.</p>

Table 7.2.7.4 — Flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	100y ARI + 0.5 metres
Category B	100y ARI + 0.3 metres
Category C	100y ARI
Category D	100y ARI
Category E	50y ARI

Table 7.2.7.5 — Community infrastructure flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
<i>Emergency services</i> , where for: <ul style="list-style-type: none"> Emergency shelters Police facilities Other <i>Emergency services</i> 	500y ARI 200y ARI 500y ARI + 0.5m
<i>Hospital</i>	500y ARI + 0.5m
<i>Community use</i> (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	200y ARI
<i>Special industry</i> (where for power station)	200y ARI
<i>Substations</i>	200y ARI
<i>Utility installation</i> (where for a sewage treatment plant)	<i>Defined flood level</i>
<i>Utility installation</i> (where for a water treatment plant)	200y ARI
<i>Utility installation</i> (other)	Performance Outcome required
<i>Air services</i>	Performance Outcome required

7.2.8 Stock route overlay code

7.2.8.1 Application

This code applies to assessing material change of use / operational work / reconfiguring a lot for development adjoining the stock route shown on **Stock route overlay map (OM008)** contained within Schedule 2.

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

7.2.8.2 Purpose

- (1) The purpose of the Stock route overlay code is to ensure that stock routes facilitate the proper and safe movement of stock and maintain public health and safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) stock routes are maintained free of impediments, obstructions or diversions;
 - (b) development for *urban purposes* is not located where it will increase the health and safety of people at risk of exposure to vector borne disease.

7.2.8.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 7.2.8.3 — Stock route overlay code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Stock Route Management	
PO1 Development maintains: <ol style="list-style-type: none"> (a) the operational efficiency and safety of the stock route; (b) public health and safety. 	AO1.1 Any new access from a road servicing a stock route includes a gate and grid to prevent stock entry to premises. AO1.2 Boundary fencing is maintained to the <i>road boundary</i> adjoining the stock route. Where for Accommodation activities AO1.3 <i>Buildings</i> have a minimum <i>setback</i> of 50 metres to the <i>road boundary</i> adjoining the stock route.

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) Dwelling house and caretaker's accommodation code;
 - (b) Home based business code;
 - (c) Telecommunications code.
- (4) The following are the other development codes for the planning scheme:
 - (a) Infrastructure services code;
 - (b) Operational works code;
 - (c) Reconfiguring a lot code; and
 - (d) Transport, access and parking code.

Editor's note—assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Planning Regulation.

8.2 Use codes

8.2.1 Dwelling House and Caretaker's Accommodation Code

8.2.1.1 Application

This code applies to assessing material change of use for development involving *Dwelling house* and *Caretaker's accommodation* uses in all zones.

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

8.2.1.2 Purpose

- (1) The purpose of the Dwelling House and Caretaker's Accommodation Code is to ensure *Dwelling house* and *Caretaker's accommodation* uses are designed, located and operated to maintain and protect amenity, are not exposed to natural hazards and have access to an appropriate range of infrastructure and services.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) buildings and structures associated with dwelling house (including a secondary dwelling) and caretaker's accommodation uses are compatible in terms of built form and scale with surrounding development;
 - (b) *secondary dwellings* do not substantially increase the bulk and scale of development on a single lot, has a built form that is integrated with a dwelling house and maintains an acceptable level of residential amenity to adjoining allotments;
 - (c) *caretakers accommodation* is designed to be ancillary to the primary use, maintain a low density character and protect the health and safety of people and property.

8.2.1.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 8.2.1.3 — Dwelling house and caretaker's accommodation code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dwelling House	

<p>PO1 A secondary dwelling on the same site as a dwelling house:</p> <p>(a) is located on a site with sufficient area to accommodate the dwelling house and a secondary dwelling;</p> <p>(b) maintains an acceptable level of residential amenity for occupants of the secondary dwelling, the dwelling house and adjoining land; and</p> <p>(c) has a built form that is integrated with the dwelling house.</p>	<p>AO1 A secondary <i>dwelling</i>:</p> <p>(a) is located on a lot with a minimum site area of 800 metres squared;</p> <p>(b) is attached to the <i>dwelling house</i> by: (i) sharing a common wall; or (ii) a garage/carport; or (iii) breezeway/walkway/covered patio.</p> <p>(c) has a gross floor area that does not exceed 50 metres squared or 50% of the <i>gross floor area</i> of the house whichever is the lesser;</p> <p>(d) is located on the same lot as the <i>dwelling house</i>; and</p> <p>(e) is occupied by a relative of one of the occupants of the <i>dwelling house</i>.</p>
Caretaker's Accommodation	
<p>PO2 The provision of <i>Caretaker's accommodation</i>:</p> <p>(a) does not compromise the predominantly low density character of the prevailing zone;</p> <p>(b) is small in scale and ancillary to the primary use of the site;</p> <p>(c) preserves built form character; and</p> <p>(d) is directly related to non-residential activities carried out on the site. .</p>	<p>AO2.1 <i>Caretaker's accommodation</i> comprises a <i>dwelling</i> with a maximum <i>gross floor area</i> of 100 metres squared.</p> <p>AO2.2 A <i>dwelling</i> used for <i>Caretaker's accommodation</i> must be occupied by a person having responsibility for the security maintenance or management of non-residential activities carried out on the site.</p> <p>AO2.3 Only one <i>Caretaker's accommodation</i> is established on a site.</p>

8.2.2 Home Based Business Code

8.2.2.1 Application

This code applies to assessing material change of use for a development involving a *Home based business* use in all zones.

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

8.2.2.2 Purpose

- (1) The purpose of the Home Based Business Code is to facilitate the establishment of low impact and small scale businesses in *dwelling*s.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *home based business* does not detract from the prevailing residential character of the area;
 - (b) *home based business* is ancillary to the primary use of the premises as a place of residence;
 - (c) *home based business* is operated to protect and maintain the amenity of adjoining residential uses;
 - (d) *home based business* do not negatively impact on public or environmental safety.

8.2.2.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements development

Table 8.2.2.3: Home based business code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Scale and appearance	
<p>PO1 The scale and appearance of the <i>Home based business</i> is:</p> <ol style="list-style-type: none"> (a) subordinate to the residential use of the <i>dwelling</i>; and (b) compatible with the amenity and character of the local area. 	<p>AO1.1 The <i>gross floor area</i> occupied by the <i>Home based business</i> does not exceed 50 metres squared.</p> <p>AO1.2 The external character, scale and appearance of the <i>dwelling</i> is not modified to accommodate the <i>Home based business</i>.</p> <p>AO1.3 The equipment, materials, or goods associated with the <i>Home based business</i> are:</p> <ol style="list-style-type: none"> (a) displayed or stored in a building and/or structure; and (b) are not visible from the public domain.

Performance outcomes	Acceptable outcomes
Operation	
<p>PO2 The operation of the <i>Home based business</i> is complementary to the residential amenity of the local area and protects the viability of the Centre Zone.</p>	<p>AO2.1 Operating hours of the <i>Home-based business</i> are limited to 8.30am to 5.00pm Monday to Friday.</p> <p>AO2.2 The <i>Home based business</i> is not visited by more than 6 clients or customers per working day.</p> <p>AO2.3 A maximum of 1 person other than occupants of the <i>dwelling</i> are employed in the <i>Home based business</i>.</p> <p>AO2.4 A maximum of 3 children other than occupants of the <i>dwelling</i> where for home based child care.</p> <p>AO2.5 The sale of goods is not undertaken on the premises.</p>
<p>PO3 The <i>Home based business</i> must not detract from the amenity of the local area through unacceptable noise impacts.</p>	<p>AO3 <i>Home based business</i> activities do not produce noise emissions at the boundary of adjoining lots in excess of (whichever is the greater):</p> <p>(a) 5 dBa above background noise; or (b) 40 dBa.</p>
For assessable development	
Amenity	
<p>PO4 The <i>Home based business</i> must not detract from the amenity of the local area through unacceptable impacts including: greater):</p> <p>(a) vibration; (b) light; (c) odour; (d) emissions or by-products including fumes, smoke, vapour, steam, waste water, soot, ash, dust, grit, oil, waste water; (e) electrical or other interference.</p>	<p>AO4 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<p>PO5 The storage of hazardous goods associated with the Home-based business must not compromise the safety of persons.</p>	<p>AO5 The storage of flammable and combustible materials or liquids complies with the minor storage provisions of <i>Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids</i>.</p>
Bed and breakfast and farm-stay	
<p>PO6 Guest accommodation must be easily accessible to the touring public, and located in proximity to scenic routes, tourist nodes or centres.</p>	<p>AO6 Guest accommodation is located within 400 metres of a Centre Zone.</p>
<p>PO7 Guest accommodation is provided for short-term stays only.</p>	<p>AO7 Guests are accommodated for up to a maximum of 14 nights.</p>
<p>PO8 Guest accommodation provides reasonable levels of privacy and amenity for adjoining properties and the local area.</p>	<p>AO8.1 The maximum number of guest accommodation rooms is two.</p> <p>AO8.2 The maximum number of guests accommodated at any one time is four.</p>
<p>PO9 The Home-based business provides reasonable levels of privacy and convenience for residents and guests.</p>	<p>AO9 Guest accommodation is:</p> <ul style="list-style-type: none"> (a) capable of being enclosed to prevent visual or other intrusion by residents; and (b) provided with bathroom and toilet facilities for exclusive use by guests.

8.2.3 Telecommunications Facility Code

8.2.3.1 Application

This code applies to assessing material change of use for a development involving a *telecommunications facility* use in all zones.

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

8.2.3.2 Purpose

- (1) The purpose of the Telecommunications facility code will be achieved through the following overall outcomes:
- (a) the design and location of telecommunications facilities protects community, environmental and local character and scenic amenity values;
 - (b) telecommunications facilities are co-located with other telecommunications facilities where appropriate and practical; and
 - (c) the telecommunications facilities are designed, located and constructed to a standard that protects and maintains community safety in regard to structural integrity and electromagnetic emissions.

8.2.3.3 Specific benchmarks for assessment

Part A – Benchmarks for assessable development

Table 8.2.3.3 – Telecommunications facility code

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Telecommunications facilities are located, designed and constructed to integrate visually with the surrounding natural or built environment and do not visually intrude upon or dominate the landscape.</p>	<p>AO1 Telecommunications facilities are constructed of non-reflective and visually recessive materials and colours.</p>
<p>PO2 All practical measures are undertaken to ensure public health and safety by ensuring:</p> <ul style="list-style-type: none"> (a) potentially hazardous emission levels from equipment and infrastructure comply with the relevant industry standard; and (b) security fencing and signage provided where it is necessary to prohibit access by the public and maintain public safety. 	<p>AO2.1 Telecommunications facilities which include potentially climbable structures are enclosed by a secure perimeter fence to prevent unauthorised access.</p> <p>AO2.2 Electromagnetic radiation (EMR) emissions from the telecommunications device or facility are in accordance with the maximum exposure levels set by the <i>Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz</i> (Australian Radiation Protection and Nuclear Safety Agency 2003).</p>

Performance outcomes	Acceptable outcomes
For assessable development	
PO3 Where practicable, telecommunications facilities that have a significant visual impact such as radio masts or towers are co-located to reduce the cumulative visual impacts of multiple facilities.	AO3 Telecommunications facilities are co-located with existing facilities where practicable.

8.3 Other development codes

8.3.1 Infrastructure services code

8.3.1.1 Application

This code applies to assessing material change of use for development in all zones.

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

8.3.1.2 Purpose

- (1) The purpose of the Infrastructure services code is to ensure that all development is appropriately serviced by physical infrastructure stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and ancillary works are provided with best management land development practices in accordance with **Planning Scheme Policy 1 – Land Development Standards**.
- (2) The purpose of the Infrastructure services code will be achieved through the following overall outcomes:
 - (a) development is provided with water supply, sewerage, stormwater, electricity and telecommunications infrastructure sufficient to meet the needs of end users;
 - (b) infrastructure maintains the health, safety and wellbeing of the community and protects the environment;
 - (c) infrastructure is cost effective over its life cycle.

8.3.1.3 Specific benchmarks for assessment

Part A—Benchmarks for development that is accepted subject to requirements and assessable development

Table 8.3.1.3 Infrastructure services code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Water supply	
PO1 Each lot has an adequate volume and supply of water that: <ol style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within a water supply service area AO1.1 Development is connected to a reticulated water supply system in accordance with SC5.2.2 (1) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards . Where outside a water supply service area AO1.2 Development is connected to a safe and efficient on-site water supply in accordance with SC5.2.2 (2) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards .

Performance outcomes	Acceptable outcomes
Wastewater disposal (sewerage)	
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>Where within a sewerage service area AO2.1 Development is connected to a reticulated sewerage system in accordance with SC5.2.3 (1) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p> <p>Where outside a sewerage service area AO2.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with SC5.2.3 (2) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Stormwater infrastructure	
<p>PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.</p>	<p>AO3 Development is provided with stormwater infrastructure in accordance with SC5.2.5 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Electricity supply	
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 Development is connected to the electricity supply network in accordance with SC5.2.6 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Telecommunications infrastructure	
<p>PO5 Each lot is provided with an adequate supply of electricity</p>	<p>AO5 Development is connected to the telecommunications services network in accordance with SC5.2.6 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Environmental protection	
<p>PO6 Infrastructure does not result in adverse impacts on the natural environment, including:</p> <ul style="list-style-type: none"> (a) water quality; (b) air quality; (c) soil quality; (d) biodiversity. 	<p>AO6 No acceptable outcome.</p>
Community wellbeing	

P07

Infrastructure is designed, located and constructed to maintain the health, safety and wellbeing of the community.

A07

No acceptable outcome.

8.3.2 Operational Works Code

8.3.2.1 Application

This code applies to assessing all development involving operational works in all zones.

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

8.3.2.2 Purpose

- (1) The overall outcomes are the purpose of the Operational works code.
- (2) The purpose of the Operational works code will be achieved through the following overall outcomes:
 - (a) infrastructure is designed and constructed to be safe, functional and meet the current and future needs of the community;
 - (b) earthworks associated with filling or excavation are consistent with character and amenity of the neighbourhood and do not increase the potential for land instability;
 - (c) filling and excavation does not impact on environmental values and processes including water quality, hydrological flows or significant vegetation;
 - (d) development impacts on the environment, natural landforms, wetlands, water courses and riparian corridors arising from altered stormwater quality and flow are avoided or minimised during development and construction activities;
 - (e) development facilitates an efficient use of water resources;
 - (f) vegetation is managed to ensure the protection of ecological values, landscape character and amenity;
 - (g) landscaping is resilient and enhances the natural landscape character of the area;
 - (h) advertising devices are consistent with the amenity expectations of the area and not hazardous to pedestrian or vehicular safety.

8.3.2.3 Specific benchmarks for assessment

Part A—Benchmarks for assessable development

Table 8.3.2.3 Operational works code

Performance outcomes	Acceptable outcomes
For assessable development	
Works for infrastructure (water supply)	
PO1 Each lot has an adequate volume and supply of water that: <ol style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within a water supply service area AO1.1 Water supply reticulation is designed and constructed in accordance with SC5.2.2 (1) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards. Where outside a water supply service area AO1.2 A safe and efficient on-site water supply is designed and constructed in accordance with SC5.2.2 (2) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.

Performance outcomes	Acceptable outcomes
Works for infrastructure (wastewater disposal)	
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>Where within a sewerage service area AO2.1 Sewerage reticulation is designed and constructed in accordance with SC5.2.3 (1) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p> <p>Where outside a sewerage service area AO2.2 A safe and efficient on-site waste water disposal system is designed and constructed in accordance with SC5.2.3 (2) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Works for infrastructure (stormwater infrastructure)	
<p>PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.</p>	<p>AO3 Stormwater infrastructure is designed and constructed in accordance with SC5.2.5 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Works for infrastructure (electricity supply)	
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 Electricity supply is designed and constructed in accordance with SC5.2.6 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Works for infrastructure (telecommunications infrastructure)	
<p>PO5 Each lot is provided with an adequate supply of electricity</p>	<p>AO5 Telecommunications services are designed and constructed in accordance with SC5.2.6 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Works for infrastructure (gates and grids)	
<p>PO6 The installation of gates and grids across public roads is undertaken to ensure that they do not interfere with:</p> <ul style="list-style-type: none"> (a) the safe movement of pedestrians and vehicles; or (b) the proper maintenance of the public road. 	<p>AO6 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
Excavating or filling	
<p>PO7 Filling and/or excavation does not:</p> <ul style="list-style-type: none"> (a) negatively impact the character and amenity of neighbourhoods; (b) increase flood or drainage impacts on neighbouring properties; (c) cause pollution or contamination of nearby land or watercourses. 	<p>AO7 Excavating or filling is undertaken in accordance with SC5.2.5 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
<p>PO8 Filling or excavation does not result in works or structures that extract or retain overland water flows, unless approval has been given to incorporate works that retain overland flows in accordance with the provisions of a Water Resource Plan approved under the <i>Water Act 2000</i>.</p>	<p>AO8.1 Excavating or filling does not increase the ‘take’ of overland flow runoff above that provided under a water entitlement.</p> <p>AO8.2 No filling is carried out in a waterway.</p>
Vegetation clearing	
<p>PO9 Vegetation must be protected to ensure that:</p> <ul style="list-style-type: none"> (a) habitats are provided for rare and threatened flora and fauna as defined by the <i>Nature Conservation Act 1992</i> and <i>Nature Conservation (Wildlife) Regulations 1994</i>; (b) vegetation of historical, cultural or visual significance is retained; (c) vegetation is retained for erosion prevention and slope stabilisation; (d) the character of the local area is maintained; (e) pedestrian shading is maintained; (f) the conservation of natural biodiversity is assisted. 	<p>AO9.1 No vegetation clearing (unless <i>minor operational works</i>).</p> <p>OR</p> <p>AO9.2 Vegetation clearing is essential for carrying out work authorised or required under another Act.</p> <p>OR</p> <p>AO9.3 Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works.</p> <p>OR</p> <p>AO9.4 Vegetation clearing is within three metres (as measured from the centre of the diameter of the tree’s trunk, at ground level) of an existing building or structure.</p> <p>OR</p> <p>AO9.5 Vegetation clearing is authorised by Council and is considered as one or more of the following:</p> <ul style="list-style-type: none"> (a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous; (b) a threat to the safety of persons or property or the environment integrity; (c) restricting the habitability of the dwelling on the site.

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Performance outcomes	Acceptable outcomes
	<p>OR</p> <p>AO9.6 Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor.</p> <p>OR</p> <p>AO9.7 Vegetation clearing is undertaken to:</p> <ul style="list-style-type: none"> (a) maintain an existing fire break; (b) undertake works in order to implement an approved fire management plan; or (c) establish a fire break during a fire event or to contain fire in some other way during a fire event.
<p>P10 Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an <i>urban area</i> which would likely cause an impact on human health and safety.</p>	<p>AO10 Vegetation is transported off-site for disposal or reuse.</p>
Landscape works	
<p>PO11 Where landscaping is to be provided, it shall:</p> <ul style="list-style-type: none"> (a) be planted with species that are recognised as low maintenance and needing minimum water; (b) provided with suitable soils or soil conditioners to assist with growth; (c) provided with suitable mulch and watering systems; and (d) include non-invasive and indigenous plant species. 	<p>AO11 Landscaping is undertaken in accordance with SC5.2.7 of SC5.2 – Development Standards.</p>
Advertising devices	
<p>PO12 An advertising device:</p> <ul style="list-style-type: none"> (a) is compatible with the prevailing or intended character of the area; (b) is designed, sited and integrated with development so as not to be visually intrusive; and (c) illuminated advertising devices do not create nuisance or detract from the amenity of the area. 	<p>AO12 No acceptable outcome.</p>
<p>PO13 Advertising devices visible from State controlled roads are designed in accordance with the requirements of the Transport and Main Roads Roadside Guide.</p>	<p>AO13 No acceptable outcome.</p>

8.3.3 Reconfiguring a Lot Code

8.3.3.1 Application

This code applies to assessing reconfiguring a lot for development in all zones.

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

8.3.3.2 Purpose

- (1) The purpose of the Reconfiguring a Lot Code is to ensure that reconfiguring a lot results in development that is consistent with the purpose and overall outcomes of the zone or precinct in which the land is located.
- (2) The purpose of the Reconfiguring a lot Code will be achieved through the following overall outcomes:
 - (a) a range of lot sizes are provided to meet the diverse requirements of people with different housing needs;
 - (b) lots are a logical and orderly sequence of development and encourage infill in the General residential, Community facilities and Centre zones;
 - (c) lots are of a suitable size and shape for the intended or probable use having regard to the relevant zone or precinct;
 - (d) lots are provided with safe and efficient access that encourages active transport and is not likely to create or exacerbate traffic problems or adversely impact on the functioning of the road network;
 - (e) lots are supplied with a level of infrastructure appropriate to the zone and Local government Infrastructure Plan.

8.3.3.3 Specific benchmarks for assessment

Part A—Benchmarks for assessable development

Table 8.3.3.3 Reconfiguring a lot code

Performance outcomes	Acceptable outcomes
For assessable development	
Lot sequencing	
PO1 Lots are a logical and orderly sequence of development and encourage infill urban development in the General residential, Community facilities and Centre zones.	AO1 No acceptable outcome.
Lot size and dimension	

<p>PO2 The layout and design of lots enable:</p> <ul style="list-style-type: none"> (a) density of land uses to be consistent with the intended character of the neighbourhood, as expressed through the relevant zone; (b) provides an appropriate building envelope to accommodate buildings and service areas; (c) provides safe and legible vehicle access, car parking and manoeuvring areas; (d) provision of private outdoor space and on-site landscaping. 	<p>AO2.1 The minimum lot area and street frontage dimensions are in accordance with Table 8.3.3.4 – Minimum lot size and frontages.</p> <p>AO2.2 Lots are capable of accommodating a building envelope with minimum dimensions of 15 metres by 10 metres.</p> <p>AO2.3 No rear lots are created.</p>
<p>PO3 The subdivision layout encourages pleasant, convenient and safe <i>active transport</i> and pedestrian environments.</p>	<p>AO3.1 Footpaths are provided along road frontages and are designed and constructed in accordance with SC5.2 – Planning Scheme Policy 1 – Land development standards.</p> <p>AO3.2 One street tree per lot is provided and is resistant to feral horse damage.</p> <p>AO3.3 Streets are landscaped in accordance with SC5.2.7 (1) and (2) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
<p>PO4 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.</p>	<p>AO4 Park for public open space purposes is provided exclusive of:</p> <ul style="list-style-type: none"> (a) flood hazard area identified on Flood Hazard Overlay Map (OM007); (b) land affected by unacceptable hazards such as contaminated land under the <i>Contaminated Land Act 1991</i>; (c) infrastructure easements; (d) land affect by stormwater or overland flow; (e) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6; (f) areas of land less than 15 metres wide.

