



Maranoa Planning Scheme



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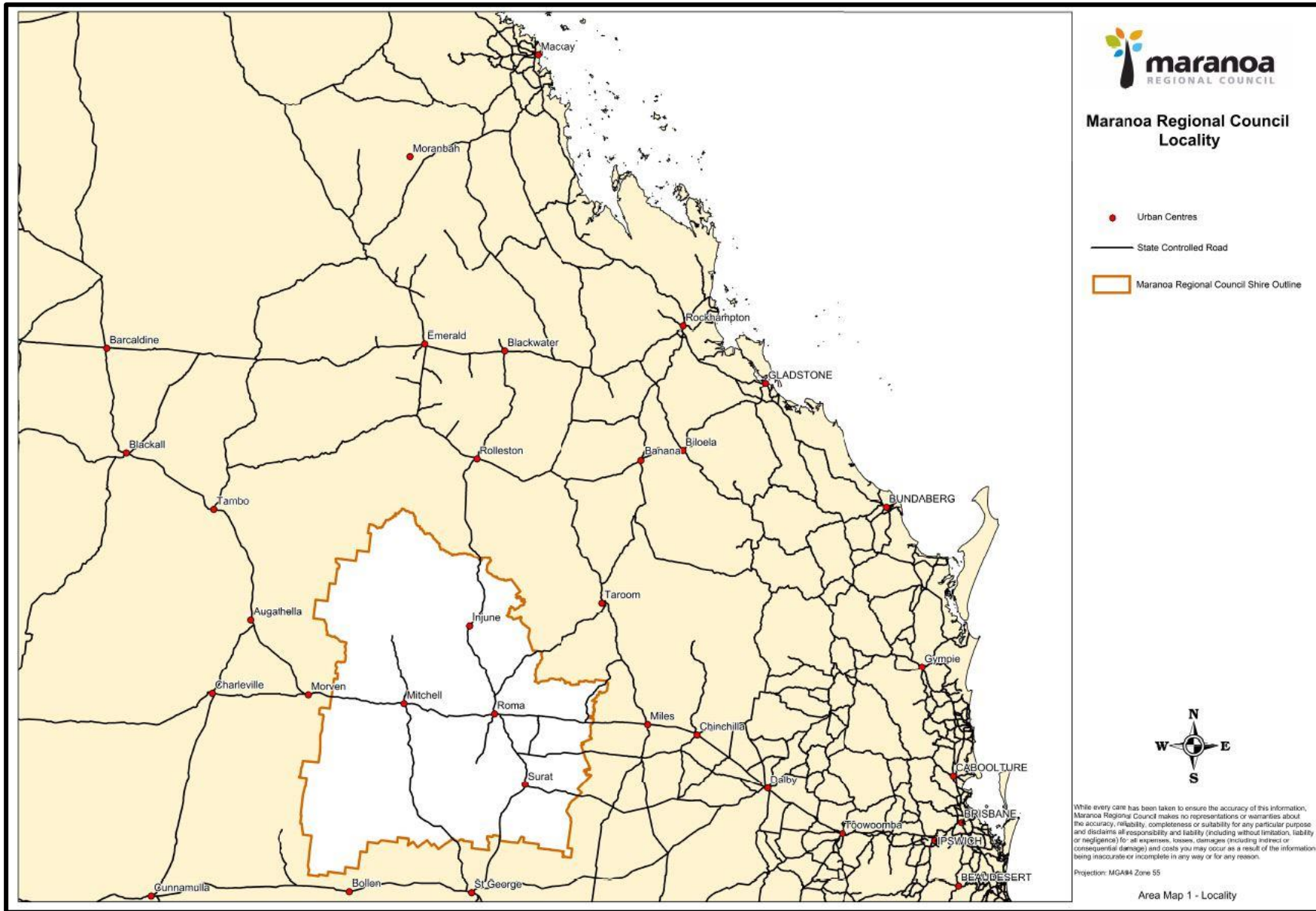
Part 1. About the planning scheme

1.1 Introduction

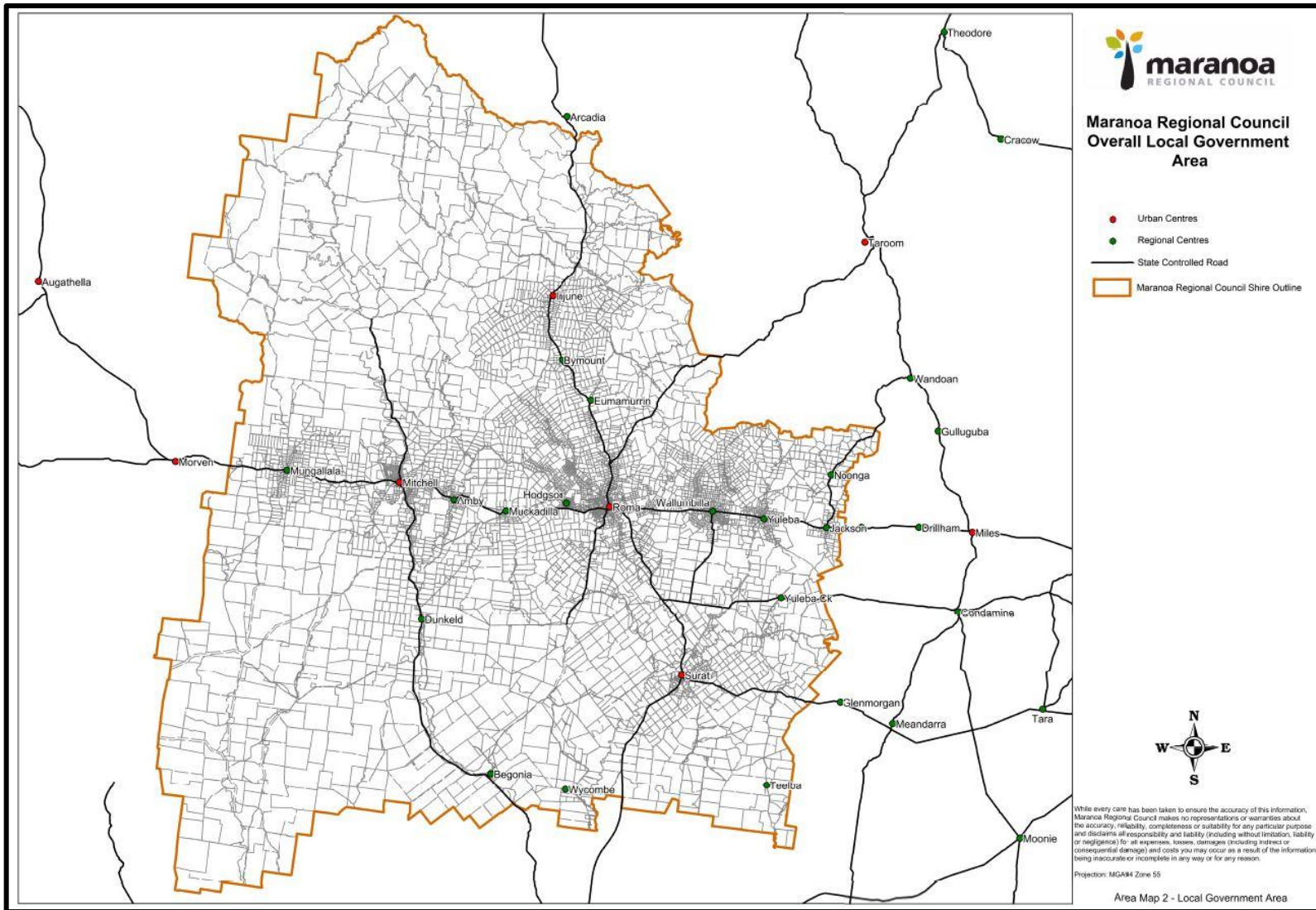
- (1) The Maranoa Regional Council Planning Scheme has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act in conjunction with the adoption of the planning scheme on 27 September 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out the Maranoa Regional Council's intention for the future development in the planning scheme area, over the next ten 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 ten-year horizon, it will be reviewed periodically in accordance with the Act to ensure 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 Maranoa Regional Council including all premises, roads, and internal waterways, and interrelates with the surrounding local government areas illustrated in Map 1 – Maranoa Regional Council Planning Scheme area and context.