<p>PO5 The public open space network:</p> <ul style="list-style-type: none"> (a) is suitably located, sized and shaped to meet the needs of the community; (b) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community; (c) provides well distributed public open space that contributes to the legibility, accessibility and character of the neighbourhood; (d) where practical, is linked to the surrounding open space system; (e) is subject to surveillance from surrounding properties and/or adjacent public domain. 	<p>AO5.1 Public parks are provided in accordance with the Local government Infrastructure Plan.</p> <p>AO5.2 Public parks are landscaped in accordance with SC5.2.7 (1) and (3) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
Utilities	
<p>PO6 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>Where within the Local government Infrastructure Area</p> <p>AO6.1 Each lot is connected to Council's reticulated water supply system in accordance with SC5.2.2 (1) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p> <p>Where outside the Local government Infrastructure Area</p> <p>AO6.2 Each lot contains an area capable of accommodating safe and efficient on-site water supply in accordance with SC5.2.2 (2) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
<p>PO7 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>Where within the Local government Infrastructure Area</p> <p>AO7.1 Each lot is connected to Council's reticulated sewerage system in accordance with SC5.2.3 (1) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p> <p>Where outside the Local government Infrastructure Area</p> <p>AO7.2 Each lot contains an area capable of accommodating safe and efficient on-site waste water disposal in accordance with SC5.2.2 (2) of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
<p>PO8 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.</p>	<p>AO8 Stormwater drainage is provided in accordance with SC5.2.4 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>

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<p>PO9 Each lot is provided with an adequate supply of electricity</p>	<p>AO9 Each lot is connected to the electricity supply network in accordance with SC5.2.6 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
<p>PO10 Each lot is provided with an adequate supply of electricity</p>	<p>AO10 Each lot is connected to the telecommunications services network in accordance with SC5.2.6 of SC5.2 – Planning Scheme Policy 1 – Land Development Standards.</p>
<p>Vegetation</p>	
<p>PO11 Reconfiguring a lot retains vegetation where practical for the:</p> <ul style="list-style-type: none"> (a) protection of scenic amenity; (b) protection of general habitat; (c) protection of soil quality; (d) maintenance and establishment of open space corridors and networks; and (e) purpose of positive climate response. 	<p>AO11 No acceptable outcome.</p>

Table 8.3.3.4 – Minimum lot size and frontages

Zone	Minimum Area	Minimum Frontage
Centre Zone	500 metres squared	15 metres
Emerging Communities Zone	5,000 metres squared	100 metres
Environmental Management and Conservation Zone	1,000 hectares	200 metres
General Residential Zone	800 metres squared	20 metres
Low Impact Industry Zone	600 metres squared	18 metres
Rural Zone	1,000 hectares	200 metres

8.3.4 Transport, Access and Parking Code

8.3.4.1 Application

This code applies to assessing material change of use / reconfiguring a lot / operational work for development within all zones.

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

8.3.4.2 Purpose

- (1) The overall outcomes are the purpose of the Transport, access and parking code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is supplied with a level of transport infrastructure appropriate to the needs of the development;
 - (b) development provides a safe, efficient and convenient road network and property access for vehicles, cyclists and pedestrians;
 - (c) on-site car parking is provided that is adequate to meet the reasonable requirements of specific development;
 - (d) on-site car parking and manoeuvring areas are provided that are safe, convenient and legible for vehicle and pedestrian movements;
 - (e) adequate access and manoeuvring areas for service vehicles are provided to meet the expected servicing needs of the development;
 - (f) parking facilities do not adversely impact adjoining development in terms of nuisance emissions or amenity impacts;
 - (g) development does not interfere with the safety and efficiency of transport corridors, particularly Savanna Way.

8.3.4.3 Specific benchmarks for assessment

Part A — Benchmarks for development that is accepted subject to requirements and assessable development

Table 8.3.4.3 — Transport, access and parking code

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<p>PO1 Vehicle crossovers are provided to:</p> <ol style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimise interference with the function and operation of public roads; and (c) minimise pedestrian to vehicle conflict. 	<p>AO1 Vehicle crossovers are provided in accordance with SC5.2 – Planning Scheme Policy 1 – Land Development Standards, SC5.2.1 (1).</p>
<p>PO2 Car parking is:</p> <ol style="list-style-type: none"> (a) adequate for the expected demand; (b) designed to ensure safe and functional operation for motorists and pedestrians; (c) allows for the safe and efficient servicing of the site; and (d) located to protect the amenity of surrounding land uses. 	<p>AO2 Car parking is provided in accordance with the requirements identified in Table 8.3.4.4 - Car parking and service vehicle requirements.</p>

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<p>PO3 A constructed road provides safe and efficient access to the premises and meets the relevant road design standard appropriate to the vehicle movement generation characteristics of the development.</p>	<p>AO3 The road providing access to the premises is consistent with the relevant standards identified in SC5.2 – Planning Scheme Policy 1 – Land Development Standards, SC5.2.1 (2).</p>
For assessable development	
Road infrastructure design and standards	
<p>Where for the creation of a new road PO4 The geometric design features of each road must:</p> <ul style="list-style-type: none"> (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) facilitate <i>active transport</i>; (d) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (e) ensure unhindered access by emergency vehicles. 	<p>Where for the creation of a new road AO4 Roads are provided in accordance with SC5.2 – Planning Scheme Policy 1 – Land Development Standards, SC5.2.1 (2), (3), (4).</p>
Vehicular access	
<p>PO5 Vehicle access is designed and constructed to ensure safe, all weather, functional operation for motorists and pedestrians.</p>	<p>AO5.1 Vehicle access is to be sealed.</p> <p>AO5.2 Development is designed and constructed in accordance with <i>Schedule 3 – Australian Standard AS2890.1 Parking Facilities – Off Street Parking</i>.</p> <p>AO5.3 Development is designed and constructed in accordance with <i>Schedule 3 – Australian Standard AS 2890.1 Parking Facilities – Off Street Parking</i> and <i>Schedule 9 EDROC Regional Standard Manual</i>.</p>

Performance outcomes	Acceptable outcomes						
For assessable development							
<p>PO6 Vehicle crossovers are configured to satisfy the basic traffic design criteria having regard to:</p> <ul style="list-style-type: none"> (a) the volume of traffic generated at that driveway by the development; (b) the type of road to which access is sought; (c) the existing and predicted future traffic volumes of the road to which access is sought; (d) the number of carparking spaces served by the driveway; (e) the size and type of the largest vehicle likely to use the driveway on a regular basis (usually a service vehicle); (f) the number of service bays served by the driveway. 	<p>AO6.1 Vehicle crossovers meet the minimum widths identified below:</p> <table border="1"> <thead> <tr> <th>Number of Spaces</th> <th>Minimum Width</th> </tr> </thead> <tbody> <tr> <td>1-10 spaces</td> <td>3.5 metres</td> </tr> <tr> <td>10+</td> <td>6 metres</td> </tr> </tbody> </table> <p>AO6.2 Where service vehicle spaces are required in accordance with Table 8.3.4.4 vehicle crossovers are constructed of appropriate design and dimension to support the maximum service vehicle type.</p>	Number of Spaces	Minimum Width	1-10 spaces	3.5 metres	10+	6 metres
Number of Spaces	Minimum Width						
1-10 spaces	3.5 metres						
10+	6 metres						
Parking							
<p>PO7 The provision of bicycle storage is adequate to meet the demand of proposed use.</p>	<p>AO7 Bicycle parking is to be provided in accordance with the requirements identified in <i>Australian Standards AS2890.3</i> and <i>AUSTROADS Guide to Traffic Management Part 11: Parking</i>.</p>						
<p>PO8 Service vehicle provision is adequate for the use and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AO8 Service vehicle spaces are to be provided in accordance with the requirements identified in Table 8.3.4.4.</p>						
<p>PO9 All car parking spaces are constructed with an appropriate layout, areas for manoeuvring and line marking to the correct size and standard.</p>	<p>AO9.1 Car parking dimensions are designed in accordance with Australian Standard <i>AS Parking Facilities – Off Street Parking</i>.</p> <p>AO9.2 Service vehicle spaces are designed in accordance with Australian Standard <i>AS Parking Facilities – Commercial Off Street Parking</i>.</p>						
<p>PO10 Loading facilities have sufficient area to provide for the safe and manoeuvring, standing and loading or unloading of service vehicles.</p>	<p>AO10 Loading areas are provided in accordance with the standards set out in <i>AS2890.2 – Parking Facilities – Off-Street Commercial Vehicle Facilities</i>.</p>						
<p>PO11 Parking facilities do not adversely impact adjoining development in terms of nuisance emissions or amenity impacts.</p>	<p>AO11 No acceptable outcome.</p>						

Table 8.3.4.4— Car parking and service vehicle requirements

Use	Car Parking Rate	Service Vehicle
Caretaker's accommodation	1 space	LRV
Child care centre	1 space per 10 children, of which 50% may be designated for employees and can be provided in tandem	RCV
Club	1 space per 30m ² of gross floor area	Bus
Community care centre	1 space per 50m ² of gross floor area	LRV/MRV
Community residence	1 space per 10 units	-
Community use	1 space per 30m ² of gross floor area	-
Detention centre	1.0 space per staff member	Bus
Dual occupancy	1.5 spaces per dwelling	-
Dwelling house	1 space	-
Dwelling unit	1 space	-
Educational establishment	Preparatory/special education - 1 space per employee Primary and secondary school short term parking (15 min) – 1 space per 25 students Primary and secondary school drop off/set-down (2 min) - 20% of short term supply Primary and secondary school long term staff/visitors parking – 1.5 spaces per employee	AV
Food and drink outlet	1 space per 30m ² of gross floor area; plus queuing for 10 vehicles associated with any drive-through	MRV
Garden centre	1 space per 500m ² of the use area with a minimum of 3 spaces	HRV
Hardware and trade supplies	2.0 spaces per 100m ² gross floor area	AV
Health care services	1 space per 30m ² of gross floor area	RCV/LRV
Home based business	1 additional space	-
Industry (low, medium, high and service industry)	1 space per 3 employees; or 1 space per 100m ² of gross floor area or part thereof, whichever is the greater	AV
Multiple dwelling	1.5 spaces per dwelling; plus 0.5 visitor spaces per dwelling	MRV, LRV (if over 10 units)
Non-resident workforce accommodation	1 space per unit; plus 1 space for a manager's flat	RCV
Office	1 space per 50m ² of gross floor area	Van
Place of worship	1 space per 50m ² of gross floor area; plus 1 space per 10 seats	-

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Use	Car Parking Rate	Service Vehicle
Relocatable home park	1 space per unit of accommodation (including sites, cabins and manager's residence)	RCV
Residential care facility	1 space per 10 units	
Retirement facility	1 space per 2 units and 1 additional space per staff member	LRV
Rooming accommodation	1 space per serviced room; plus 1 space per 3 employees	MRV
Service station	4 spaces per service bay; plus 1 space per 15m ² of shop gross floor area	AV
Shop and shopping centre	1 space per 40m ² of gross floor area where the combined gross floor area is less than 400m ² ; OR where the combined gross floor area exceeds 400m ² 1 space shall be provided per 30m ² of gross floor area plus queuing for 6 vehicles associated with any drive-through shop	GFA 0-400m ² – 1 SRV; GFA 401m ² – 3,000m ² – 1 Van, 1 SRV; GFA 3,001m ² – 6,000m ² – 3 Van, 1 SRV, 1 MRV; GFA greater than 6,000m ² - as determined by Council
Short-term accommodation	1 space per unit; plus 1 space for a manager's flat	RCV
Showroom	1 space per 40m ² of gross floor area	-
Special industry	1.5 spaces per employee	AV
Theatre	1 space per 10 seats	-
Tourist park	1.5 spaces per site	AV
Veterinary services	1 space per 25m ² gross floor area	SRV
Warehouse	1 space per 100m ² of gross floor area	AV

Schedule 1 Definitions

SC1.1 Use definitions

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

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 which are not listed in column 1, do not form part of the definition.

Table SC1.1.1—Index of use definitions

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, 187aundro, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

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Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Air services	<p>Premises used for any of the following:</p> <ul style="list-style-type: none"> • the arrival and departure of aircraft; • the housing, servicing, refuelling, maintenance and repair of aircraft; • the assembly and dispersal of passengers or goods on or from an aircraft; • any ancillary activities directly serving the needs of passengers and visitors to the use; • associated training and education facilities; • aviation facilities. 	<p>Airport, airstrip, helipad, public or private airfield</p>	
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	<p>Cattle studs, grazing of livestock, non-feedlot dairying</p>	<p>Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries</p>
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	<p>Aviaries, catteries, kennels, stables, wildlife refuge</p>	<p>Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry</p>
Aquaculture	<p>Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.</p>	<p>Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages</p>	<p>Intensive animal industry</p>

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Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub, entertainment facility, tavern
Brothel	<p>Premises made available for prostitution by two or more prostitutes at the premises.</p> <p>Note—definition from the <i>Prostitution Act 1999</i>.</p>		Adult store, club, nightclub, shop
Bulk landscape supplies	<p>Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.</p>		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	<p>A dwelling provided for a caretaker of a non-residential use on the same premises.</p>		Dwelling house
Car wash	<p>Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.</p>		Service station
Cemetery	<p>Premises used for interment of bodies or ashes after death.</p>	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	<p>Premises used for minding, education and care, but not residence, of children.</p>	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Club	<p>Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.</p> <p>The use may include the ancillary preparation and service of food and drink.</p>	<p>Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club</p>	<p>Hotel, nightclub, place of worship, theatre</p>
Community care centre	<p>Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.</p>	<p>Disability support services, drop in centre, respite centre, integrated Indigenous support centre</p>	<p>Childcare centre, family day care, home based child care, health care services, residential care facility</p>
Community residence	<p>Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.</p> <p>The use may include a resident support worker engaged or employed in the management of the residence.</p>	<p>Hospice</p>	<p>Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation</p>
Community use	<p>Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.</p>	<p>Art gallery, community centre, community hall, library, museum</p>	<p>Cinema, club, hotel, nightclub, place of worship</p>
Crematorium	<p>Premises used for the cremation or aquamation of bodies.</p>		<p>Cemetery</p>

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Cropping	<p>Premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil.</p> <p>The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	<p>Premises containing two dwellings, each for a separate household, and consisting of:</p> <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot 	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>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	"Shop-top" apartment	Caretaker's accommodation, dwelling house

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	<p>Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres</p>	<p>Childcare centre, home based child care, family day care</p>
Emergency services	<p>Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including management support facilities for the protection of persons, property and the environment.</p>	<p>State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres</p>	<p>Community use, hospital, residential care facility</p>
Environment facility	<p>Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.</p>	<p>Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides</p>	
Extractive industry	<p>Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.</p>	<p>Quarry</p>	

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for significant offsite impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates a significant demand on the local infrastructure network; • the use may involve night time and outdoor activities; • onsite controls are required for emissions and dangerous goods risks. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note— additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry</p>
Home based business	<p>A dwelling used for a business activity where subordinate to the residential use.</p>	<p>Bed and breakfast, farm stay, home office, home based childcare</p>	<p>Hobby, office, shop, warehouse, transport depot</p>
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.</p> <p>The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		<p>Health care services, residential care facility</p>

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	Bar, pub, tavern	Nightclub
Indoor sport and recreation	<p>Premises used for leisure, sport or recreation conducted wholly or mainly indoors.</p>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub, theatre
Intensive animal industry	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	<p>A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • minimal traffic generation and heavy-vehicle usage; • demands imposed upon the local infrastructure network consistent with surrounding uses; • the use generally operates during the day (e.g. 7am to 6pm); • offsite impacts from storage of dangerous goods are negligible; • the use is primarily undertaken indoors. 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>
Major sport, recreation and entertainment facility	<p>Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.</p>	<p>Convention and exhibition centres, entertainment centres, sports stadiums, horse racing</p>	<p>Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation</p>

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for noticeable offsite impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates an elevated demand on the local infrastructure network; • onsite controls are required for emissions and dangerous goods risks; • the use is primarily undertaken indoors; • evening or night activities are undertaken indoors and not outdoors. 	<p>Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note— additional examples may be shown in SC1.1.2 industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser) textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises that contain three or more dwellings.	Apartments, flats, units, townhouses, row housing	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product; • promote environmental awareness, education and conservation; • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers accommodation	Relocatable home park, short-term accommodation, tourist park.
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:</p> <ul style="list-style-type: none"> • business or professional advice; • service of goods that are not physically on the premises; • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club	Major sport, recreation and entertainment facility, motor sport, park, community use

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping</p> <p>The use may involve permanent low scale built infrastructure</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social and educational activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> • the arrival and departure of vessels; • the movement of passengers or goods on or off vessels; • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars; • meeting and function facilities; • sporting and fitness facilities; • staff accommodation; • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms; • does not have a right to occupy the whole of the premises in which the rooms are situated; • may be provided with separate facilities for private use; • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site; • provision of a food or other service; • on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>.</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workers accommodation, multiple dwellings

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact industry, high impact industry, special industry
Service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p>		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult shop, food and drink outlet, showroom, market

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Premises used primarily for the sale of goods of a related product that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage; • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet shop, outdoor sales

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for offsite impacts in the event of fire, explosion or toxic release; • onsite controls are required for emissions and dangerous goods risks; • the use generally involves night time and outdoor activities; • the use may involve the storage and handling of large volumes of dangerous goods; • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another; or • regulating voltage in an electrical circuit; or • controlling electrical circuits; or • switching electrical current between circuits; or • a switchyard; or • communication facilities for “operating works” as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications. 	<p>Substations, switching yards</p>	<p>Major electricity infrastructure, minor electricity infrastructure</p>

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, "low-impact telecommunications facility" as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the site.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are completely complimentary to the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<p>Premises used for providing on-site entertainment, recreation or similar facilities for the general public.</p> <p>The use may include provision of food and drink for consumption on site.</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas; • sewerage, drainage or stormwater services; • transport services including road, rail or water; • waste management facilities; • network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	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 services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

SCHEDULE 1 DEFINITIONS

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups

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

Table SC1.1.1.1—Index of defined activity groups

- Accommodation activities group
- Business activities group
- Community activities group
- Entertainment activities group
- Rural activities group

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
Accommodation activities group	<ul style="list-style-type: none"> • Caretaker’s accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural workers accommodation • Short-term accommodation • Tourist park
Business activities group	<ul style="list-style-type: none"> • Agricultural supplies store • Food and drink outlet • Garden Centre • Hardware and trade supplies • Market • Office • Outdoor sales • Parking station • Service industry • Service station • Shop • Shopping centre • Showroom • Veterinary services

SCHEDULE 1 DEFINITIONS

Column 1 Activity group	Column 2 Uses
Community activities group	<ul style="list-style-type: none"> • Cemetery • Club • Child care centre • Community care centre • Community residence • Community use • Crematorium • Detention facility • Educational establishment • Emergency Services • Funeral parlour • Health care services • Hospital • Place of worship
Entertainment activities group	<ul style="list-style-type: none"> • Club • Function facility • Theatre
Rural activities group	<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Rural workers accommodation • Wholesale nursery

SC1.1.2 Industry thresholds

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

Table SC1.1.2.1—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 a 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; (7) Dangerous goods location not including the storage of toxic gases.
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) Large dangerous goods location not including the storage of toxic gases; (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;

Use	Additional examples include
	<ul style="list-style-type: none"> (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 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); (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, <u>where not glass fibre</u>, 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

Use	Additional examples include
	<p>per annum;</p> <p>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;</p> <p>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum;</p> <p>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum;</p> <p>(12) Enamelling workshop using 15 000 litres or greater of enamel per annum;</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum;</p> <p>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater;</p> <p>(15) Powder coating workshop using 500 tonnes or greater of coating per annum;</p> <p>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum</p> <p>(17) Concrete batching and producing concrete products;</p> <p>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;</p> <p>(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;</p> <p>(20) Manufacturing fibreglass pools, tanks and boats;</p> <p>(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);</p> <p>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum;</p> <p>(23) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre;</p> <p>(24) Abattoir;</p> <p>(25) Recycling chemicals, oils or solvents;</p> <p>(26) Waste disposal facility (other than waste incinerator);</p> <p>(27) Recycling, storing or reprocessing regulated waste;</p> <p>(28) Manufacturing batteries;</p> <p>(29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</p> <p>(30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum;</p> <p>(31) Crematoria;</p> <p>(32) Glass fibre manufacture producing 200 tonnes or greater</p>

Use	Additional examples include
	<p>per annum;</p> <p>(33) Manufacturing glass or glass products, <u>where not glass fibre</u>, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing;</p> <p>(2) Producing, refining or processing gas or fuel gas;</p> <p>(3) Distilling alcohol in works producing greater than 2500 litres per annum;</p> <p>(4) Power station;</p> <p>(5) Producing, quenching, cutting, crushing or grading coke;</p> <p>(6) Waste incinerator;</p> <p>(7) Sugar milling or refining;</p> <p>(8) Pulp or paper manufacturing;</p> <p>(9) Tobacco processing;</p> <p>(10) Tannery or works for curing animal skins, hides or finishing leather;</p> <p>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;</p> <p>(12) Rendering plant;</p> <p>(13) Manufacturing chemicals, poisons and explosives;</p> <p>(14) Manufacturing fertilisers involving ammonia;</p> <p>(15) Manufacturing polyvinyl chloride plastic.</p>

SC1.2 Administrative definitions

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

Table SC1.2.1—Index of administrative definitions

<ul style="list-style-type: none"> • Accommodations activities • Accommodation unit • Active transport • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building • Building height • Business activities • Community activities • Demand unit • Development footprint • Domestic outbuilding • Dwelling 	<ul style="list-style-type: none"> • Entertainment activities • Environmental nuisance • Future urban area • Gross floor area • Gross hectare • Ground level • Habitable room • Hazardous material • Household • Minor building work • Minor electricity infrastructure • Minor operational work • Net developable area • Net hectare • Netserv plan • Non-resident workers • Non-urban area • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Primary road frontage • Projection area(s) • Residential density • Rural activities • Secondary dwelling • Secondary road frontage • Sensitive land use • Setback • Service catchment • Site • Site cover • Storey • Structure • Temporary use • Ultimate development • Urban area • Urban purposes • Works for infrastructure
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Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Accommodation activities	Includes defined uses listed under 'Accommodation activities group' in SC1.1.1 – Defined activity groups .
Accommodation unit	Means a separate area of private accommodation, either permanent or temporary contained within <i>Non-resident workforce accommodation, Short-term accommodation, Residential care facility, Resort complex, Retirement facility, Rural workers accommodation</i> or <i>Tourist park</i> that provides common area(s) but where not a <i>dwelling</i> .
Active transport	Non-motorised travel such as walking and cycling.
Adjoining premises	Premises that share all or part of a measurable common boundary.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

SCHEDULE 1 DEFINITIONS

Column 1 Term	Column 2 Definition
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Boundary clearance	<p>The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including:</p> <ul style="list-style-type: none"> • if the projection is a roof and there is a fascia – the outside face of the fascia; or • if the projection is a roof and there is no fascia – the roof structure. <p>The term does not include rainwater fittings or ornamental or architectural attachments.</p>
Building	Means a fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building
Building height	<p>If specified:</p> <ul style="list-style-type: none"> • in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like • in storeys, the number of storeys above ground level; or • in both metres and storeys, both (a) and (b) apply.
Business activities	Includes defined uses listed under 'Business activities group' in SC1.1.1 – Defined activity groups .
Community activities	Includes defined uses listed under 'Community activities group' in SC1.1.1 – Defined activity groups .
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.

Column 1 Term	Column 2 Definition
Dwelling	<p>A building or part of a building used or capable of being used as a self-contained residence that must include the following:</p> <ul style="list-style-type: none"> • food preparation facilities; • a bath or shower; • a toilet and wash basin; • clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Entertainment activities	<p>Includes defined uses listed under 'Entertainment activities group' in SC1.1.1 – Defined activity groups.</p>
Environmental nuisance	<p>An unreasonable interference or likely interference with an environmental value caused by:</p> <ul style="list-style-type: none"> • noise, dust, odour, light; or • an unhealthy, offensive or unsightly condition because of contamination; or • another way prescribed by regulation. <p>Note—definition from the <i>Environmental Protection Act 1994</i>.</p>
Future urban area	<p>An area for future urban purposes identified on the Strategic Framework maps (refer Schedule 2) as a Future urban area.</p> <p>Note- The future urban area does not imply that all land included is suitable for urban purposes.</p>
Gross floor area	<p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ol style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
Gross hectare	<p>An area of land before the exclusion of areas for roads and other infrastructure, including parks.</p>
Ground level	<p>The level of the natural ground or, where the level of the natural ground has been changed, the level as lawfully changed.</p>
Habitable room	<p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> • includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but • excludes a bathroom, laundry, water closet, pantry, walk in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. <p>Note – definition from the <i>Building Code of Australia</i>.</p>

Column 1 Term	Column 2 Definition
Hazardous material	<p>A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following—</p> <ul style="list-style-type: none"> • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.</p>
Household	<p>An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.</p>
Landscape work	<p>The treatment of a site for the purpose of enhancing or protecting the amenity of premises and neighbourhood. The term includes the:</p> <ul style="list-style-type: none"> • planting of plants or vegetation; • the erection of a <i>structure</i>; • the inclusion of other features such as art.
Minor building work	<p>An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or fifty square metres, whichever is the lesser.</p>
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> • augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; • augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Minor operational work	<p>Any of the following is minor operational work:</p> <ul style="list-style-type: none"> • <i>Landscape work</i> where: <ul style="list-style-type: none"> – not involving a structure other than a fence or boundary fence; or – not exceeding a cumulative area of fifty square metres (over any period) where not in association with a material change of use or reconfiguring a lot; or – associated with a <i>Dwelling House</i> (not involving a structure other than a fence or boundary fence); or – for the conservation or restoration of natural areas; • <i>Vegetation clearing</i> where: <ul style="list-style-type: none"> – not involving vegetation in an area of MSES on Biodiversity areas (vegetation) overlay maps (OM002);

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> – not involving vegetation in an area identified on Biodiversity areas (waterways) overlay maps (OM003); – not involving vegetation in an area identified on Biodiversity areas (wetlands) overlay maps (OM004); – results in the removal of, or damage to, vegetation that has a circumference of less than forty centimetres measured at one metre above ground level. • <i>Excavating or filling</i> where: <ul style="list-style-type: none"> – not involving land in a flood hazard area identified on Flood hazard overlay map (OM-007); – not exceeding a volume of 20 cubic metres of fill or excavation and is not closer than two metres from a boundary. • <i>Works for infrastructure</i> where for <i>Minor electricity infrastructure</i>. • <i>Works for infrastructure</i> where for the maintenance or repair of existing infrastructure; <ul style="list-style-type: none"> – in an on-maintenance period prior to transfer of ownership to a public entity; or – where for lawfully approved private infrastructure; or – where for lawfully approved gates and grids. • <i>Advertising device</i> where: <ul style="list-style-type: none"> – the maximum height of the advertising device is two metres above ground level; and – not within one metre of the boundary of an <i>adjoining premises</i>; and – not illuminated, nor animated, nor involving movement of any kind; and – in a Centre Zones category and not exceeding a <i>total signage area</i> of four square metres, painted on or securely attached to a fence, or building and does not extend beyond the extremities thereof, including an outward projection of less than 30 millimetres; – in any other Zones category and not exceeding a <i>total signage area</i> of 0.6 square metres, painted on or securely attached to a fence, or building and does not extend beyond the extremities thereof, including an outward projection of less than 30 millimetres.
Net developable area	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.</p> <p>Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
Net hectare	<p>The part of a <i>gross hectare</i> remaining after dedication of land required for any public purpose.</p>
Netserv Plan	<p>A distributor-retailer’s plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland (Distributor retailer Restructure) Water Act 2009</i>.</p>

SCHEDULE 1 DEFINITIONS

Column 1 Term	Column 2 Definition
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Non urban area	The area identified on the Strategic Framework maps (refer Schedule 2) as a non-urban area.
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth; or area(s) within a local government for which a local government carries out demand growth projections.
Plot ratio	The ratio of gross floor area to the area of the site.
Primary road frontage	The boundary between a site and the road to which any building on the site fronts.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Residential density	The number of <i>dwelling</i> s per net hectare.
Rural activities	Includes defined uses listed under 'Rural activities group' in SC1.1.1 - Defined activity groups .
Secondary dwelling	A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.
Secondary road frontage	The boundary between a site and the road where not a primary road frontage.
Sensitive land use	Means each of the following defined uses: <i>child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, rooming accommodation, short term accommodation, tourist park</i> .

Column 1 Term	Column 2 Definition
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	<p>For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.</p>
Site	<p>Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.</p>
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <p>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;</p> <p>(b) basement car parking areas located wholly below ground level;</p> <p>(c) eaves and sun shading devices.</p>
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ul style="list-style-type: none"> • a lift shaft, stairway or meter room; • a bathroom, shower room laundry, water closet, or other sanitary compartment; or • a combination of the above. <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Structure	<p>Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.</p> <p>Note – definition from the <i>Building Act 1975</i>.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section for Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>

SCHEDULE 1 DEFINITIONS

Column 1 Term	Column 2 Definition
Total signage area	The surface area of <i>Advertising Device(s)</i> (excluding <i>buildings or structures</i> to which the <i>Advertising Device(s)</i> is attached) on a lot including the area of all faces where the <i>Advertising Device(s)</i> has more than one visual plane.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban area	An area for urban purposes identified on the Strategic Framework maps (refer Schedule 2) as an urban area. Note- The urban area does not imply that all land included is suitable for development that is otherwise consistent with the Area.
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Works for infrastructure	Includes the design and construction of roads, gates, grids, stormwater infrastructure, wastewater disposal, water supply, electricity and telecommunications infrastructure. Works for infrastructure includes operational works associated with material change of use and/or reconfiguring a lot.

Schedule 2 Mapping

SC2.1 Map index

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

Editor's note—mapping for the LGIP is contained within Schedule 3 of the planning scheme.

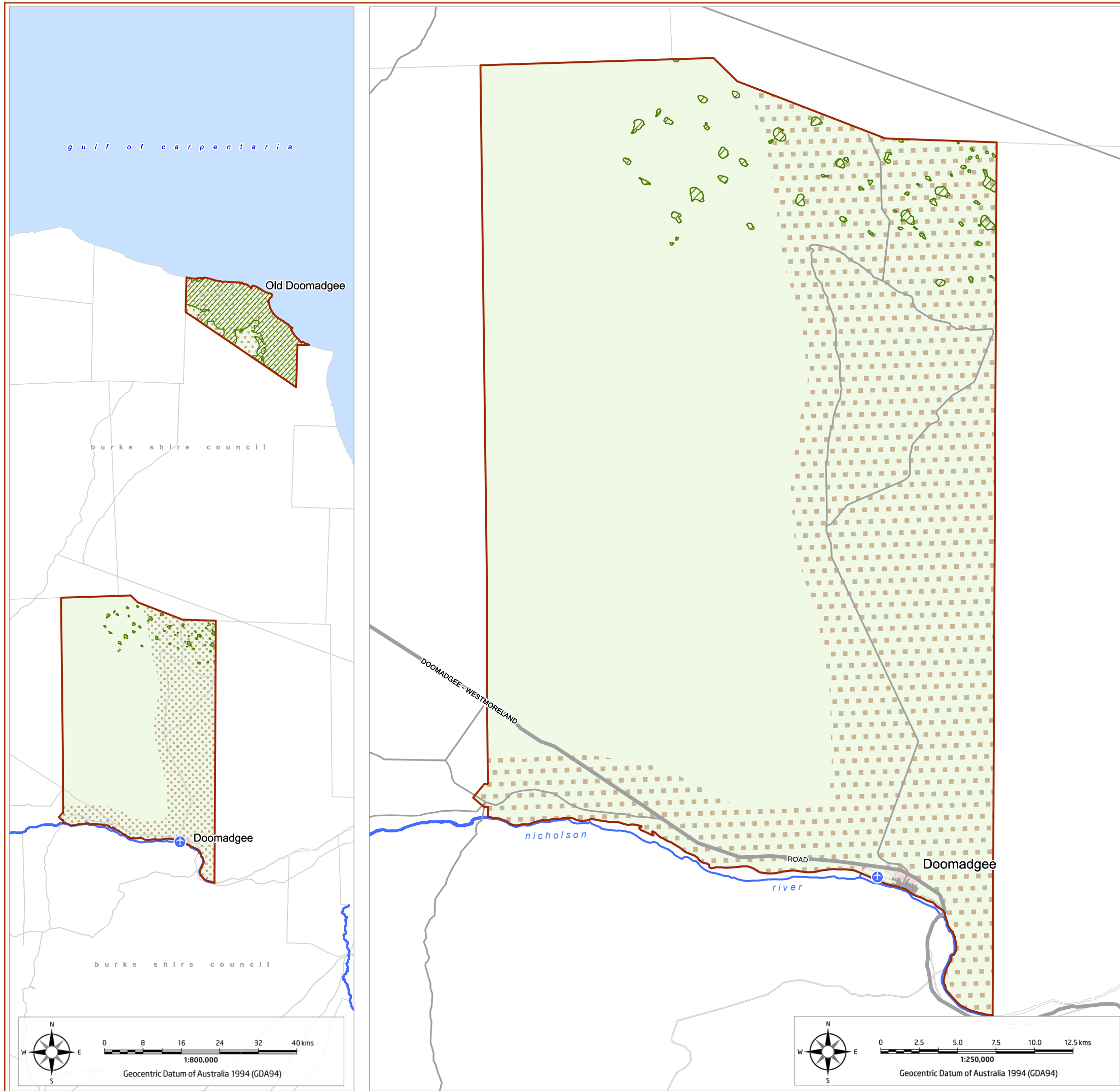
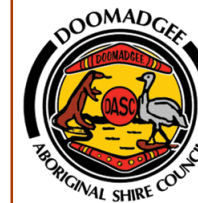
Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-001	Strategic Framework Map 1	7 November 2014
SFM-001a	Strategic Framework Map 1a	7 November 2014
Zone maps		
ZM-001	Zone Map 1	7 November 2014
ZM-001a	Zone Map 1a	7 November 2014
Overlay maps		
OM-001a	Airport Environs Overlay Map	7 November 2014
OM-001b	Airport Environs Overlay Map	7 November 2014
OM-002a	Biodiversity Areas (Vegetation) Overlay Map	7 November 2014
OM-002b	Biodiversity Areas (Vegetation) Overlay Map	7 November 2014
OM-002c	Biodiversity Areas (Vegetation) Overlay Map	7 November 2014
OM-003a	Biodiversity Areas (Waterways) Overlay Map	7 November 2014
OM-003b	Biodiversity Areas (Waterways) Overlay Map	7 November 2014
OM-004a	Biodiversity Areas (Wetlands) Overlay Map	7 November 2014
OM-004b	Biodiversity Areas (Wetlands) Overlay Map	7 November 2014
OM-005a	Bushfire Hazard Overlay Map	7 November 2014
OM-005b	Bushfire Hazard Overlay Map	7 November 2014
OM-006a	Coastal Hazard Area Overlay Map	7 November 2014
OM-006b	Coastal Hazard Area Overlay Map	7 November 2014
OM-007a	Flood Hazard Overlay Map	7 November 2014
OM-007b	Flood Hazard Overlay Map	7 November 2014
OM-008a	Stock Route Overlay Map	7 November 2014
OM-008b	Stock Route Overlay Map	7 November 2014
Planning partnerships maps		
N/A		
Other plans / maps		
N/A		

SC2.2 Strategic framework maps

Table SC2.2.1—Strategic framework map index

SFM-001	Strategic Framework Map 1	7 November 2014
SFM-001a	Strategic Framework Map 1a	7 November 2014



Legend

- Urban Area
- Non-Urban Area
- Area of High Ecological Significance
- Area of Cultural Significance
- Major Road
- Other Roads
- + Airport
- Waterbody
- Watercourse
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

Disclaimer

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Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government; Publication date: 04/12/11.

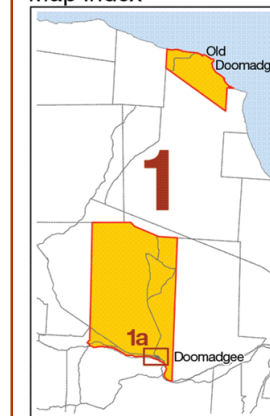
Areas of Ecological Significance data: State of Queensland (Department of Environment and Heritage Protection) 2012; The Areas of Ecological Significance within Gulf; Publication date: 29/02/2012.

Cultural Heritage data: Converge Heritage + Community; Cultural Heritage Assessment Doomadgee DOGIT; Publication date: October 2012. Crown & Council Copyright Reserved.

Notes

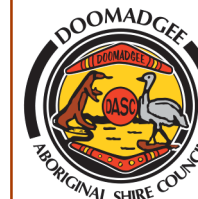
The Land Use Category Area does not imply that all land included is suitable for development that is otherwise consistent with the Area.

Map Index



**Strategic Framework
Strategic Framework Map 1**

SFM-001



Legend

- Urban Area
- Future Urban Area
- Non-Urban Area
- Area of Cultural Significance
- A Activity Node
- T Tourist Node
- W Temporary Workforce Accommodation Node
- ✈ Airport
- Cemetery
- * Water Treatment Plant
- * Sewage Treatment Plant
- * Power Station
- * Solid Waste Disposal Area
- Green Corridor Network
- Major Road
- District Road
- Waterbody
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

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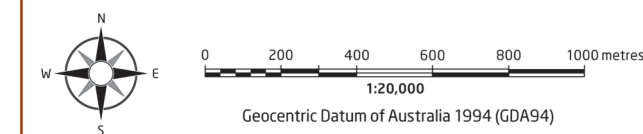
Areas of Ecological Significance data: State of Queensland (Department of Environment and Heritage Protection) 2012; The Areas of Ecological Significance within Gulf; Publication date: 29/02/2012.

Cultural Heritage data: Converge Heritage + Community; Cultural Heritage Assessment Doomadgee DOGIT; Publication date: October 2012.

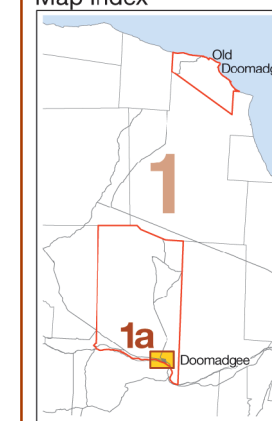
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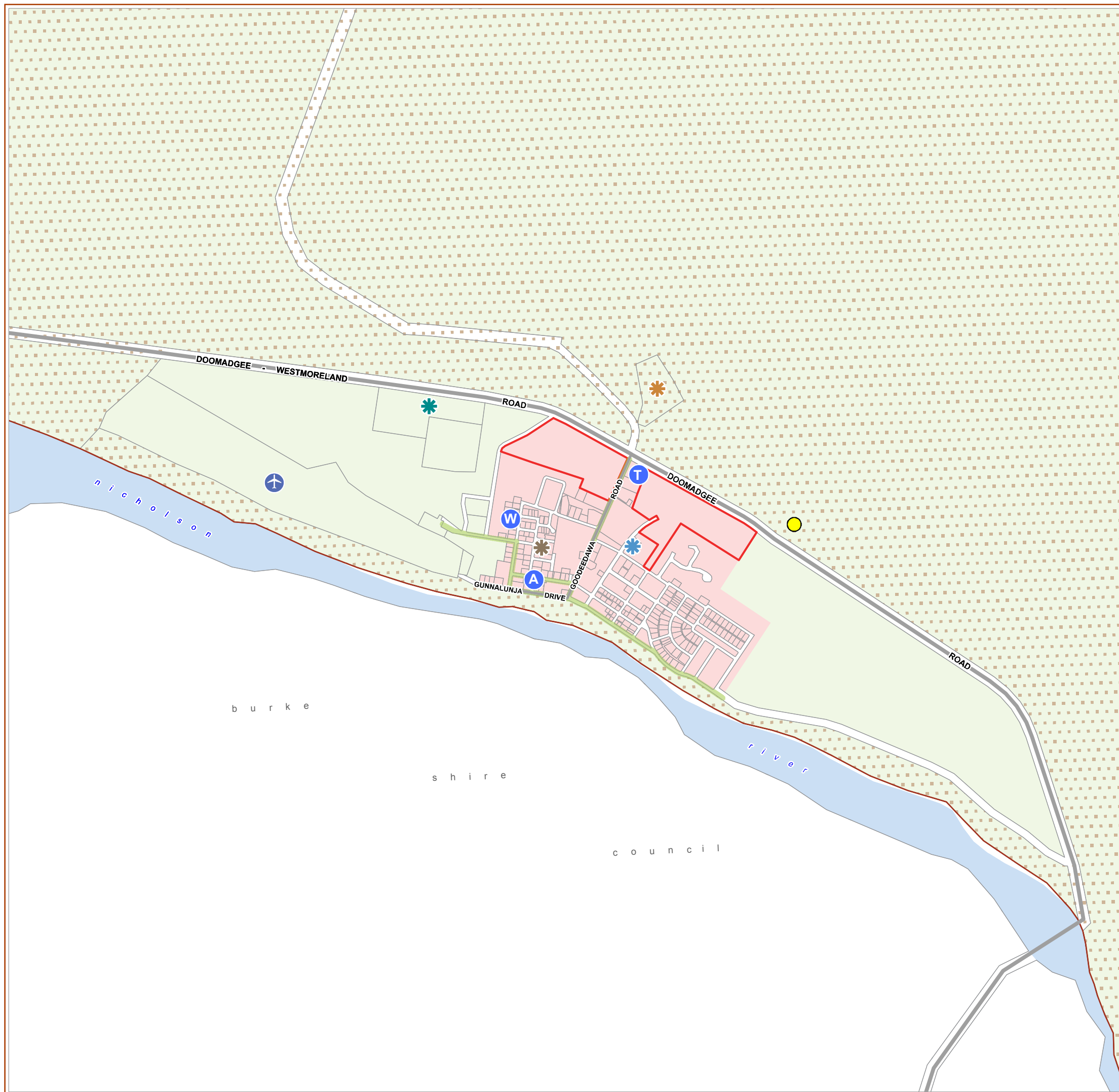
The Land Use Category Area does not imply that all land included is suitable for development that is otherwise consistent with the Area.