Editor's note: The planning scheme has been amended to align with the regulated requirements as provided in the Planning Act 2016. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

Editor's note: State legislation may state that the planning scheme does not apply to certain areas.



Map 1: Maranoa Regional Council Locality



Map 2: Maranoa Regional Council Overall Local Government Area

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 and precincts:

Table 1.2.1: Zones

Zones	Part 6
Rural zone	Part 6.2.1
Rural residential zone	Part 6.2.2
General residential zone	Part 6.2.3
Township zone	Part 6.2.4
Principal centre zone	Part 6.2.5
Major centre zone	Part 6.2.6
District centre zone	Part 6.2.7
Industry zone	Part 6.2.8
Community facilities zone	Part 6.2.9
Recreation and open space zone	Part 6.2.10

(g) the following local plans

Table 1.2.2: Local plans and precincts

LOCAL PLANS	PART 7
Injune local plan	Part 7.2.1
Mitchell local plan	Part 7.2.2
Roma local plan	Part 7.2.3
Surat local plan	Part 7.2.4
Wallumbilla local plan	Part 7.2.5
Yuleba local plan	Part 7.2.6
Central living precinct	Part 7.2.7
Roma Airport precinct	Part 7.2.8
Wallumbilla South gas hub precinct	Part 7.2.9

(h) the following overlays:

Table 1.2.3: Overlays

OVERLAYS	PART 8
Agricultural land overlay	Part 8.2.1
Extractive resources overlay	Part 8.2.2
Biodiversity areas overlay	Part 8.2.3
Heritage and neighbourhood character overlay	Part 8.2.4
Flood hazard overlay	Part 8.2.5
Bushfire hazard overlay	Part 8.2.6
Infrastructure overlay	Part 8.2.7
Airport environs overlay	Part 8.2.8

(i) the following development codes:

Table 1.2.4: Development codes

DEVELOPMENT CODES	PART 9
Use codes	Part 9.3
Accommodation uses code	Part 9.3.1
Home-based business code	Part 9.3.2
Extractive industry code	Part 9.3.3
Market code	Part 9.3.4
Rural uses code	Part 9.3.5
Other development codes	Part 9.4
Operational works advertising devices code	Part 9.4.1
Operational works excavation or filling code	Part 9.4.2
Operational works infrastructure code	Part 9.4.3
Operational works landscaping code	Part 9.4.4
Reconfiguring a lot code	Part 9.4.5

- (j) there are no other plans
- (k) the following schedules and appendices:

Table 1.2.5: Schedules and appendices

SCHEDULES AND APPENDICES	
Schedules	
Definitions	Schedule 1
Mapping	Schedule 2
Strategic framework maps	SC 2.2
Zone maps	SC 2.3
Local plan maps	SC 2.4
Overlay maps	SC 2.5
Local Government Infrastructure Plan mapping and supporting material	Schedule 3
Notations required under the <i>Planning Act 2009</i>	Schedule 4
Designation of premises for development	Schedule 5
Planning scheme policies	Schedule 6
PSP 01 regarding heritage and neighbourhood character	PSP 01
PSP 02 for landscape design and construction	PSP 02
PSP 03 describing a complete planning application	PSP 03
Parking standards	Schedule 7
Appendices	
Index and glossary of abbreviations and acronyms	Appendix 1
Table of amendments	Appendix 2