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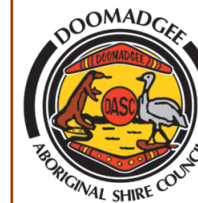
Strategic Framework
Strategic Framework Map 1a
 SFM-001a



SC2.3 Zone maps

Table SC2.3.1—Zone map index

ZM-001	Zone Map 1	7 November 2014
ZM-001a	Zone Map 1a	7 November 2014



Legend

Zoning Category

- General Residential
- Centre
- Recreation and Open Space
- Low Impact Industry
- Community Facilities
- Emerging Community
- Environmental Management and Conservation
- Rural

Other

- Major Road
- Other Roads
- Waterbody
- Watercourse
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

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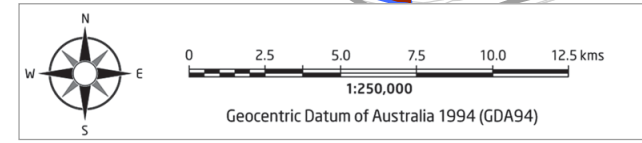
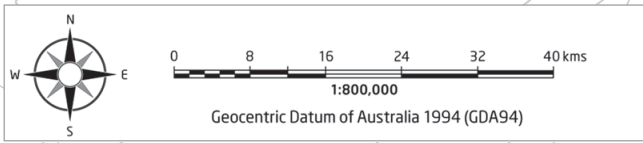
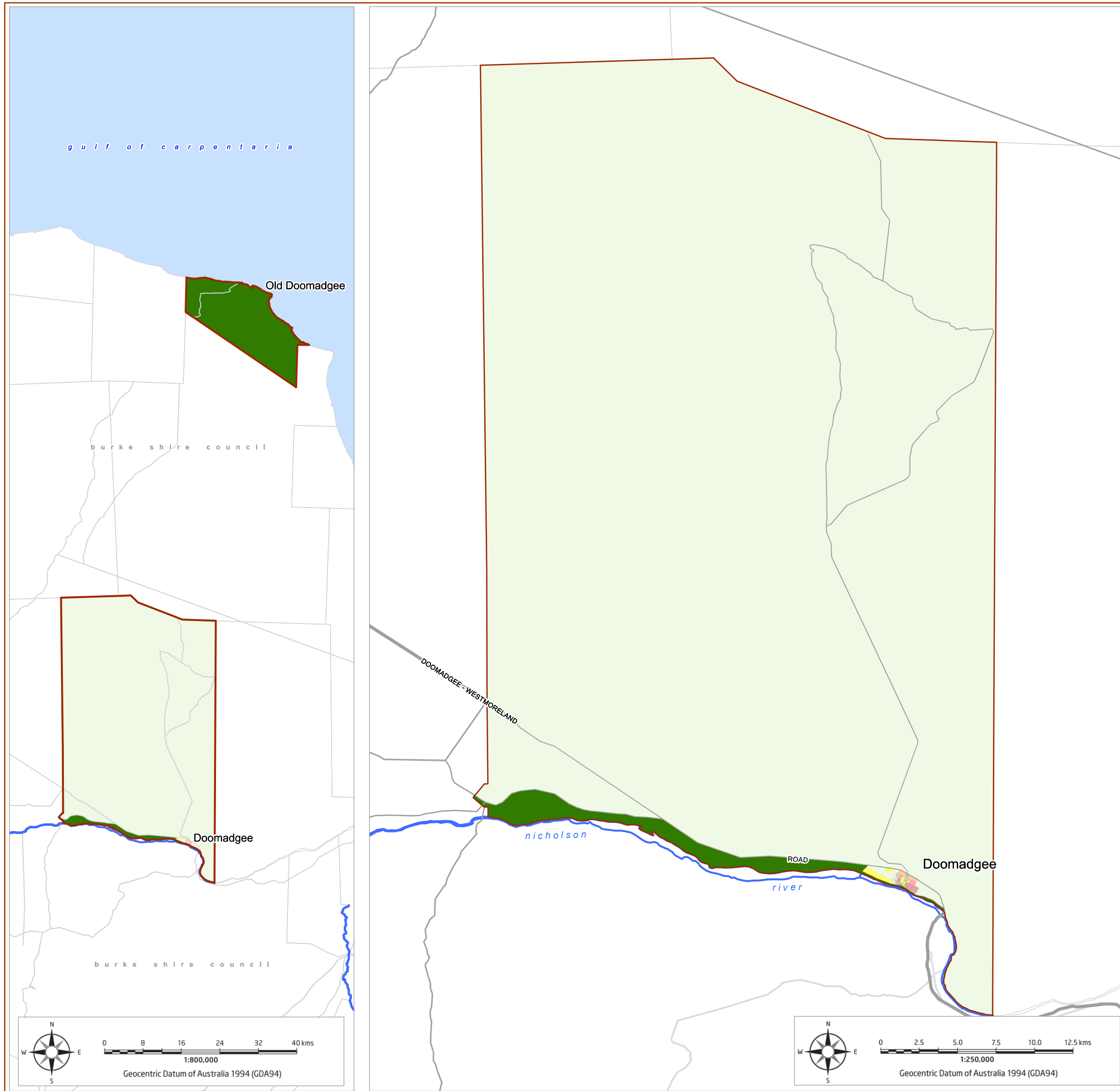
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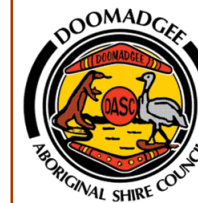
The Land Use Category Area does not imply that all land included is suitable for development that is otherwise consistent with the Area.

Map Index



Zone Map
Zone Map 1
ZM-001





Legend

Zoning Category

- General Residential
- Centre
- Recreation and Open Space
- Low Impact Industry
- Community Facilities
- Emerging Community
- Environmental Management and Conservation
- Rural

Other

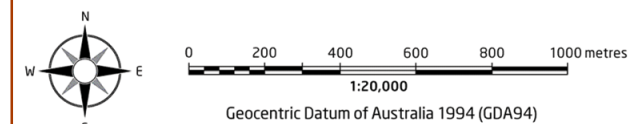
- Major Road
- Waterbody
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

Disclaimer

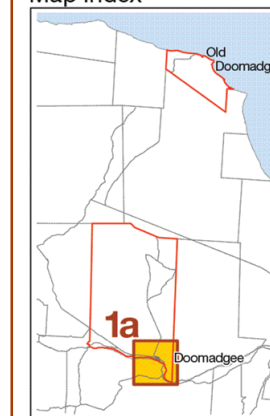
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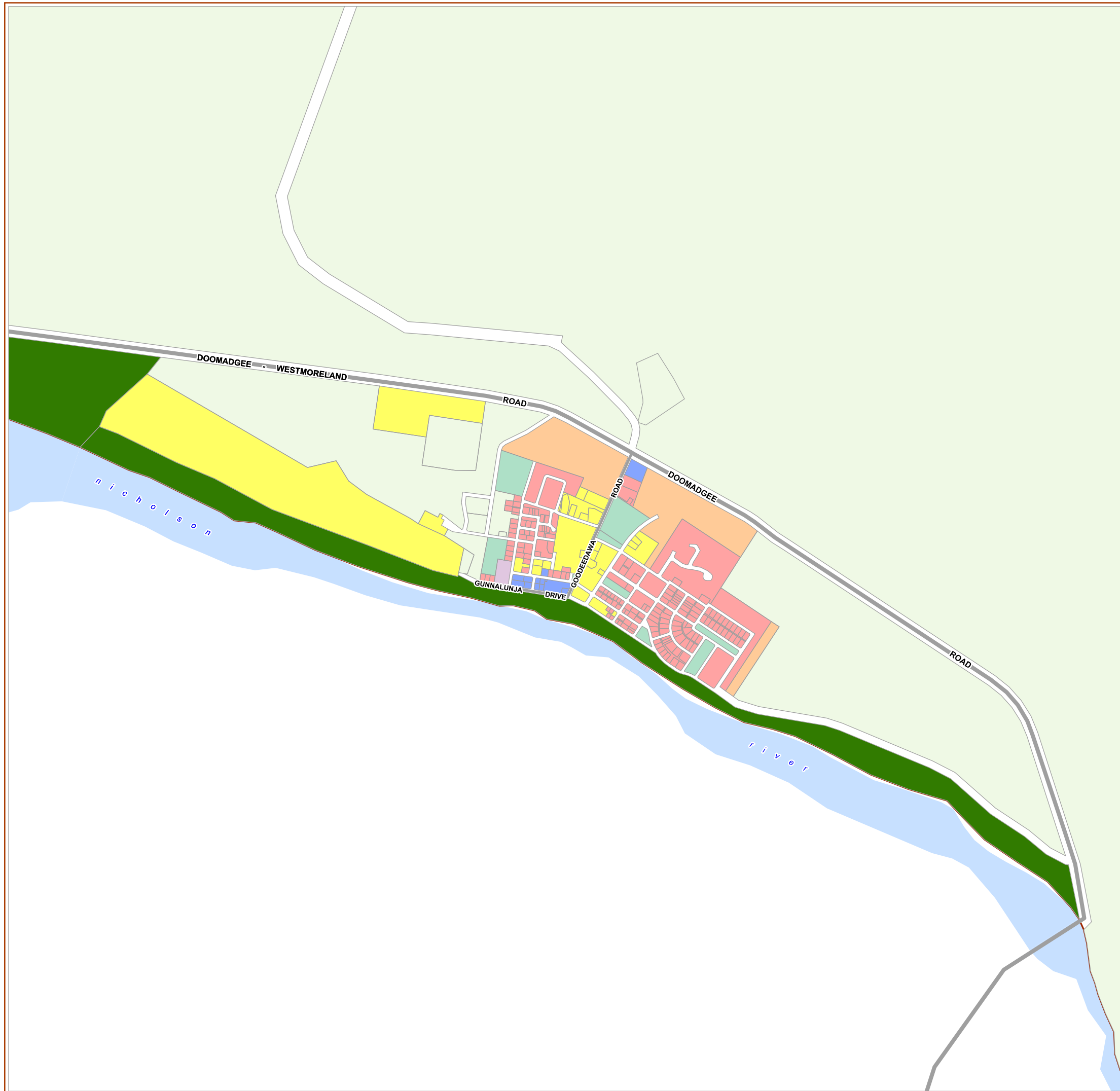
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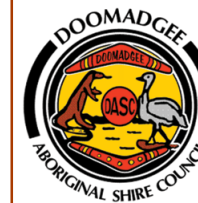
Zone Map
Zone Map 1a
 ZM-001a



SC2.4 Overlay maps




Table SC2.4.1—Overlay map index

OM-001a	Airport Environs Overlay Map	7 November 2014
OM-001b	Airport Environs Overlay Map	7 November 2014
OM-002a	Biodiversity Areas (Vegetation) Overlay Map	7 November 2014
OM-002b	Biodiversity Areas (Vegetation) Overlay Map	7 November 2014
OM-002c	Biodiversity Areas (Vegetation) Overlay Map	7 November 2014
OM-003a	Biodiversity Areas (Waterways) Overlay Map	7 November 2014
OM-003b	Biodiversity Areas (Waterways) Overlay Map	7 November 2014
OM-004a	Biodiversity Areas (Wetlands) Overlay Map	7 November 2014
OM-004b	Biodiversity Areas (Wetlands) Overlay Map	7 November 2014
OM-005a	Bushfire Hazard Overlay Map	7 November 2014
OM-005b	Bushfire Hazard Overlay Map	7 November 2014
OM-006a	Coastal Hazard Area Overlay Map	7 November 2014
OM-006b	Coastal Hazard Area Overlay Map	7 November 2014
OM-007a	Flood Hazard Overlay Map	7 November 2014
OM-007b	Flood Hazard Overlay Map	7 November 2014
OM-008a	Stock Route Overlay Map	7 November 2014
OM-008b	Stock Route Overlay Map	7 November 2014








Legend

Development Constraint

-  Doomadgee Airspace
-  Visual Segment Surface
-  Minimum Clearance Surface

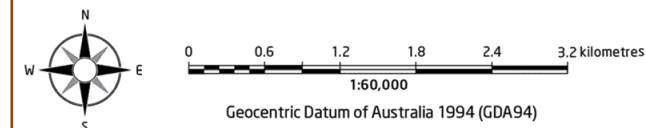
Other

-  Major Road
-  Other Roads
-  Waterbody
-  Cadastre
-  Doomadgee Aboriginal Shire Council Boundary

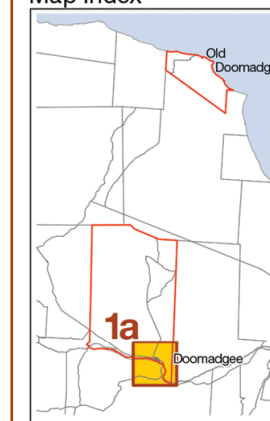
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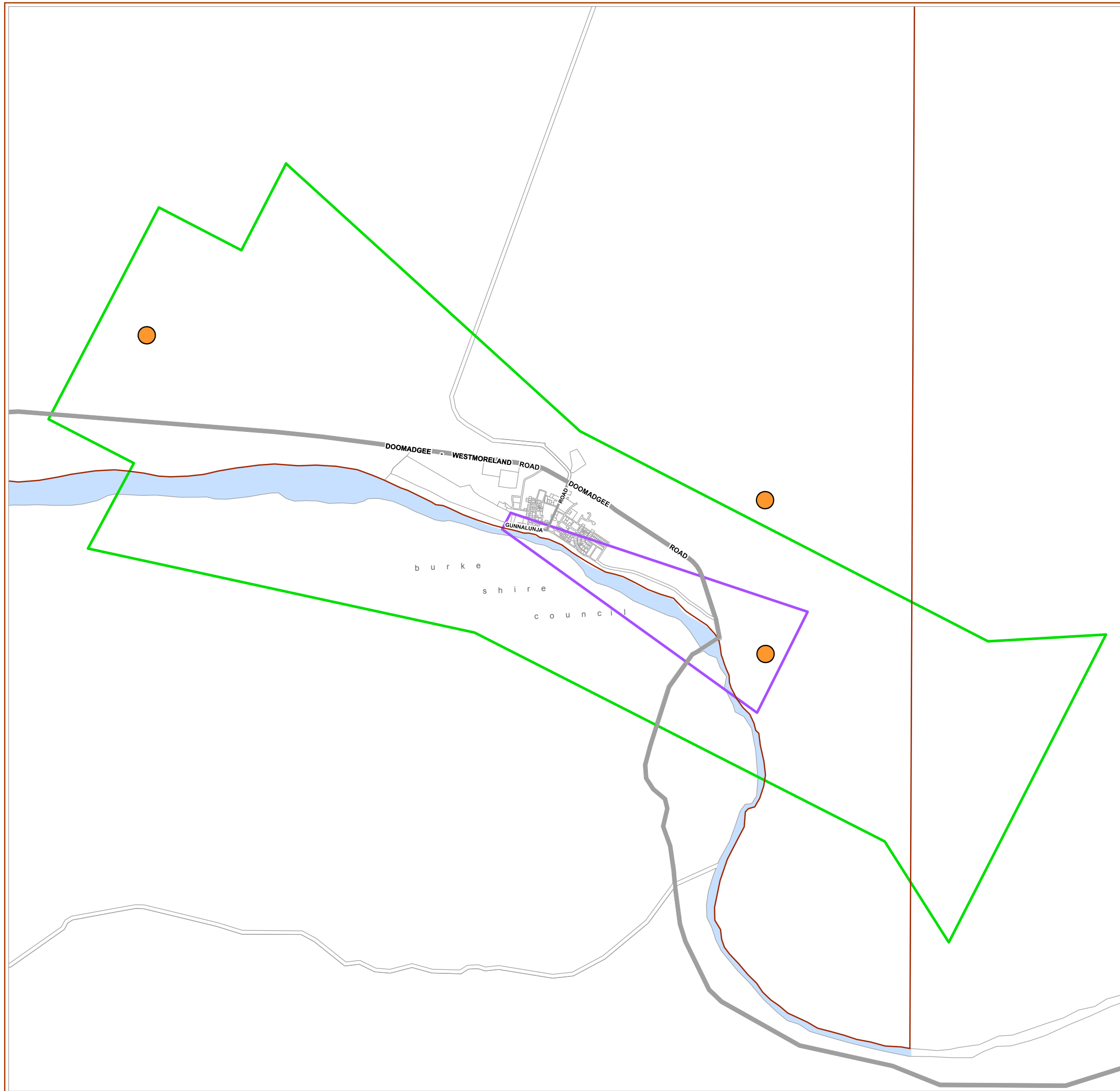
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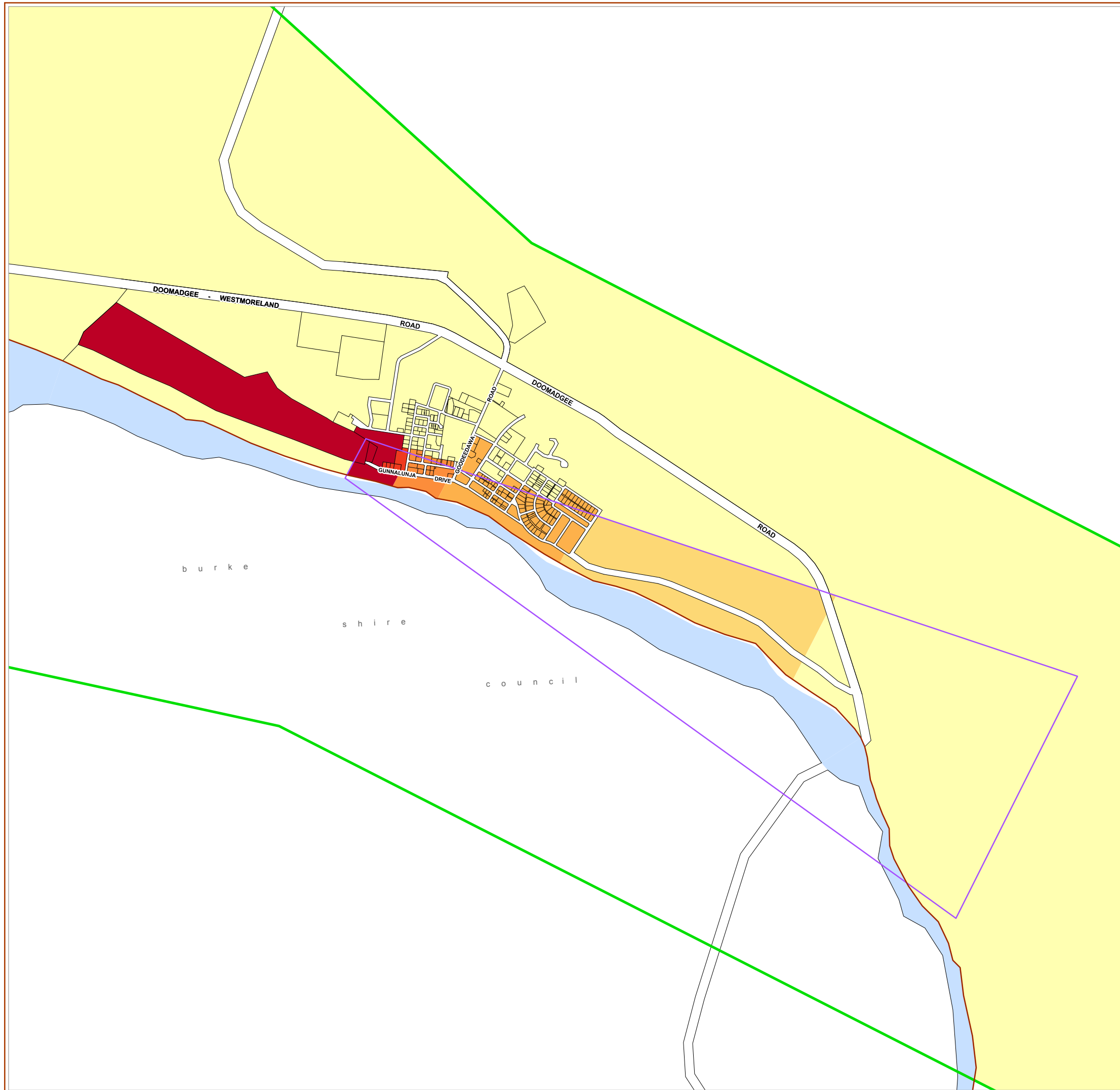
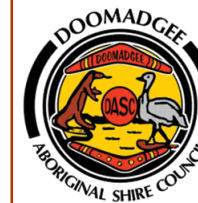


Map Index



Development Constraints
Airport Environs Overlay
OVERLAY MAP OM-001a





Legend

Development Constraint

- Doomadgee Airspace
- Visual Segment Surface

Maximum Building/Structure Height

- 0 metres
- 4.25 metres
- 8.5 metres
- 12.75 metres
- 42.5 metres
- 100 metres

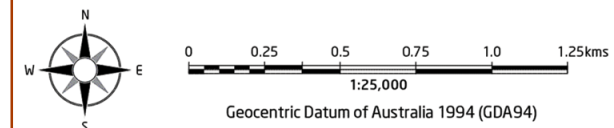
Other

- Waterbody
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

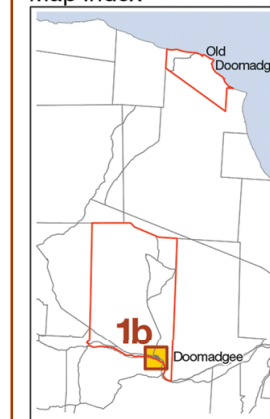
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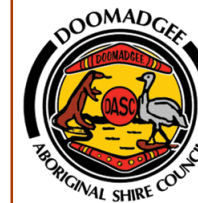
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Map Index



Development Constraints
Airport Environs Overlay
OVERLAY MAP OM-001b



Legend

Environment

Regulated Vegetation

Other

Major Road

Other Roads

Waterbody

Watercourse

Cadastre

Doomadgee Aboriginal Shire Council Boundary

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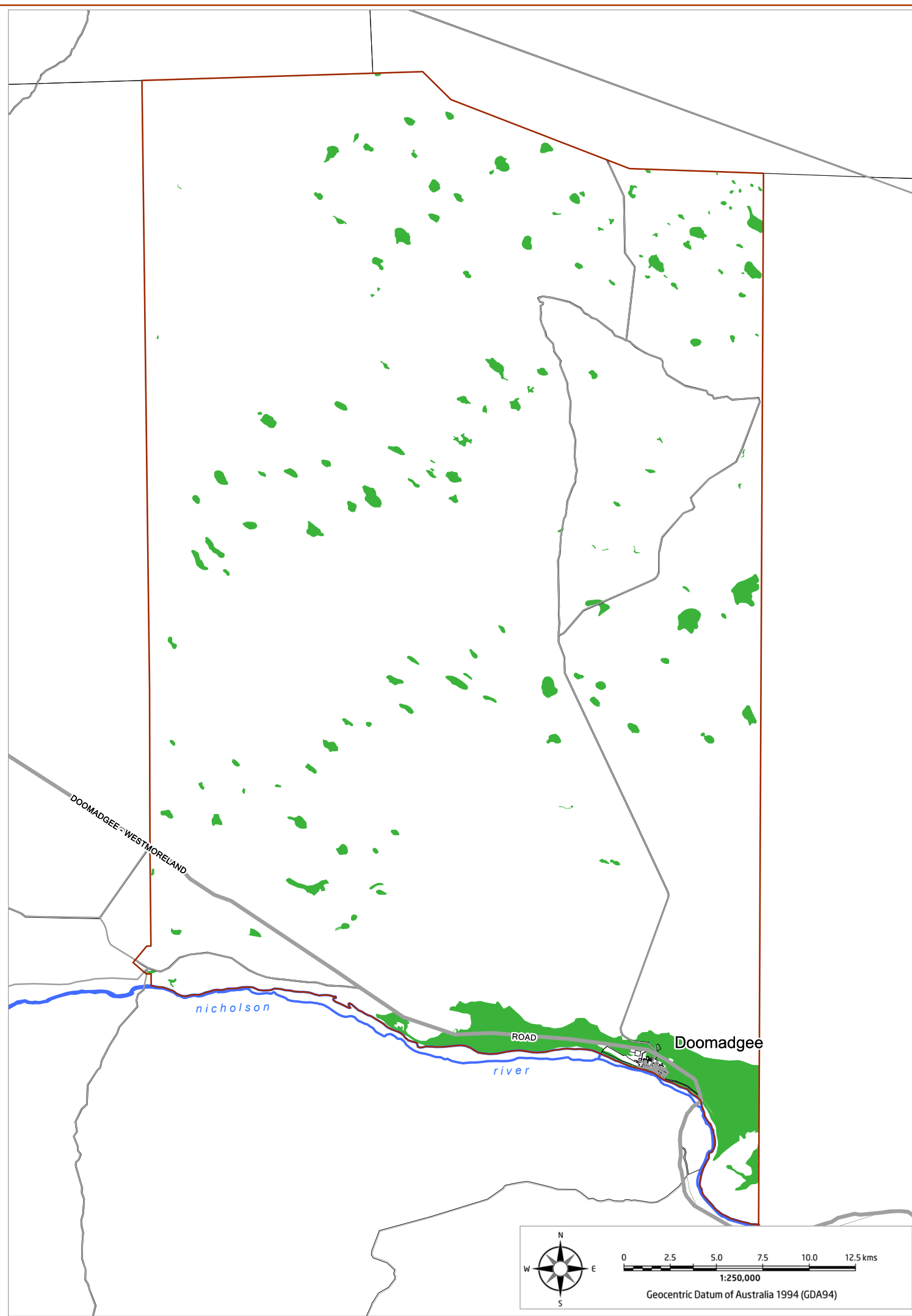
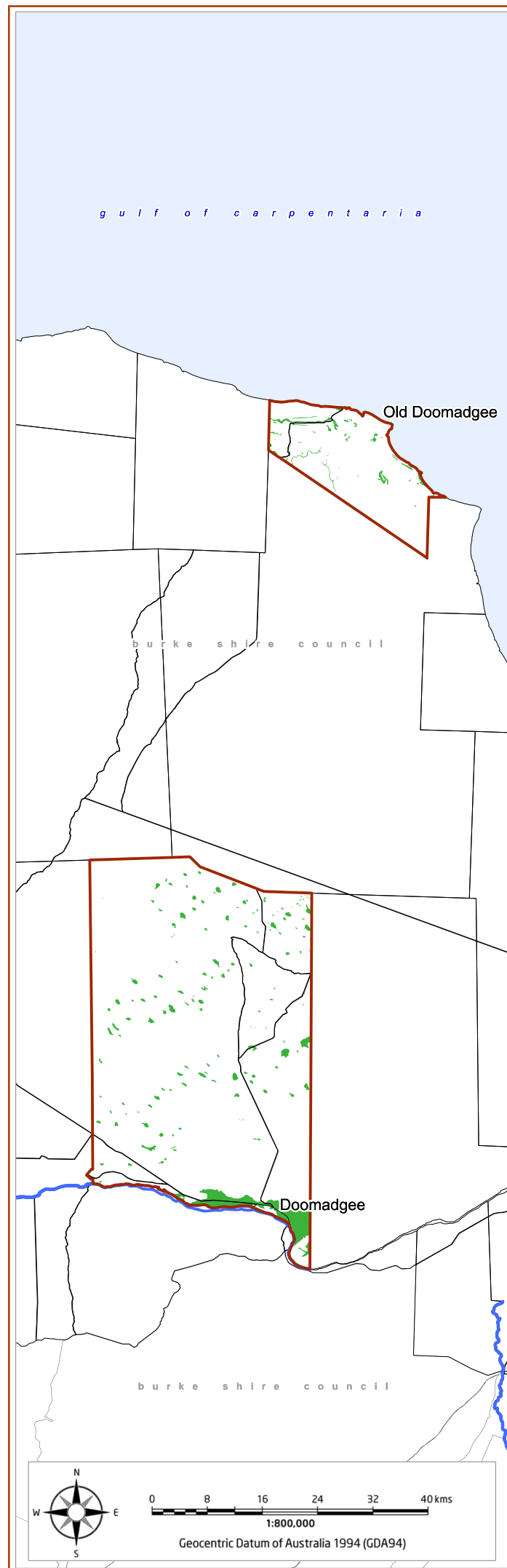
Vegetation data: State of Queensland (Department of Environment and Heritage Protection) 2014; Mapping for Matters of State Environmental Significance version 3 in Queensland under the new State Planning Policy; Publication date: 14/02/2014.

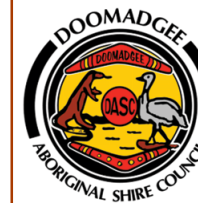
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Map Index



**Environment
Biodiversity Overlay-
Vegetation**
OVERLAY MAP OM-002a





Legend

Environment


 Regulated Vegetation

Other

 Major Road

 Other Roads

 Waterbody

 Cadastre

 Doomadgee Aboriginal Shire Council Boundary

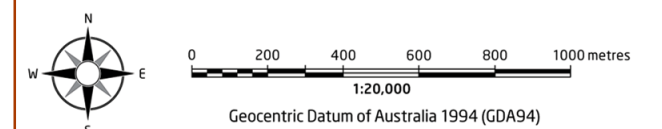
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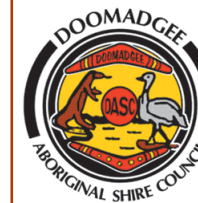
Map Index



**Environment
Biodiversity Overlay-
Vegetation**

OVERLAY MAP OM-002b





Legend

Environment

- Wild Rivers Preservation Area
- Waterway Corridor - Stream Order 1 or 2
- Waterway Corridor - Stream Order 1 or 2 Buffer (50 metres)
- Waterway Corridor - Stream Order 3 or 4
- Waterway Corridor - Stream Order 3 or 4 Buffer (100 metres)
- Waterway Corridor - Stream Order 5 Buffer (200 metres)

Other

- Major Road
- Other Roads
- Waterbody
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

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Wild Rivers Declared Preservation Area data: State of Queensland (Department of Environment and Resource Management) 2012; High Preservation Areas and Preservation Areas within declared Queensland Wild Rivers Areas as defined under a wild river declaration for the Wild Rivers Act 2005; Publication date: 16/12/11.

Waterway corridors data: State of Queensland (Department of Environment and Resource Management) 2012; Vegetation Management Act Remnant Watercourses Version 2.1; Publication date: 16/09/2011.

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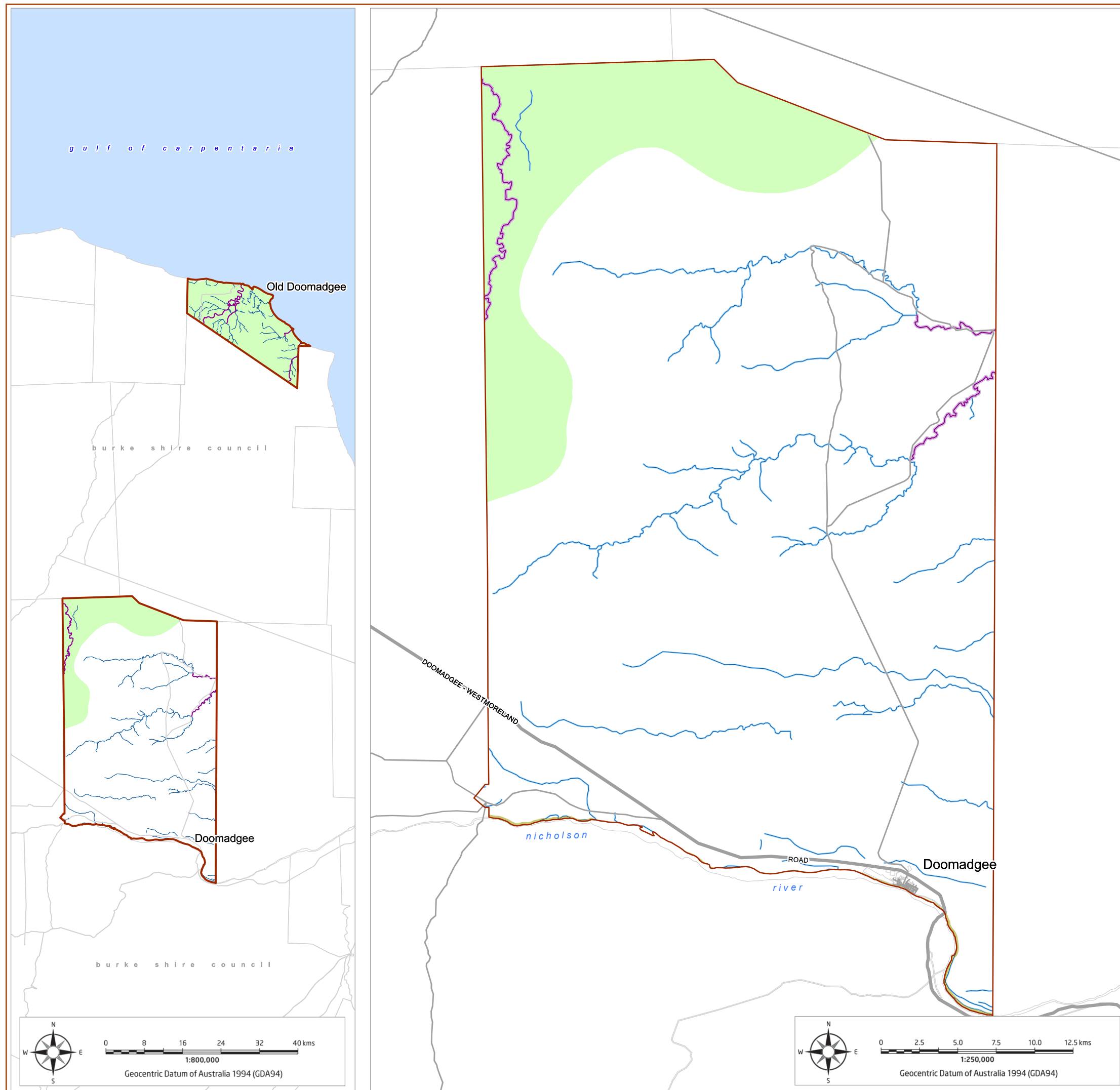
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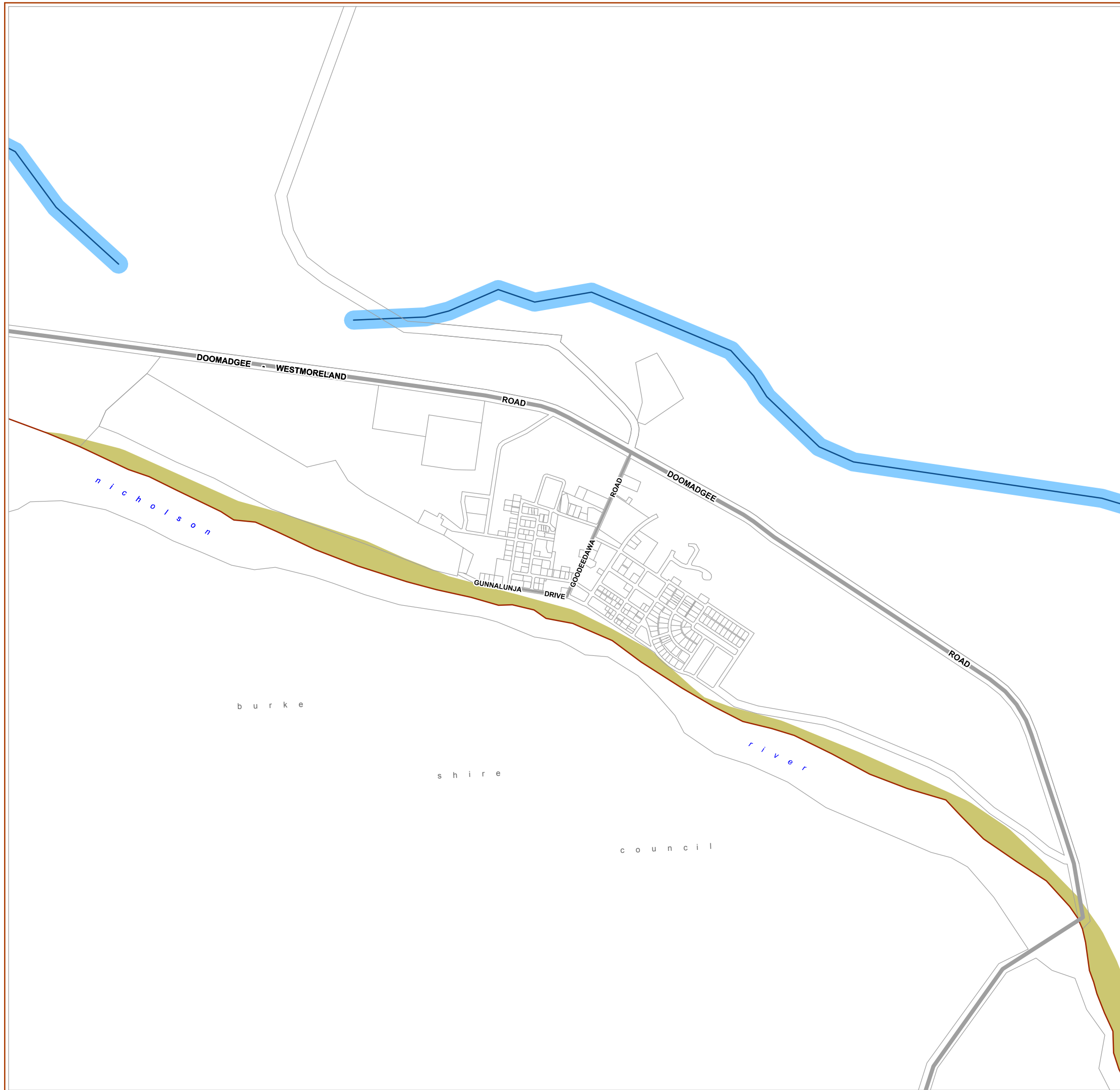
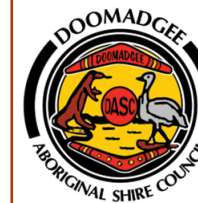


Environment

**Biodiversity Overlay-
Waterway Corridors**

OVERLAY MAP OM-003a





Legend

Environment

- Waterway Corridor - Stream Order 1 or 2
- Waterway Corridor - Stream Order 1 or 2 Buffer(50 metres)
- Waterway Corridor - Stream Order 5 Buffer (200 metres)

Other

- Major Road
- Other Roads
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

Disclaimer

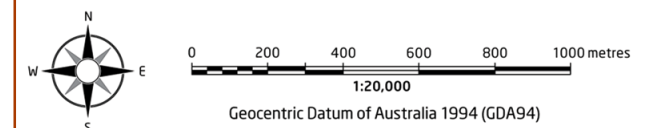
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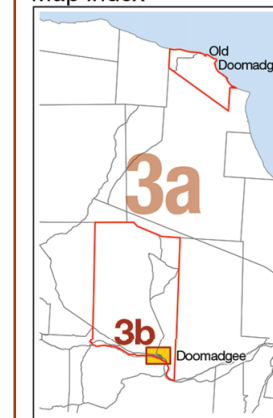
Wild Rivers Declared Preservation Area data: State of Queensland (Department of Environment and Resource Management) 2012; High Preservation Areas and Preservation Areas within declared Queensland Wild Rivers Areas as defined under a wild river declaration for the Wild Rivers Act 2005; Publication date: 16/12/11.

Waterway corridors data: State of Queensland (Department of Environment and Resource Management) 2012; Vegetation Management Act Remnant Watercourses Version 2.1; Publication date: 16/09/2011.

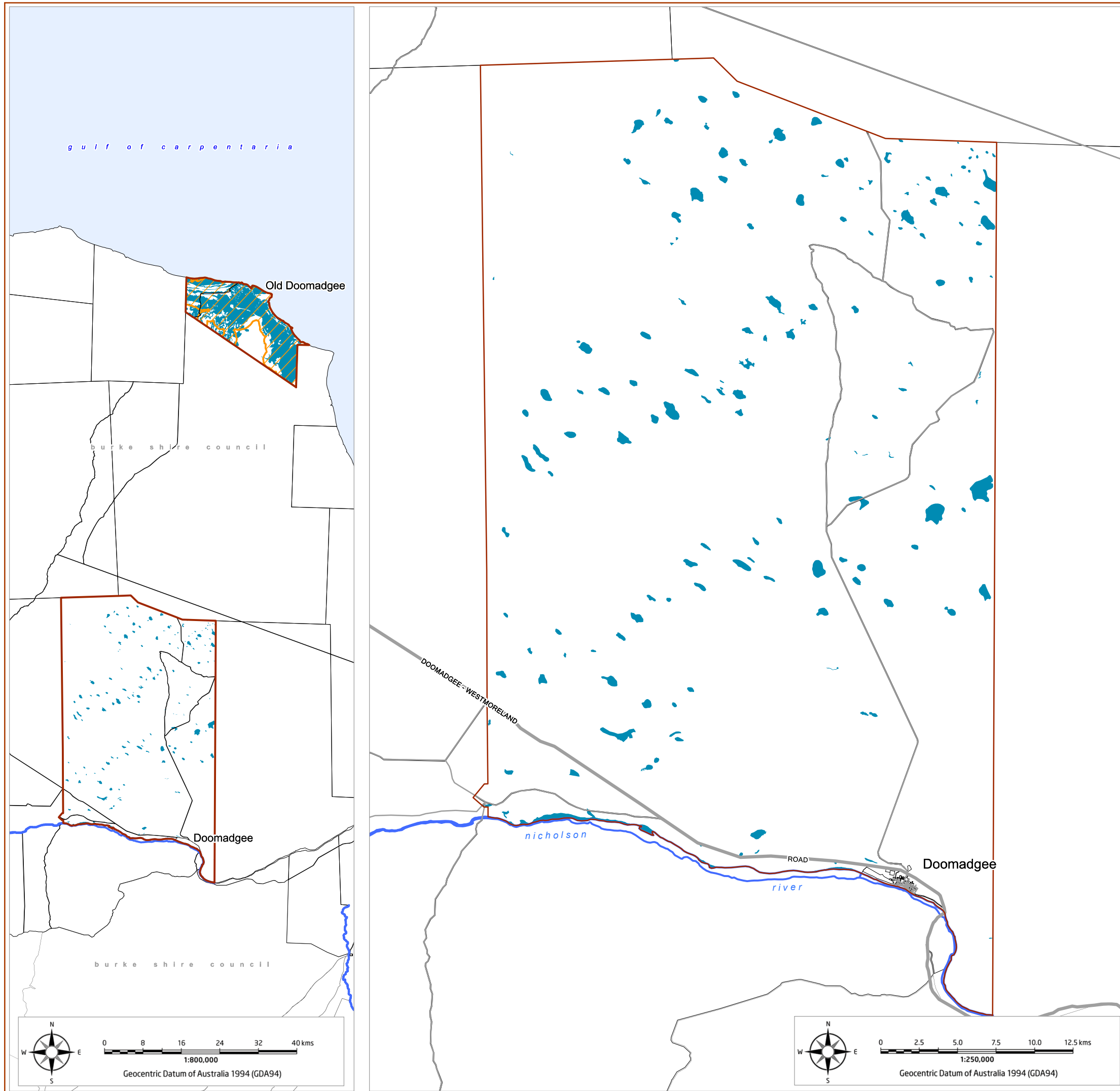
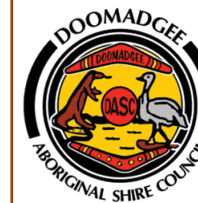
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Map Index



Environment
Biodiversity Overlay-
Waterway Corridors



Legend

Environment

- Wetlands (estuarine, lacustrine or palustrine)
- Wild Rivers (high preservation area)

Other

- Major Road
- Other Roads
- Waterbody
- Watercourse
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

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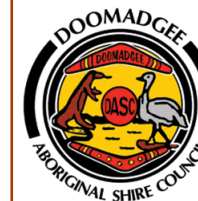
Wetland data: State of Queensland (Department of Environment and Heritage Protection) 2014; Mapping for Matters of State Environmental Significance version 3 in Queensland under the new State Planning Policy; Publication date: 14/02/2014.

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Map Index



Environment
Biodiversity Overlay-
Wetlands
OVERLAY MAP OM-004a



Legend

Environment


 Wetlands (estaurine, lacustrine or palustrine)

Other

 Major Road

 Other Roads

 Waterbody

 Cadastre

 Doomadgee Aboriginal Shire Council Boundary

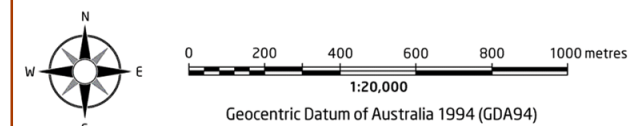
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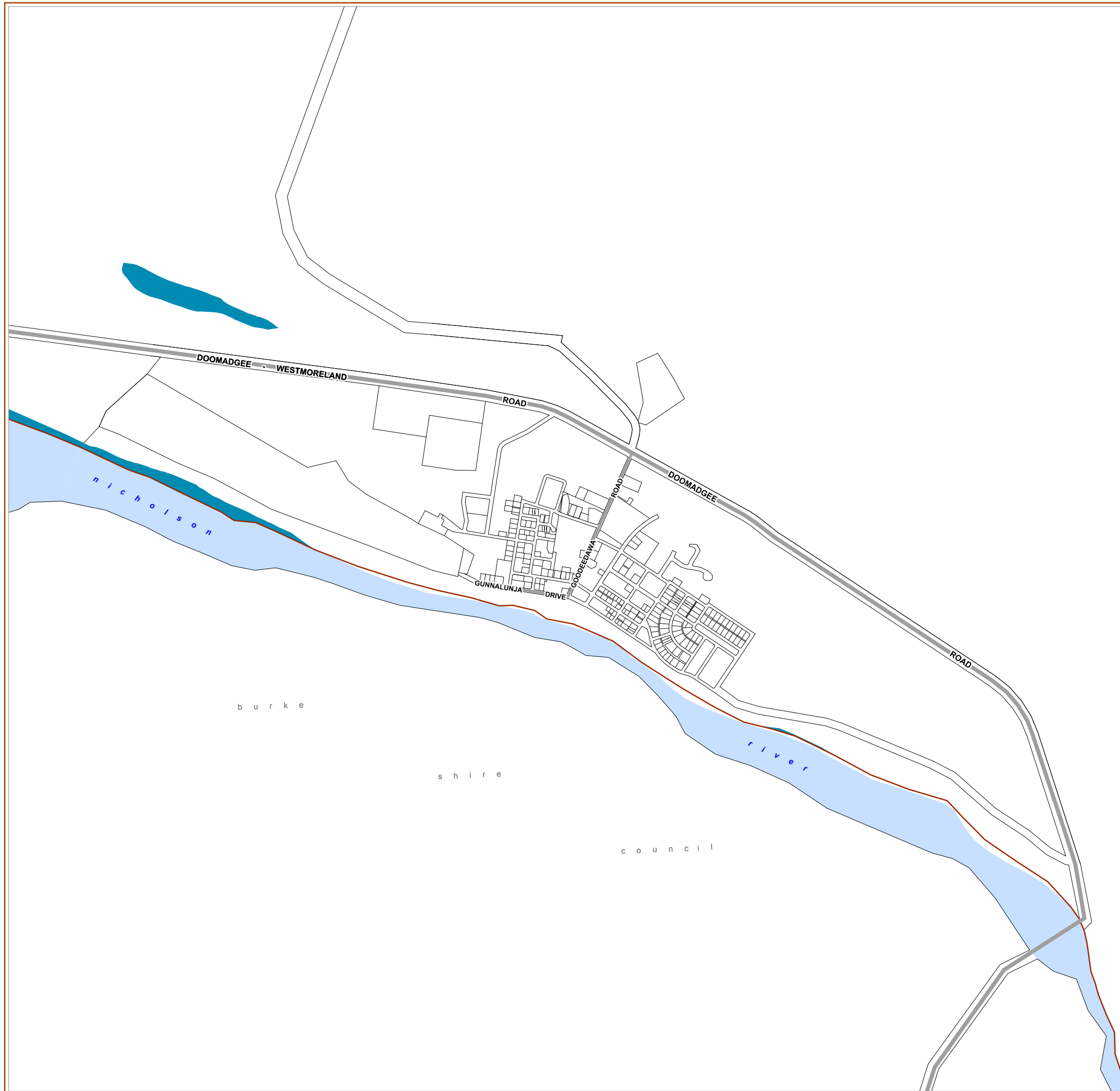