- (2) The following planning scheme policies specified in Table 1.2.6 (Planning scheme policies) support the planning scheme:

Table 1.2.6: Planning scheme policies

PLANNING SCHEME POLICIES	SCHEDULE 6
Planning scheme policies related to overlay codes	
PSP 01 heritage and neighbourhood character	PSP 01
Planning scheme policies related to other codes	
PSP 02 landscape design and construction	PSP 02
Other planning scheme policies	
PSP 03 submitting a complete planning application	PSP 03

Note: The following codes contained in the *Planning Regulation 2017* are applicable to development assessable under the planning scheme:

- Assessment benchmarks for development in koala habitat area – Schedule 11 of the *Planning Regulation 2017*
- Reconfiguring a lot under *Land Title Act 1994* – Schedule 10, part 14 of the *Planning Regulation 2017*
- Brothel - Performance criteria Schedule 3 of the *Prostitution Regulation 2014*
- Levee – schedule 15B of the *Water Regulation 2002*
- Local heritage place – Schedule 2 of the *Queensland Heritage Regulation 2015*

1.3 Interpretation

1.3.1 Definitions

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

Editor's note: In accordance with section 16(3) of the Act 2016 the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

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

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

Note: This is an example of a note.

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

Footnote¹: See example at bottom of page.

1.3.3 Punctuation

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

¹ Footnote – this is an example of a footnote.

1.3.4 Zones for roads, closed roads waterways and reclaimed land

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

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

1.4 Categories of development

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

- (a) **accepted development**

Editor's note: A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if 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 (Tables of Assessment).

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 in the planning scheme, the following rules apply:
 - a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - b) relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
 - c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency

- d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency
- e) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

1.6 Building work regulated under the planning scheme

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

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

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

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

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

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

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

(4) The following table identifies where building assessment provisions (permitted to be specified within a planning scheme under the *Building Act 1975*) are located within the planning scheme:

Table 1.6.1: Building assessment provisions

BUILDING ASSESSMENT PROVISION	SECTION OF THE PLANNING SCHEME
Dwelling house	
QDC MP 1.1 and MP 1.2 Design and siting standards	Zone codes (Part 6)
Flood hazard	
Defined flood hazard areas are described in support of QDC MP 3.5, Construction of buildings in flood hazard areas.	Flood hazard mapping (SC 2.5) and the Flood hazard overlay code (Part 8.2.5)
Bushfire hazard	
Designated bushfire hazard areas are described in support of QDC MP 2.4, Construction in bushfire-prone areas.	SPP Interactive mapping system Bushfire hazard areas and the Bushfire hazard overlay code (Part 8.2.6).

BUILDING ASSESSMENT PROVISION	SECTION OF THE PLANNING SCHEME
Transport noise corridors	
Department of Transport and Main Roads under section 246Z of Building Act 1975.	SPP Interactive mapping system Transport noise corridors and the Infrastructure overlay code (Part 8.2.7).

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*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Temporary uses not assessable under this planning scheme

- (1) Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:
 - a) school fetes;
 - b) travelling circuses;
 - c) temporary accommodation (within caravans, motorhomes tents or similar) where associated with an event or other temporary use; and
 - d) promotional activities.

Note: While not assessable under the planning scheme a temporary use may need to address or adhere to local laws or subordinate local laws.

1.7.2 Mining tenements

- (1) Mining tenements have been granted or renewed within the Maranoa Regional Council local government area. Tenements and infrastructure are identified on the Queensland Globe.
- (2) The Planning Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administering DA for the Heritage Act, in relation to a Queensland heritage place.
- (3) Details of the mining tenements may be obtained from the chief executive of the department in which the *Mineral Resources Act 1989* is administered.

1.7.3 Other documents incorporated in the planning scheme

- (1) Table 1.7.3.1 (Overlay mapping in the SPP interactive mapping system) identifies overlays or overlay elements depicted in the State Planning Policy (SPP) interactive mapping system that are referenced and incorporated in the planning scheme.