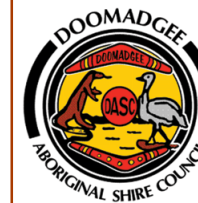
Map Index



Environment
Biodiversity Overlay-
Wetlands

OVERLAY MAP OM-004b





Legend

Development Constraint

- Very High (potential intensity) Bushfire Hazard Area
- High (potential intensity) Bushfire Hazard Area
- Medium (potential intensity) Bushfire Hazard Area
- Potential Bushfire Impact Buffer

Other

- Major Road
- Other Roads
- Waterbody
- Watercourse
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

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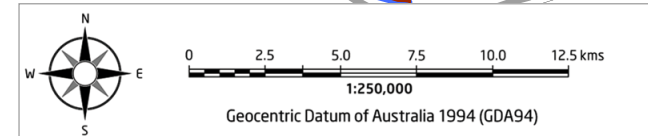
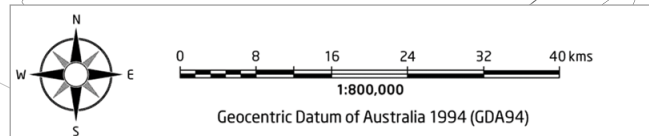
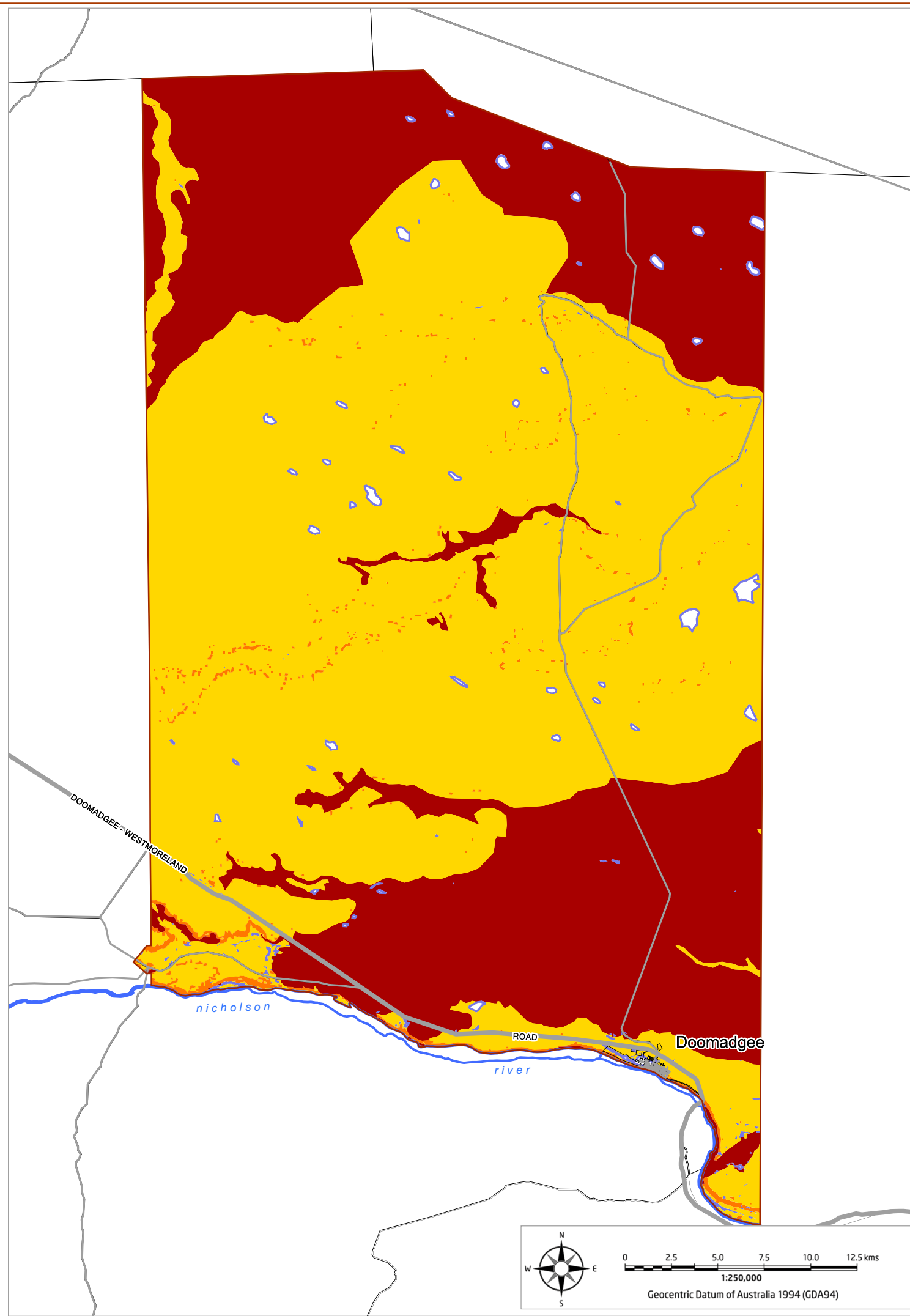
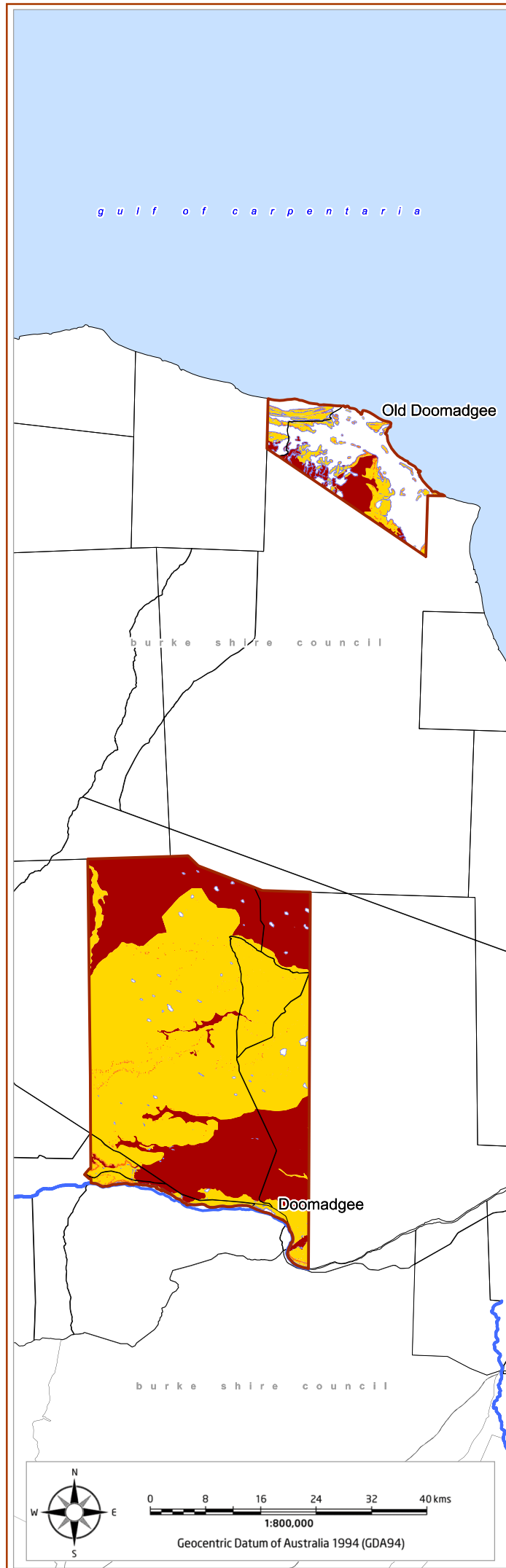
Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012;
 Cadastral Data Fortnightly Extract Burke Local Government: Publication date: 04/12/11.
 Bushfire data: State of Queensland (Public Safety Business Agency) 2014;
 Bushfire Hazard Area - Bushfire Prone Area - Queensland: Publication date: 05/02/14.
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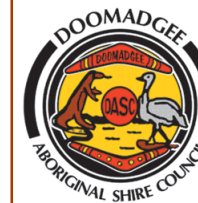
Map Index



**Development Constraint
Bushfire Hazard
Overlay**

OVERLAY MAP OM-005a





Legend

Development Constraint

- Very High (potential intensity) Bushfire Hazard Area
- High (potential intensity) Bushfire Hazard Area
- Medium (potential intensity) Bushfire Hazard Area
- Potential Bushfire Impact Buffer

Other

- Major Road
- Other Roads
- Waterbody
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

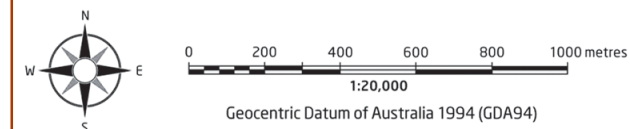
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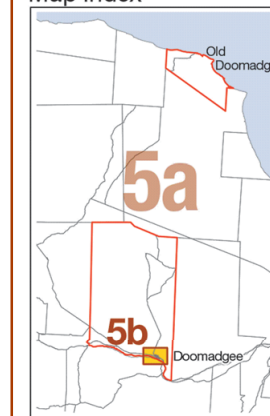
Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government: Publication date: 04/12/11.

Bushfire data: State of Queensland (Public Safety Business Agency) 2014; Bushfire Hazard Area - Bushfire Prone Area - Queensland: Publication date: 05/02/14.

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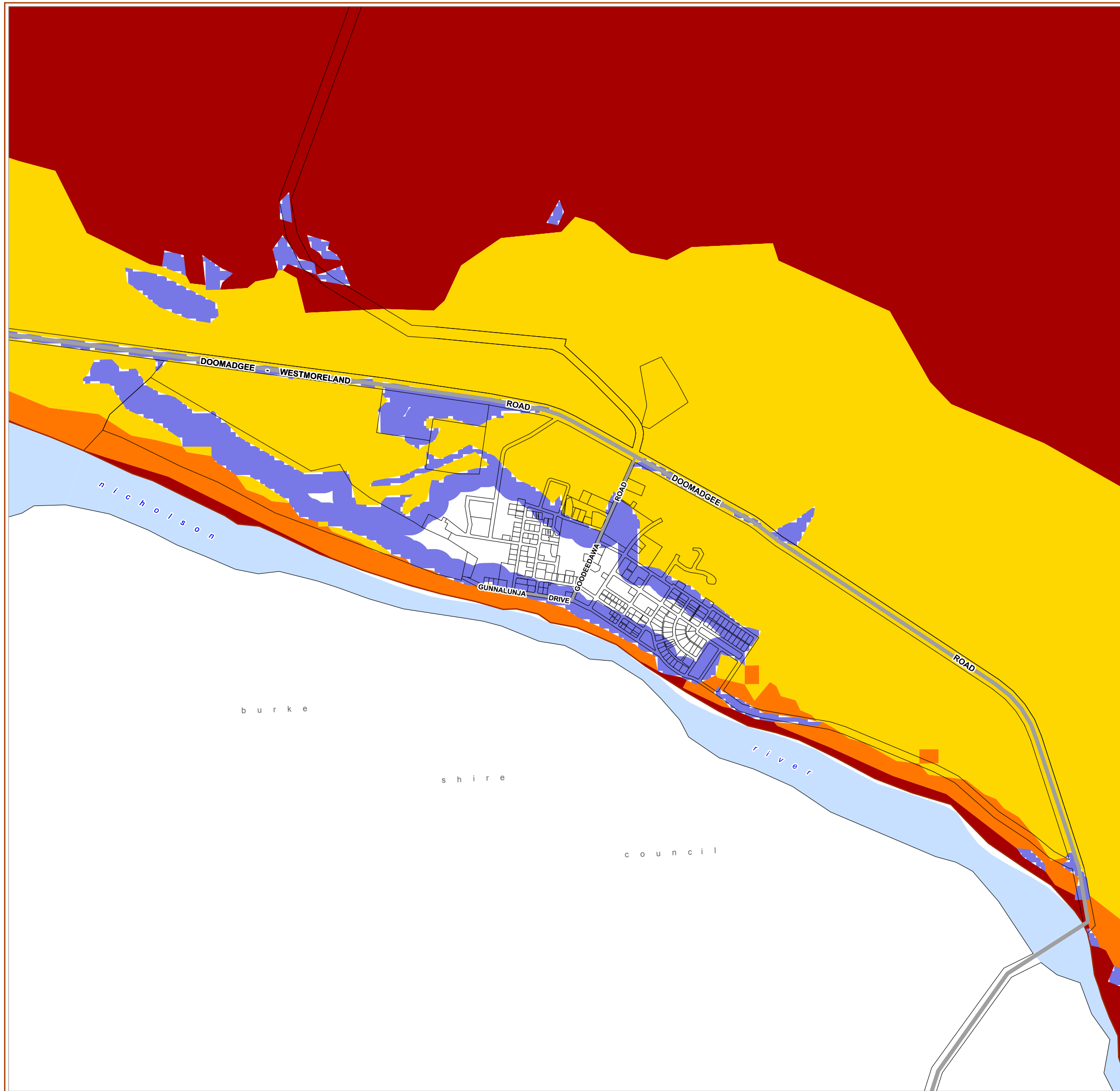


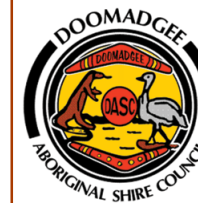
Map Index



**Development Constraint
Bushfire Hazard
Overlay**

OVERLAY MAP OM-005b





Legend

Environment

Erosion Prone Area

Other

Major Road

Other Roads

Waterbody

Watercourse

Cadastre

Doomadgee Aboriginal Shire Council Boundary

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Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government: Publication date: 04/12/11.

Coastal Management data: State of Queensland (Department of Environment & Heritage Protection) 2014; Erosion Prone Area: Publication date: 07/05/2014.

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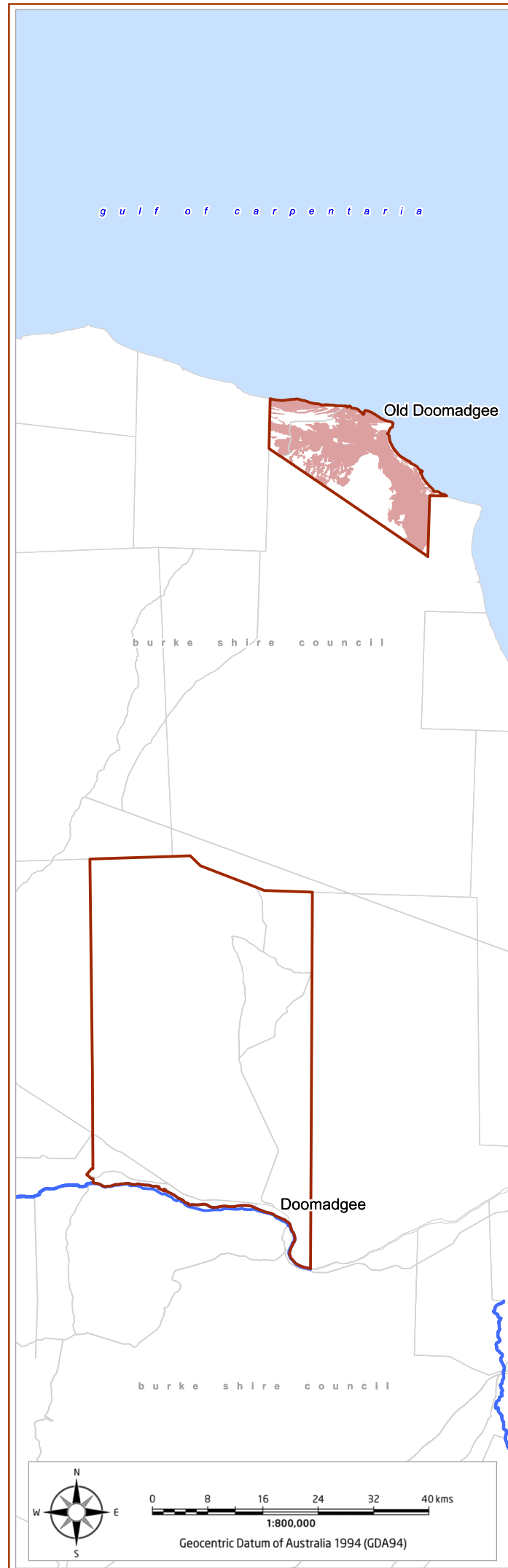
Map Index

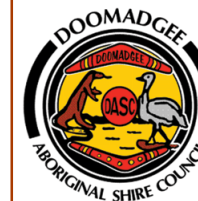


Environment

Coastal Hazard Area Overlay

OVERLAY MAP OM-006





Legend

Development Constraint

- Low Flood Hazard Area (1% AEP)*
- Significant Flood Hazard Area (1% AEP)*
- High Flood Hazard Area (1% AEP)*
- Extreme Flood Hazard Area (1% AEP)*
- *AEP is the Annual Exceedable Probability*
- Potential Flood Hazard Management Area

Other

- Major Road
- Other Roads
- Waterbody
- Watercourse
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

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Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government; Publication date: 04/12/11.

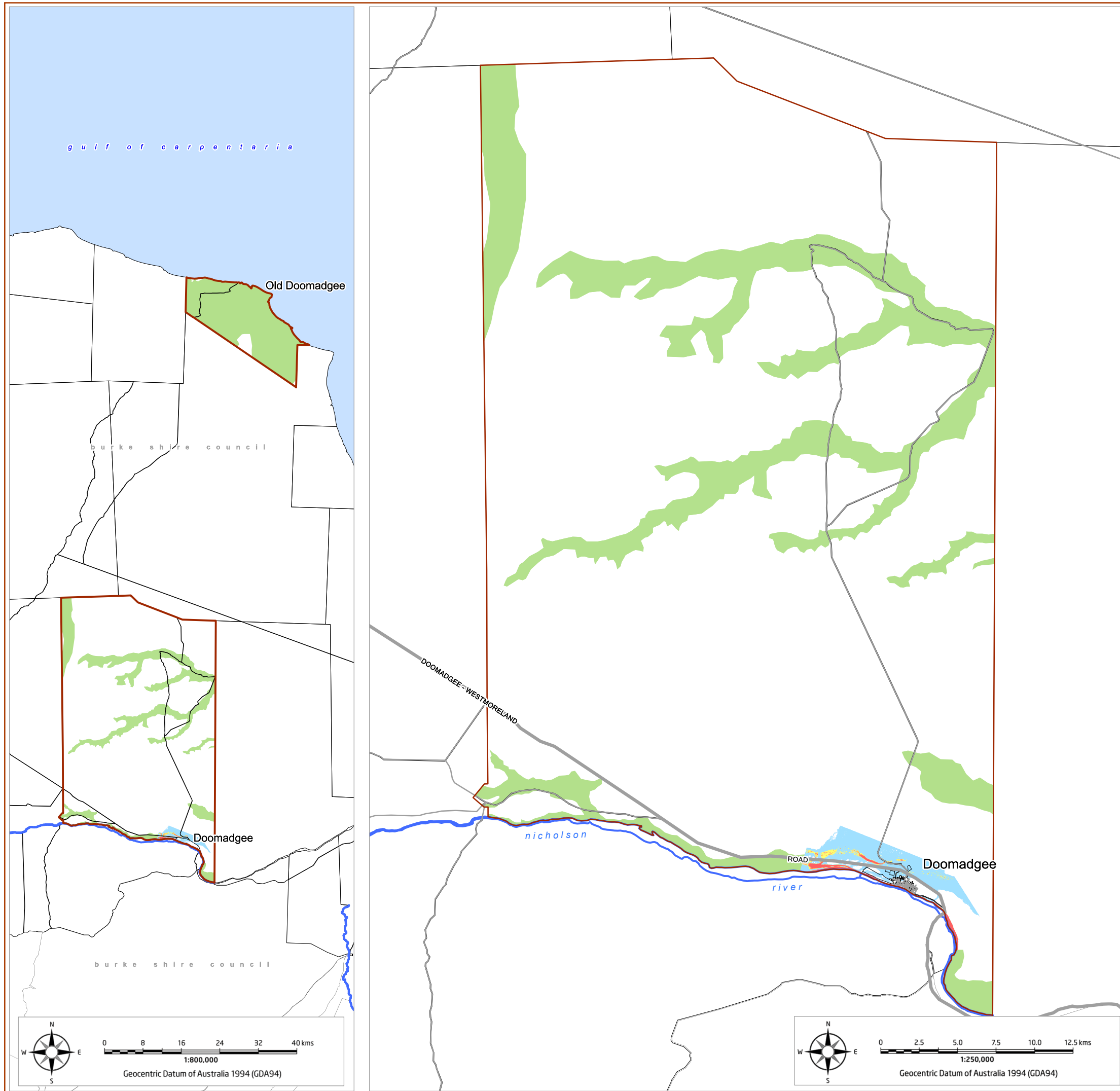
The Flood Hazard areas identified on Flood Hazard Overlay OM-004 and OM-004a are derived from the Queensland Reconstruction Authority drawing: Doomadgee Flood Investigation Flood Hazard Map, AEP 1% Flood Event, Gauge Height of 9.25m at BoM Gauge 29158; 04/04/2013.