Table 1.7.3.1: SPP overlay mapping

OVERLAY	SPP INTERACTIVE MAPPING SYSTEM REFERENCE
Airport and aviation facilities overlay	
	Strategic airports and aviation facilities elements (mapped under the 'infrastructure' theme).
Biodiversity areas overlay	
	Matters of state environmental significance (mapped under the 'environment and heritage' theme)
Bushfire hazard overlay	
	Medium, high and very high bushfire hazard areas (mapped under the 'hazards and safety' theme)
Extractive resources overlay	
	Mining and extractive resources elements (mapped under the 'economic growth' theme)
Agricultural land overlay	
	Agricultural land classification class A and class B land (mapped under the 'economic growth' theme)
Heritage and neighbourhood character overlay	
	Queensland heritage places and national heritage places (mapped under the 'environment and heritage' theme)
Infrastructure overlay	
	Major electricity and water infrastructure (mapped under the 'infrastructure' theme) State-controlled road and rail corridors (mapped under the 'infrastructure' theme) Stock routes (mapped under the 'economic growth' theme) Transport noise corridors (mapped under the 'administrative layers' theme)

1.7.4 Maranoa Regional Council contact details

Maranoa Regional Council can be contacted at:

Phone 1300 007 662
Fax 07 4624 6990
Post PO Box 620, Roma Queensland 4465
Email council@maranoa.qld.gov.au
Online www.maranoa.qld.gov.au

Administration centres:

Roma Corner of Bungil and Quintin Streets, Roma
Operations 1 Cartwright Street, Roma
Injune 32 Hutton Street, Injune
Mitchell 100 Cambridge Street, Mitchell
Surat 73 Burrowes Street, Surat
Yuleba 20 Stephenson Street, Yuleba

Part 2. State planning provisions

2.1 State planning policy

The Minister has identified that the State Planning Policy April 2016 is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated:

- (a) Liveable communities
- (b) Housing supply and diversity
- (c) Agriculture
- (d) Development and construction
- (e) Mining and extractive resources
- (f) Tourism
- (g) Biodiversity
- (h) Cultural heritage
- (i) Water quality
- (j) Emissions and hazardous activities
- (k) Natural hazards, risk and resilience
- (l) Energy and Water supply
- (m) State transport infrastructure

State interests in the State Planning Policy not integrated:

- (a) Nil

State interests in the State Planning Policy not relevant to Maranoa Regional Council:

- (a) Coastal environment
- (b) Strategic ports

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

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the Strategic framework, appropriately advances the Darling Downs Regional Plan, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 10 of the *Planning Regulation 2017* identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Maranoa Regional Council:

Table 2.3

COLUMN 1 APPLICATION INVOLVING	COLUMN 2 REFERRAL AGENCY AND TYPE	COLUMN 3 REFERRAL JURISDICTION
Nil	Nil	Nil

Editor's note: For the above-listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

2.4 Regulated requirements

The regulated requirements prescribed in the *Planning Regulation 2017* are appropriately reflected in full in the planning scheme.

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

Part 3. Strategic framework

3.1 Preliminary

- (1) The Strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the Strategic framework is included in Schedule 2 – Mapping (SC 2.2.1).
- (3) The Strategic framework is structured in the following way:

‘The Maranoa region’ including:

- (i) the region and the Darling Downs Regional Plan;
- (ii) the region and the Maranoa Economic Community Plan 2031

The themes and key policies:

- (i) **liveable communities and housing;**
- (ii) **economic growth;**
- (iii) **environment and heritage;**
- (iv) **hazards and safety;** and
- (v) **infrastructure.**

Further theme development:

This section identifies and develops additional policies that together, with the key policies, describe the desired direction for development in the region.