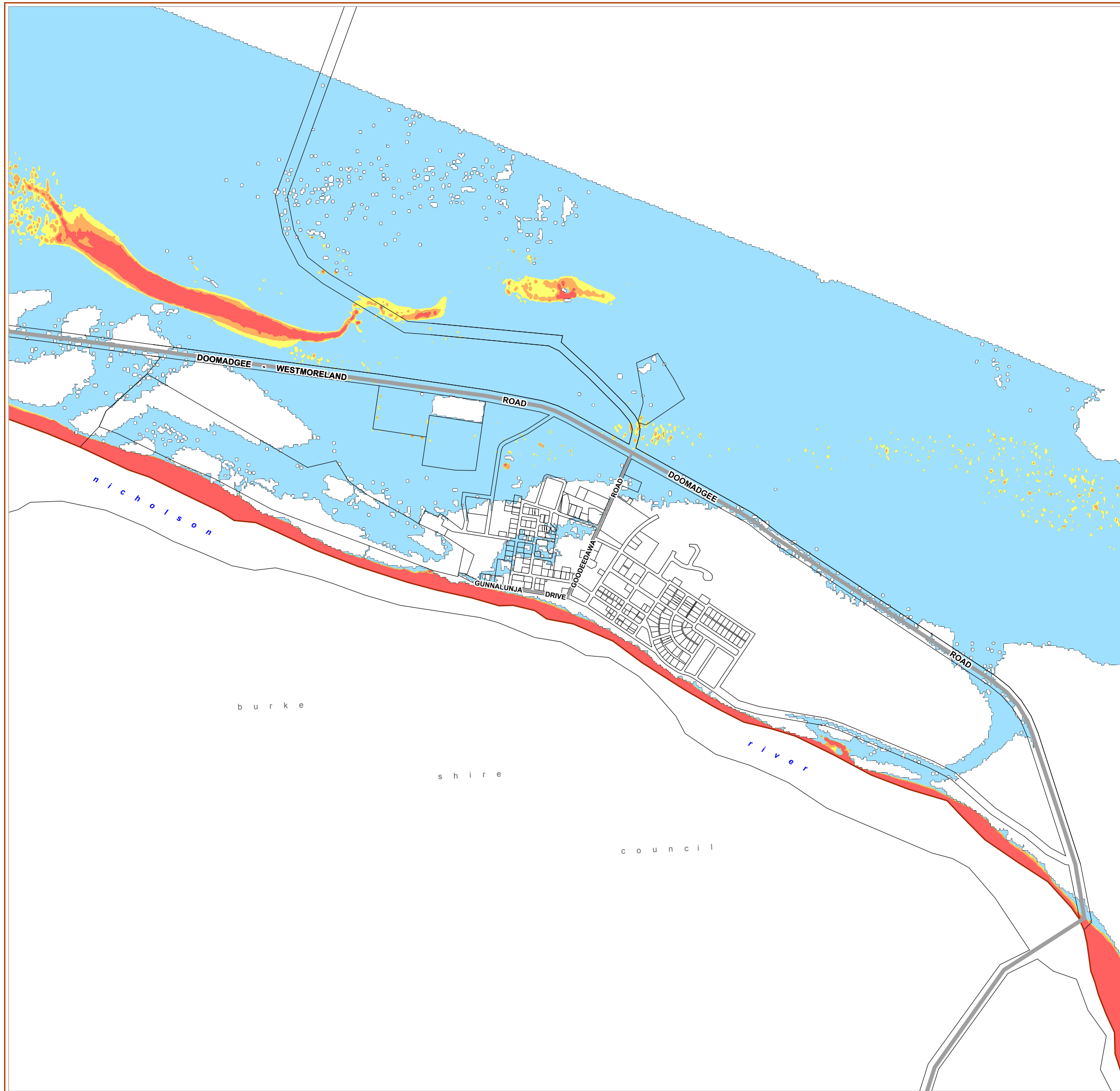
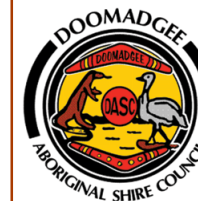
The Potential Flood Hazard area identified on Flood Hazard Overlay OM-004:

- is based on Queensland Government (Queensland Reconstruction Authority, Department of Environment and Resource Management) Interim Floodplain Assessment Overlay mapping for the Nicholson River Sub-basin (January 2012); and
- remains unverified by hydraulic or hydrologic analysis.

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Map Index





Legend

Development Constraint

- Low Flood Hazard Area (1% AEP)*
 - Significant Flood Hazard Area (1% AEP)*
 - High Flood Hazard Area (1% AEP)*
 - Extreme Flood Hazard Area (1% AEP)*
- *AEP is the Annual Exceedable Probability*

Other

- Major Road
- Other Roads
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

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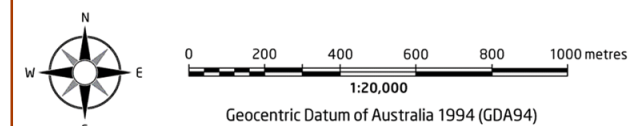
Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government; Publication date: 04/12/11.

The Flood Hazard areas identified on Flood Hazard Overlay OM-004 and OM-004a are derived from the Queensland Reconstruction Authority drawing: Doomadgee Flood Investigation Flood Hazard Map, AEP 1% Flood Event, Gauge Height of 9.25m at BoM Gauge 29158; 04/04/2013.

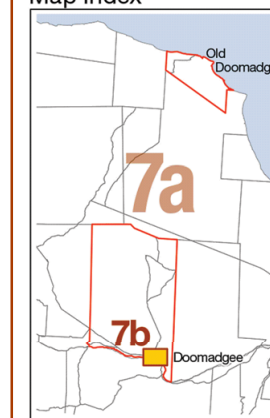
The Potential Flood Hazard area identified on Flood Hazard Overlay OM-004:

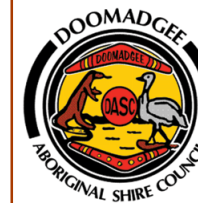
- is based on Queensland Government (Queensland Reconstruction Authority, Department of Environment and Resource Management) Interim Floodplain Assessment Overlay mapping for the Nicholson River Sub-basin (January 2012); and
- remains unverified by hydraulic or hydrologic analysis.

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

Map Index





Legend

Infrastructure

-  Stock Route
-  Stock Route 50 metre Buffer

Other

-  Major Road
-  Other Roads
-  Waterbody
-  Watercourse
-  Cadastre
-  Doomadgee Aboriginal Shire Council Boundary

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Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government; Publication date: 04/12/11.

Stock route data: State of Queensland (Department of Environment and Resource Management) 2012; Queensland Stock Route Network; Publication date: March 2010.

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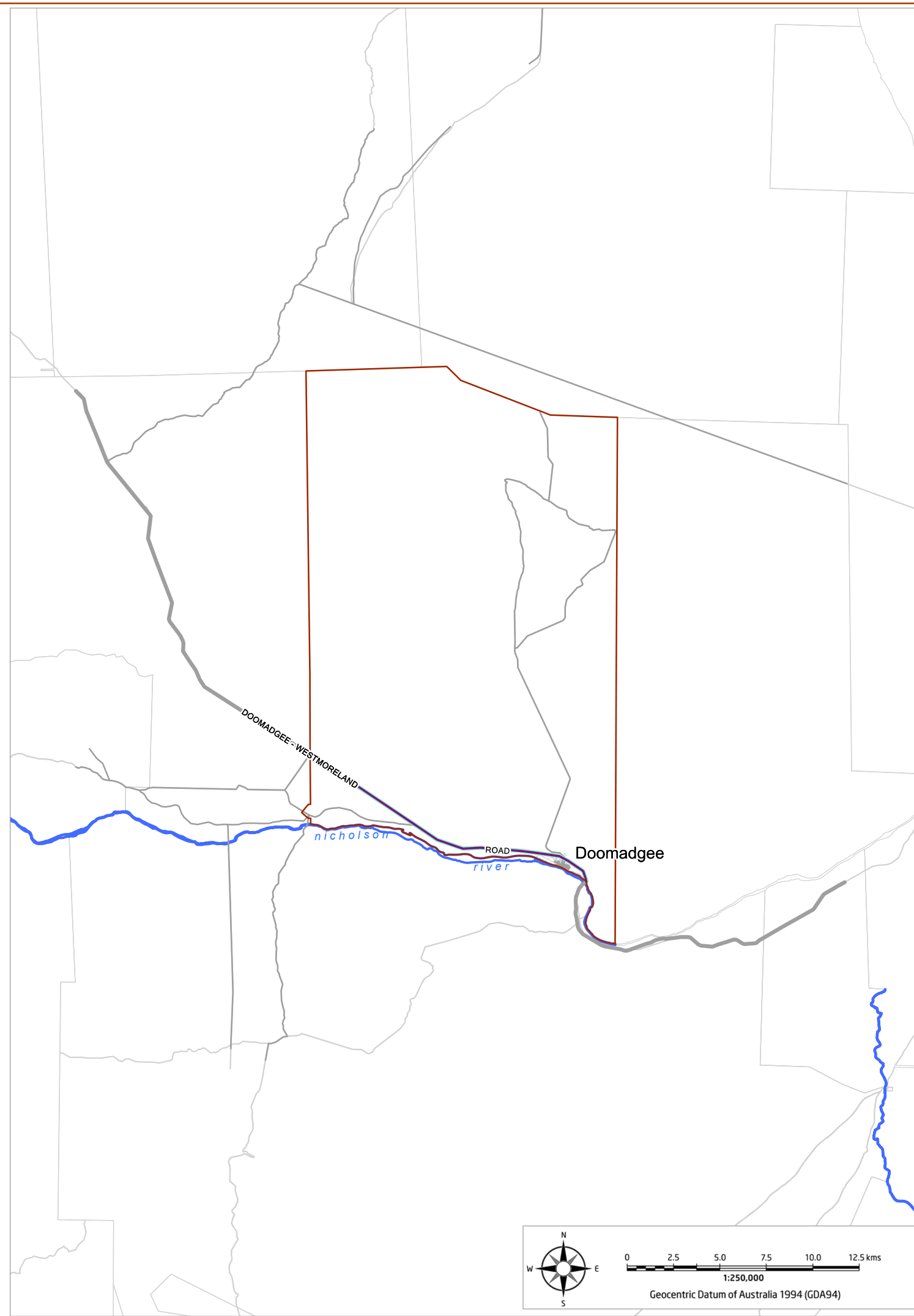
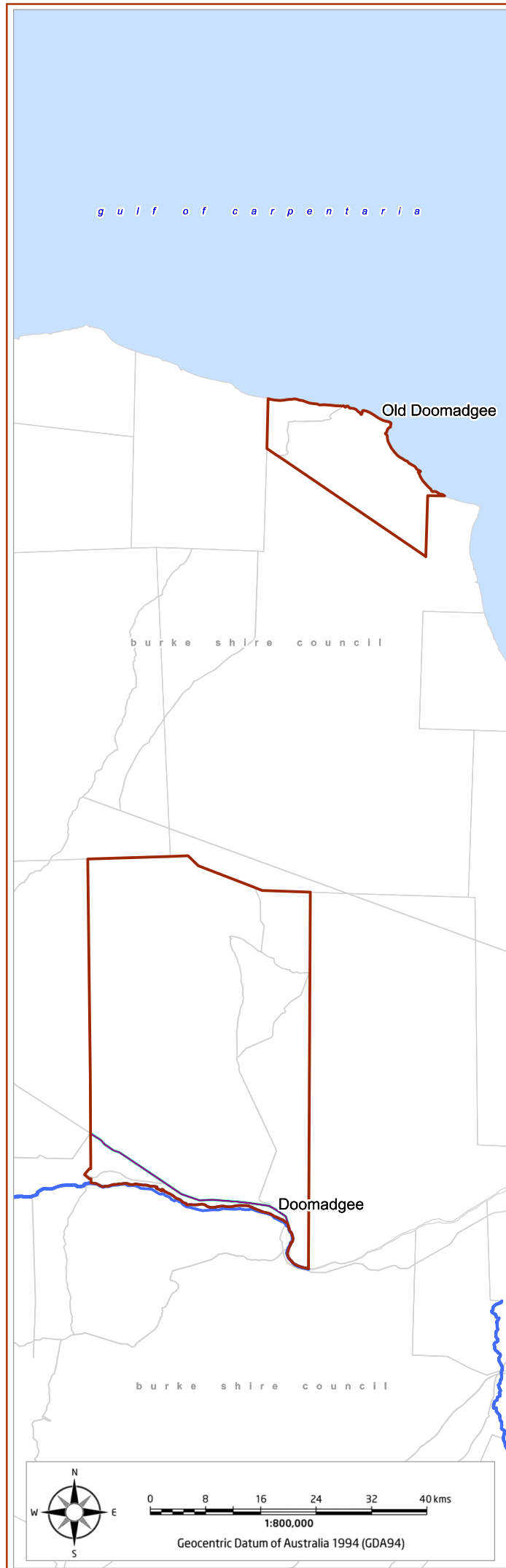
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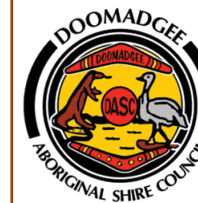


Infrastructure

Regional Infrastructure Corridor - Stock Route Overlay

OVERLAY MAP OM-008a





Legend

Infrastructure

- Stock Route
- Stock Route 50 metre Buffer

Other

- Major Road
- Other Roads
- Waterbody
- Cadastral
- Doomadgee Aboriginal Shire Council Boundary

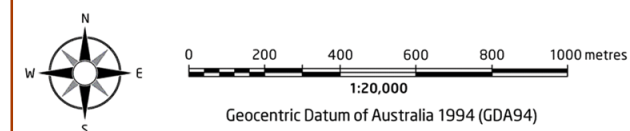
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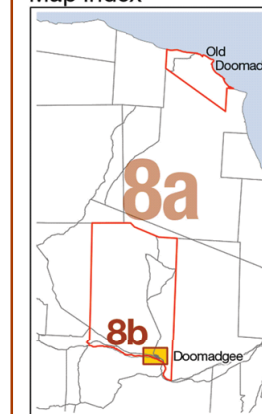
Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government: Publication date: 04/12/11.

Stock route data: State of Queensland (Department of Environment and Resource Management) 2012; Queensland Stock Route Network; Publication date: March 2010.

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Map Index

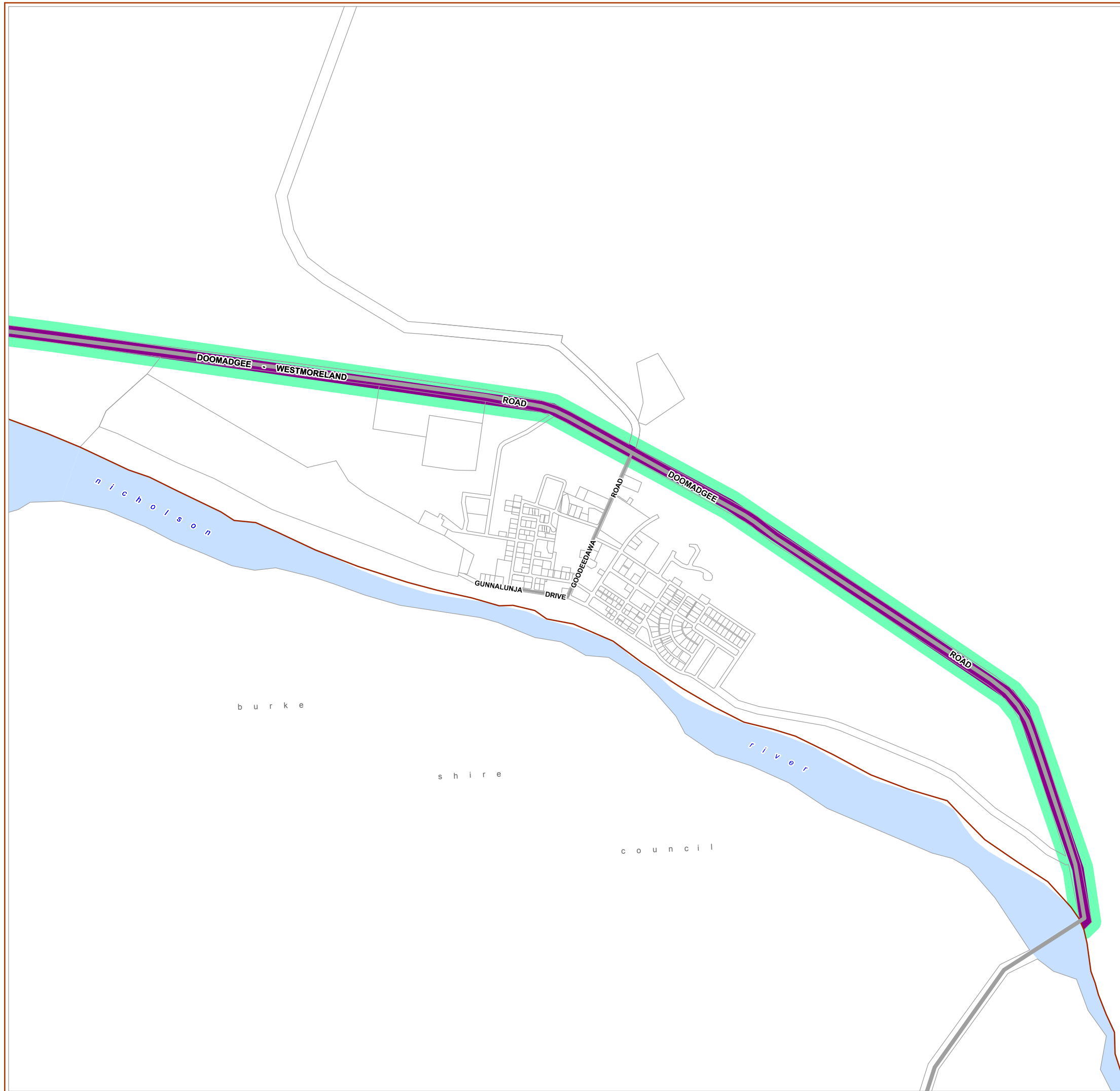


Infrastructure

Regional Infrastructure Corridor - Stock Route Overlay

OVERLAY MAP OM-008b

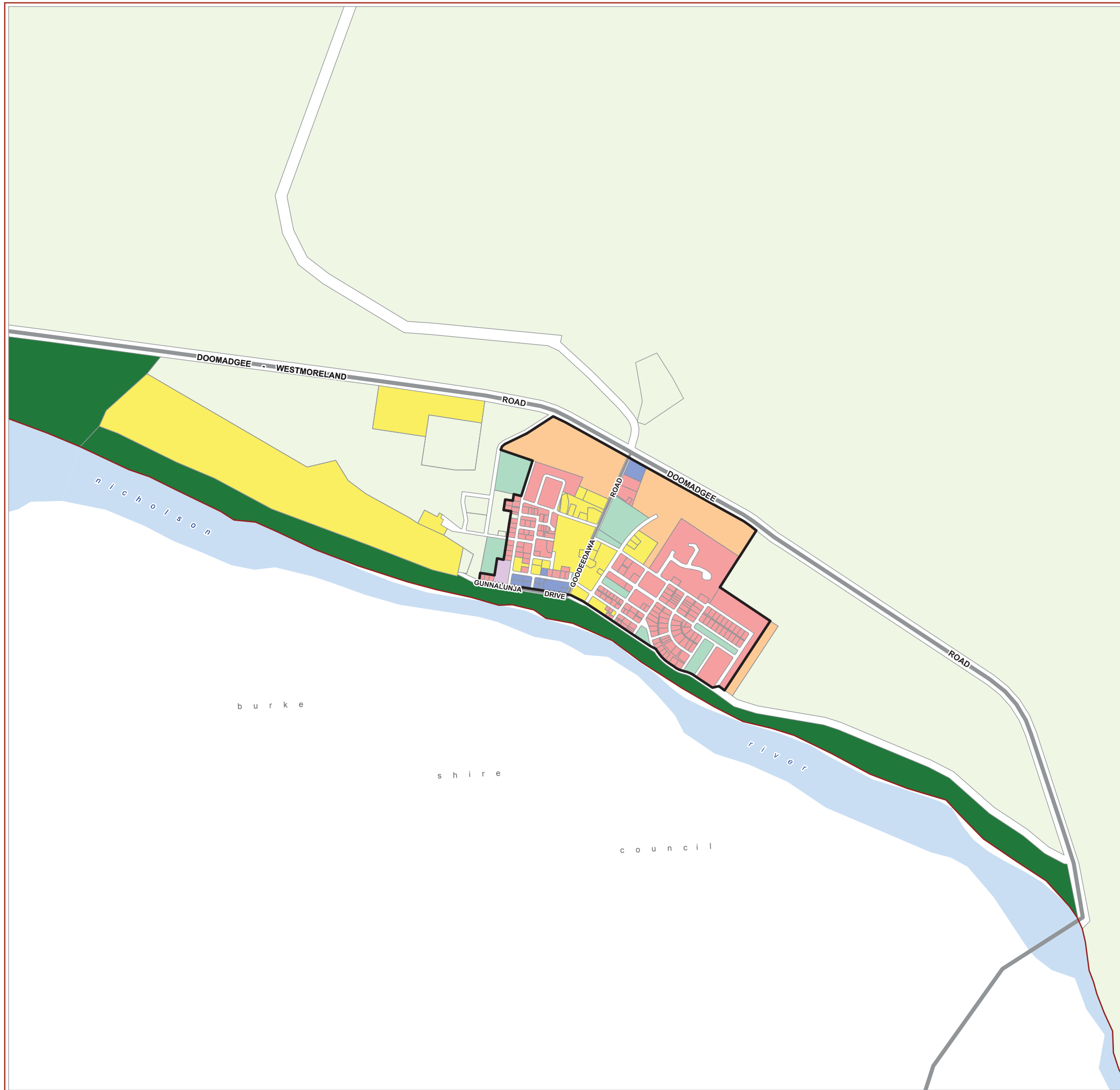
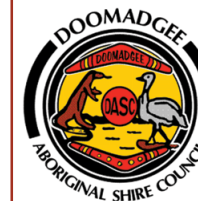
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Schedule 3 Local government infrastructure plan mapping and supporting material

Table SC3.1—Priority Infrastructure Area Map index

Map number	Map title	Gazettal date
LGIP-001	Priority Infrastructure Area	7 November 2014
LGIP-002	Water Network	7 November 2014
LGIP-003	Sewer Network	7 November 2014
LGIP-004	Parks and Land for Community Facilities Network	7 November 2014
LGIP-005	Transport Network	7 November 2014



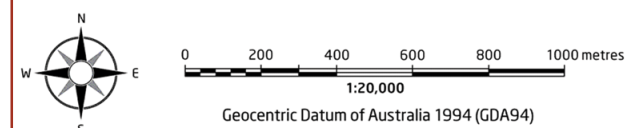
Legend

- Priority Infrastructure Area
- Zoning Category**
- General Residential
- Centre
- Recreation and Open Space
- Low Impact Industry
- Community Facilities
- Emerging Community
- Environmental Management and Conservation
- Rural
- Other**
- Major Road
- Other Roads
- Waterbody
- Cadastre
- Doomadgee Aboriginal Shire Council Boundary

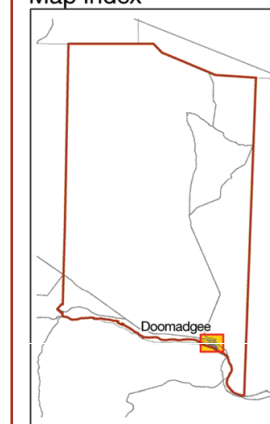
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 Cadastral Data Fortnightly Extract Burke Local Government: Publication date: 04/12/11.
 Infrastructure data: Queensland Government (Department of Infrastructure and Planning) 2012;
 Doomadgee FAR Water Reticulation Layout Drg. No. 3602/21-004 WAT-004 and Sewer Reticulation



Map Index





Priority Infrastructure Area
 LGIP Map 1
 LGIP-001







Legend

Existing Trunk Infrastructure

-  Raw Water Intake Pipe
-  Water Treatment Plant

Future Water Infrastructure Items

-  W1 Raw water intakes: upgrade pumps at each intake and installation of standby generator
-  W2 Treatment process upgrade
-  W3 Clear water storage: new 2.0M ground level concrete reservoir
-  W4 Nicholson River storage: new intake downstream of weir

Other

-  Cadastre
-  Waterbody
-  Doomadgee Aboriginal Shire Council Boundary

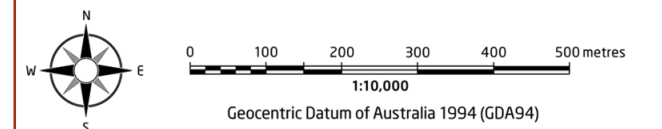
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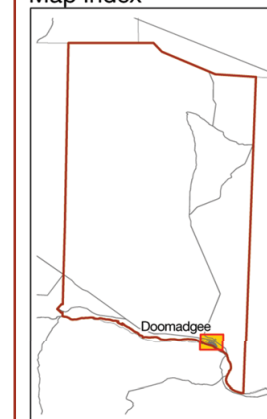
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Infrastructure data: Queensland Government (Department of Infrastructure and Planning) 2012; Doomadgee FAR Water Reticulation Layout Drg. No. 3602/21-004 WAT-004.

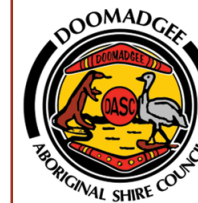
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Map Index



Water Network
LGIP-002



Legend

Existing Trunk Infrastructure

- Sewer Pipe
- Sewerage Treatment Plant

Future Sewer Infrastructure Items

- S1 Trunk Sewer Pipe
- S2 Evaporation Ponds

Other

- Cadastral
- Waterbody
- Doomadgee Aboriginal Shire Council Boundary



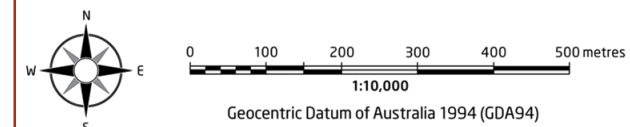
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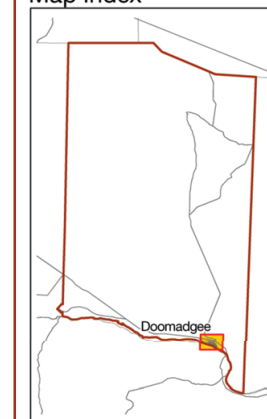
Cadastral data: State of Queensland (Department of Environment and Resource Management) 2012; Cadastral Data Fortnightly Extract Burke Local Government: Publication date: 04/12/11.

Infrastructure data: Queensland Government (Department of Infrastructure and Planning) 2012; Doomadgee FAR Sewer Reticulation Layout Drg. No. 3602/21-004 SEW-002.

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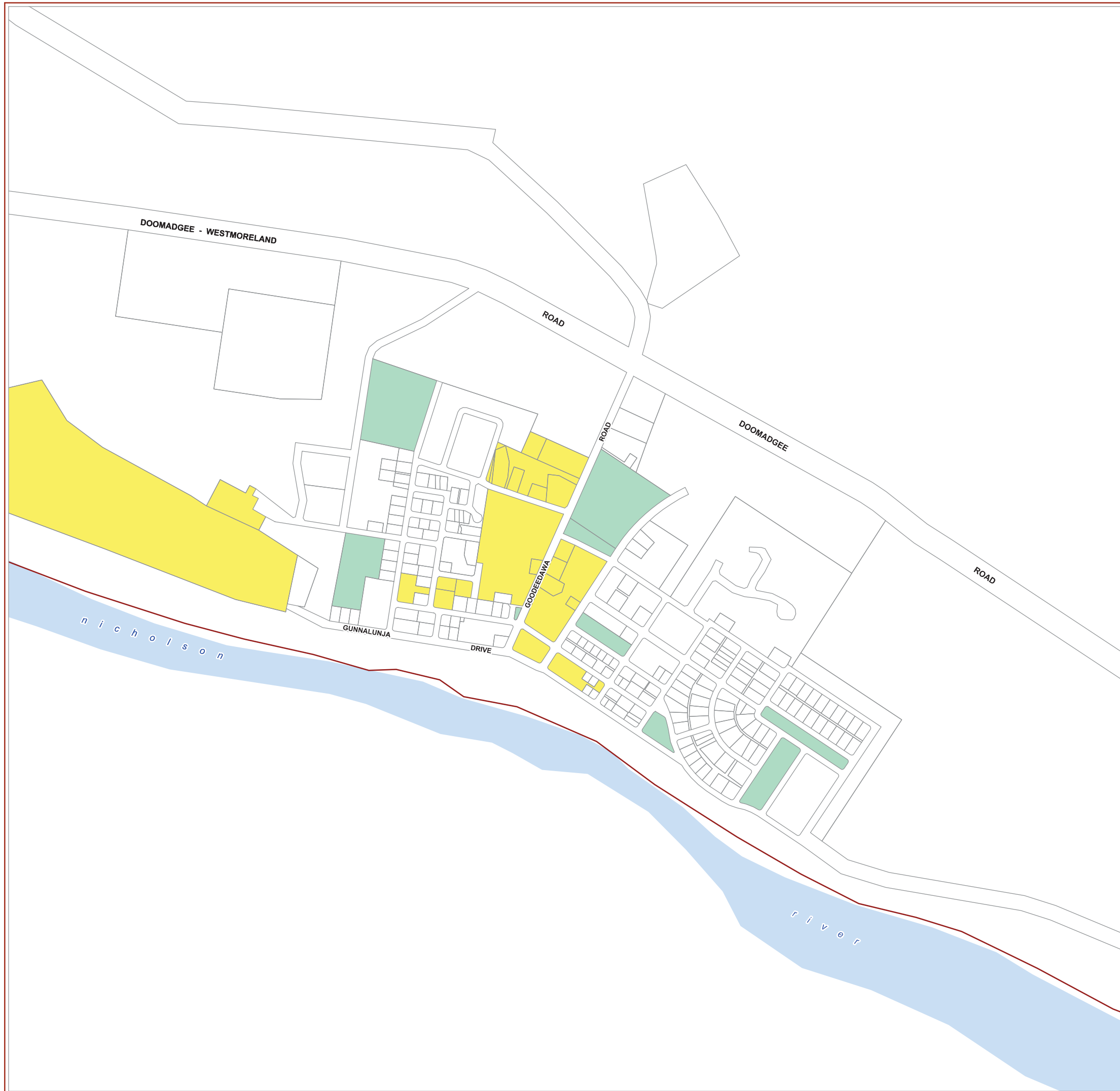
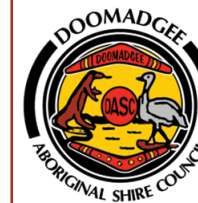


Map Index



Sewer Network

LGIP-003



Legend

Existing Trunk Infrastructure

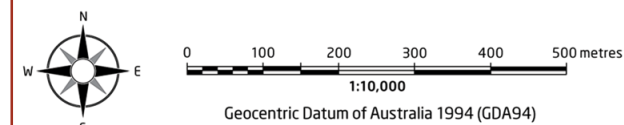
- Open Space
- Community Land

Other

- Cadastral
- Waterbody
- Doomadgee Aboriginal Shire Council Boundary

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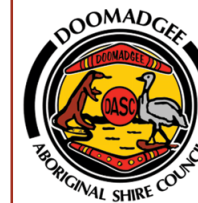


Map Index



Parks and Land for Community Facilities Network

LGIP-004

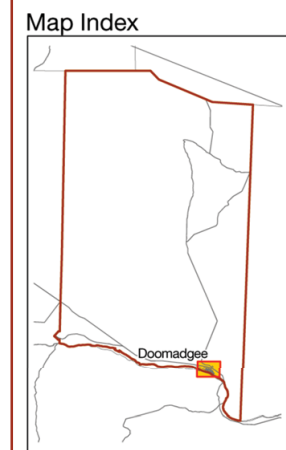
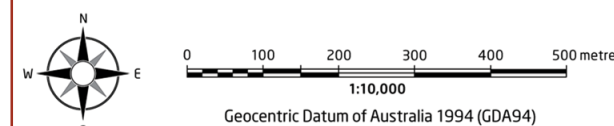


- Legend**
- Existing Trunk Infrastructure**
- Trunk Road
- Other**
- Cadastral
 - Waterbody
 - Doomadgee Aboriginal Shire Council Boundary

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Transport Network

LGIP-005

Schedule 4 Notations required under the *Planning Act 2016*

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

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

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

Editor's note—this schedule must include details of:

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

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information

Editor's note—this schedule must provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

SCHEDULE 5 PLANNING SCHEME POLICIES

Schedule 5 Planning scheme policies

SC5.1 Planning scheme policy index

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

Table SC5.1.1—Planning scheme policy index

SC5.2 – Planning Scheme Policy 1 - Land Development Standards
--

SCHEDULE 5 PLANNING SCHEME POLICIES

SC5.2 – Planning Scheme Policy 1 - Land Development Standards

SC5.2.1 – Standards for Roads, Footpaths and Access

- (1) Crossovers are provided in accordance with the following:
- (a) The crossover is not:
 - (i) a secondary property access;
 - (ii) located on a bend in the road of more than 45 degrees.
 - (b) The crossover is not within:
 - (i) 2.0 metres of any adjoining property access;
 - (ii) 1.0 metre of any street signage, power pole, street light, manhole, stormwater gully pit, or other Council asset.
 - (c) *FNQROC Operational Works Design Guideline D1, Road Geometry – D1.17 – Access to Allotments (where in an Urban Area)*;
 - (d) *FNQROC Operational Works Design Guideline D1, Road Geometry – D1.30 – Access to Allotments (where in a Non-Urban Area)*.

SCHEDULE 5 PLANNING SCHEME POLICIES

(2) For road standards within the *Urban Area*, reference should be made to **Table SC5.2.1.1** and in the *Non-Urban Area*, reference should be made to **Table SC5.2.1.2**.

Table SC5.2.1.1 Urban area street and road minimum design standards

Road Hierarchy Classification	Type	Standard Drawing	Catchment Size (no of dwellings)	AADT (vpd)	Reserve Width ^{1,4,5} (Min)	Carriageway Width ^{1,2} (Min)	Verge Width ⁶ (Min each side)	Footpath	Max Grade (Desirable)	Design Speed (km/h)	Lighting Category
Residential Street	4	S1005	0 – 74	0 - 749	15m	6.5m sealed	4.5m	1 side ¹	16% ^{3,4}	40	P4
Collector Road	Minor	S1006	75-299	750-2999	16.5m	7.5m	4.5m	1 side	10% (8%)	50	P3
	Major	S1006	300-599	3000-5999	20m	11m	4.5m	1 side	10% (8%)	50	V5
Sub Arterial/Arterial	No median	S1007	>600	>6000	25m	16m	4.5m	Both sides	8% (6%)	60	V3

Notes:

1. Carriageway (and reserve) widening shall be provided on bends in accordance with Queensland Streets.
2. Carriageway widths are measured from the invert of the kerb and channel on one side of the carriageway to the invert of the kerb and channel on the opposite side of the carriageway.
3. The absolute maximum grade shall be 20% for a maximum length of 60m. The maximum length of grades less than 20%, but not less than 16%, shall be 60m plus 25m for each 1% the grade is less than 20%. The maximum length of any grade greater than 16% shall be 160m.
4. Road reserve widths may require widening to accommodate table drains, provision for services and on-street car parking provision.
5. Minimum reserve width must be provided, irrespective of minimum verge and carriageway widths specified.
6. The road cross section type for this category shall be provided by the Council or Relevant Authority (DTMR). Traffic volumes shall be identified in a traffic management report.

SCHEDULE 5 PLANNING SCHEME POLICIES

Table SC5.2.1.2 Non-urban area road minimum design standards

Traffic Volume or Road Class	<100VPD	100 – 999	1000 - 2999 (or rural collector)	>3000 (or sub-arterial)
Road Reserve (flat terrain ≤ 5%)	20m	20m	25m	To be designed in accordance with AUSTRROADS or DMR design guidelines.
Road Reserve ^{2,3} (Undulating/Hilly > 5%)	25m	25m	30m	
Formation	8m	8m	10m	
Pavement Width	5.5m	6.5m	8m	
Seal Width	4.5 ¹	6.5m	8m (incl. 0.5m sealed shoulders)	
Shoulders	1.25m Approved Select material	0.75m gravel	1m gravel	
Desirable Speed Environment	100kph	100kph	100kph	
Design Speed for Individual Elements (Minimum) ⁴	80kph	80kph	80kph	

Notes:

1. *Doomadgee Shire Council may consider relaxing the requirement to seal rural roads in some instances if there are no adverse impacts i.e. dust.*
2. *In undulating terrain this width shall be increased to enable services to be constructed on accessible flatter land on top and below batters.*
3. *Where for practical reasons, crests or horizontal curves have a design speed at 80kph or higher, approved road widenings are required in accordance with AUSTRROADS Rural Design Standard.*
4. *Design speed is to be generally used as the basic parameter of design standards and the determination of the minimum design value for other elements in rural subdivisions is to be based on the concept of a "speed environment" as outlined in AUSTRROADS Guide to the Geometric Design of Rural Roads.*
5. *Where appropriate superelevation, widening and centreline shift and their associated transitions are to comply with AUSTRROADS Guidelines.*

SCHEDULE 5 PLANNING SCHEME POLICIES

(3) For new roads, footpath and access design is in accordance with **SC5.2.1** (2) and the following relevant guidelines and specifications:

- *FNQROC Operational Works Design Guideline D1, Road Geometry;*
- *FNQROC Operational Works Design Guideline D2, Site regrading;*
- *FNQROC Operational Works Design Guidelines D3, Road Pavements;*
- *Department of Transport and Main Roads Technical Standard MRTS04, General Earthworks;*
- *Department of Transport and Main Roads Technical Standard MRTS05, Unbound Pavements;*
- *Department of Transport and Main Roads Technical Standard MRTS11, Sprayed Bituminous Surfacing;*
- *Department of Transport and Main Roads Technical Standard MRTS22, Supply of Cover Aggregate;*
- AS1428 — Design for Access and Mobility;
- AS4282 — Control of the Obtrusive Effects of Outdoor Lighting.

(4) Road, footpath and access construction activities are in accordance with the following relevant guidelines and specifications:

- *FNQROC Operational Works Specification S1, Earthworks;*
- *FNQROC Operational Works Specification S2, Road Pavements;*
- *FNQROC Operational Works Specification S3, Segmental Paving;*
- *Department of Transport and Main Roads Standard Specification MRS04, General Earthworks;*
- *Department of Transport and Main Roads Standard Specification MRS05, Unbound Pavements;*
- *Department of Transport and Main Roads Standard Specification MRS11, Sprayed Bituminous Surfacing;*
- *Department of Transport and Main Roads Standard Specification MRS22, Supply of Cover Aggregate;*
- *FNQROC Operational Works Procedures CP1-01/09 Erosion and Sediment Control.*

SC5.2.2 – Standards for Water Supply

(1) Reticulated water supply is in accordance with:

- *FNQROC Operational Works Design Guidelines D6, Water Reticulation;*
- *FNQROC Operational Works Specification S5, Water Reticulation.*

(2) On-site water supply is in accordance with:

- *FNQROC Operational Works Design Guidelines D6, Water Reticulation.*

SC5.2.3 – Standards for Sewerage Supply

(1) Reticulated sewerage supply is in accordance with:

- *FNQROC Operational Works Design Guidelines D7, Sewerage System;*
- *FNQROC Operational Works Specification S6, Sewerage Reticulation.*

SCHEDULE 5 PLANNING SCHEME POLICIES

(2) On-site sewerage supply is in accordance with:

- *FNQROC Operational Works Design Guidelines D7, Sewerage System.*

SC5.2.4 – Standards for Stormwater Drainage

SC5.2.4.1 Stormwater Management Plan

- (1) This section outlines Council's requirements for the preparation of a Stormwater Quality Management Plan (SQMP) and is applicable to all development.
- (2) A SQMP, consistent with the State Planning Policy (SPP) Water Quality Code (Appendix 3 of the SPP), must be prepared for all development applications made to Council unless the application falls within the 'Deemed to Comply' category (refer **section SC5.2.4.2**). A SQMP must have regard to the following:
- (i) *FNQROC Operational Works Design Guidelines D4 Stormwater Drainage;*
 - (ii) *FNQROC Operational Works Design Guidelines D5, Stormwater Quality Management;*
 - (iii) *FNQRPC Operational Works Specification S4, Stormwater Drainage;*
 - (iv) *Soil Erosion and Sediment Control Guidelines for Queensland;*
 - (v) *Queensland Urban Drainage Manual (2nd Ed, 2007).*
- (3) Any development application requiring a SWMP in accordance with **section SC5.2.4.1 (2)** is also accompanied by an erosion and sediment control plan (ESCP) prepared in accordance with *FNQROC Operational Works Design Guidelines D5, Stormwater Quality Management.*

SC5.2.4.2 Deemed to Comply

- (1) Council acknowledges that not all development applications should warrant a full SQMP. It is accepted that some types of development may only require rainwater tanks to promote the reuse of rainwater and in this regard Council provides the following Deemed to Comply criteria. If an applicant can submit an evidence to justify that the proposed development application can comply with the criteria listed below then no formal SQMP is required.

The Deemed to Comply criteria are designed to simplify design requirements for various development applications. Any applicant may choose not to apply the following Deemed to Comply criteria and will then be requested by Council to submit the relevant CSWMP and DSWMP for approval within the relevant stages of the development application.

- (2) **Accommodation Activities < 1000 m²**

If development comprises a *site* less of than 1000m² then the following requirements are to be met:

Type of Dwelling	Size of Tank
<i>Dwelling House</i>	N/A
<i>Dwelling (where for Dual occupancy, Multiple dwelling, Retirement facility, Caretaker's accommodation, Dwelling unit)</i>	3,000 litres
<i>Accommodation unit (where for Non-resident workforce accommodation, Short term accommodation, Residential care facility, Retirement facility, Rooming accommodation)</i>	1,500 litres

SCHEDULE 5 PLANNING SCHEME POLICIES

(3) **Accommodation activities > 1000 m² and < 5000 m²**

If development comprises a site of greater than 1000m² and less than 5000m² the following requirements are to be met:

- (i) no impervious area runoff to discharge from the *site* without an appropriate treatment;
- (ii) rainwater tanks requirements as specified for lots less than 1000 m²;
- (iii) all of the sites impervious areas including the overflow from rainwater storage devices are to discharge to bio-retention device(s) that are not less than 2% of the total contributing catchment (including roof areas). These devices must satisfy the following requirements:
 - a. a maximum extended detention depth of 400 mm (preferably 300 mm) over the surface area of entire device;
 - b. device design is to be in accordance with industry guidelines **Australian Runoff Quality; and**
 - c. detailed engineering diagrams and management requirements for the proposed development are to be submitted to Council for approval prior to any works commencing onsite with design certification prepared by a qualified stormwater engineer/scientist.

(4) **Code or Impact – Business activities / Centre activities / Industry Activities / Community activities / Entertainment activities < 2500 m²**

Development resulting in works upon the site with areas less than 2500m² are required to provide the following treatment requirements:

- (i) no impervious area runoff to discharge from the site without an appropriate treatment;
- (ii) rainwater tanks are to be incorporated on the development site. These devices are to be sized via appropriate water balance modelling which shall be submitted to Council for approval prior to any works commencing onsite;
- (iii) all of the sites impervious areas including the overflow from rainwater storage devices are to discharge to bio-retention device(s) that are not less than 2.5% of the total contributing catchment (including roof areas). These devices must satisfy the following requirements:
 - a. a maximum extended detention depth of 400 mm (preferably 300 mm) over the surface area of entire device;
 - b. device design is to be in accordance with industry guidelines **Australian Runoff Quality; and**
 - c. detailed engineering diagrams and management requirements for the proposed development are to be submitted to Council for approval prior to any works commencing onsite with design certification prepared by a qualified stormwater engineer/ scientist.
- (iv) a maintenance management document is to be submitted to Council for approval prior to the commencement of use of the site. This document is to detail how the stormwater management devices are to be maintained by the property owner and/ or included within the Community Management Statement or Body Corporate bylaws.

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SC5.2.5 – Standards for Earthworks and Filling

(1) Earthworks and filling is in accordance with:

- *FNQROC Operational Works Specification S1, Earthworks;*
- *FNQROC Operational Works Guideline D2 – Site Regrading;*
- *Department of Transport and Main Roads Technical Standard MRTS04, General Earthworks;*
- *FNQROC Operational Works Procedures CP1-01/09 Erosion and Sediment Control;*
- *Soil Erosion and Sediment Control Guidelines for Queensland.*

SC5.2.6 – Standards for Utilities

(1) Utilities are in accordance with:

- *FNQROC Operational Works Design Guidelines D8 – Utilities;*
- *AS4282—Control of the Obtrusive Effects of Outdoor Lighting.*

SC5.2.7 – Standards for Landscaping

(1) Utilities are in accordance with:

- *FNQROC Operational Works Design Guidelines D9 – Landscaping.*

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
ABS	Australian Bureau of Statistics
AS	Australian Standard
CPTED	Crime Prevention through Environmental Design
DERM	Department of Environment and Resource Management
DOGIT	Deed of Grant in Trust
EPA	Environmental Protection Agency
IPWEA	Institute of Public Works Engineering Australia
LGA	Local Government Areas
MSES	Matters of State Environmental Significance
MCU	Material change of use as defined in the Act
NRW	Department of Natural Resources and Water
PIA	Priority Infrastructure Area
LGIP	Local government Infrastructure Plan
ROL	Reconfiguring a lot as defined in the Act
SPP	State Planning Policy
SPRP	State Planning Regulatory Provision
SQMP	Stormwater Quality Management Plan
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>
WSA	Water Services Association
WWMP	Waste Water Management Plan

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
18 April 2019 (commenced 24 May 2019)	V1.1	Alignment Amendment in accordance with Section 293 of the <i>Planning Act</i> 2016.	Amendments to align the planning scheme with the <i>Planning Act 2016</i>