- (4) The Strategic framework is to be read *in its entirety* as the policy direction of the whole planning scheme. The themes and key policies all elaborate this policy direction.
- (5) The Principal, Major and District centres have priority infrastructure areas (PIA), which are identified on the priority infrastructure area mapping. These towns, (with the exception of Roma; the Principal centre), are expected to develop within their priority infrastructure areas. This limitation is set in order to efficiently provide infrastructure, and to ensure that infill development promotes a vibrant rural town atmosphere and amenity.

The planning scheme contains a Strategic framework map for Roma which can be expected to grow outside the priority infrastructure area.

Rural areas not depicted on a Strategic framework map are expected to remain rural.

- (6) The planning scheme recognises the Priority Living Areas and the Priority Agricultural Areas as identified in the Darling Downs Regional Plan, and further describes the expected uses of these areas.

3.2 The Maranoa Region

3.2.1 The Maranoa Region and the Darling Downs Regional Plan

The provided policy responses in the Regional Plan aim to:

- Protect priority agricultural land uses while supporting coexistence opportunities for the resources sector, and
- Provide certainty for the future of towns.

The Maranoa Planning Scheme (the scheme) recognises the policy responses set by the Darling Downs Regional Plan, and further develops those responses at a local level within the region, in order to promote the continued development of industry and community interests within the Maranoa Region.

The Regional Plan recognises the prominent role of agriculture for the prosperity of the Maranoa region, and the growth that the resource industry continues to bring to the region.

The scheme commits to the certainty for the future of the region's towns as provided by the Regional Plan, and recognises the importance of each of the state interests in managing change, and by doing so, providing a sustainable future for the Maranoa region.

This scheme follows the direction set by the Regional Plan by aiming to continuously improve collaboration between resource companies, infrastructure providers and regional communities, each sector working towards a shared approach to service and infrastructure delivery.

The scheme supports the aims of both the State Planning Policy and the Maranoa Economic Community Plan 2031, each of which endeavours to ensure that communities are serviced efficiently and appropriately by the provision of local infrastructure and access to community services and recreational facilities.

A summary of the direction the scheme takes to address the first policy response is given below, while the second policy response, 'Providing certainty for the future of towns', forms the following section 'Key policy drivers'.

Protect agricultural land uses:

The Darling Downs Regional Plan and the Maranoa Regional Council Planning Scheme recognise agriculture and resource extraction as the predominant industries of the region. It is desirable to encourage a diversification of services and industries that support these predominant industries within the region to the greatest extent possible, and by so doing encourage regional economic stability. The scheme recognises that all industries are subject to market fluctuations, which will in turn, effect the employment that is available within the region. The planning for development of urban areas in this scheme recognises the changes in temporary populations that are a normal part of the industries of the region, and allows for temporary accommodation during peak activity times. Minimal spatial expansion of the urban areas is proposed, with a corresponding increase in density, in order to concentrate resources and avoid long-term redundancy of the infrastructure network.

Based on calculations of both historic and recent development rates, the industrial land provision identified by this plan is sufficient to meet the needs of the resource sector during the life of the scheme. This includes larger industrial lots for large laydown areas and non-resident workforce accommodation sites. Non-resident workforce accommodation is acceptable within industrial areas for extended temporary periods, so that workers associated with the higher intensity exploration and construction phase

of the energy sector can be accommodated, and the demand and supply of other land uses are not unduly affected.

The scheme supports agriculture by promoting the development of urban areas and services in appropriate areas, and by the continued management of non-rural activities within the rural zone, to limit the impact that these non-rural activities could have on agriculture. The intent of the key policies of the scheme directly concerned with agriculture is to protect and expand the ongoing contribution that agriculture makes to the region.

Variations in weather patterns and changes in the climate must be continually assessed and managed by farmers and graziers. The scheme encourages a broadening of opportunities within rural industries, as an effective response to market and environmental challenges. By responding effectively to climate change, the region's economic and social base is maintained and protected.

Technological changes in the regions industries—mining, agriculture and energy production—offer continued opportunities, efficiencies and the possibility of innovation. These are welcomed as they develop and assist in building economic resilience within the region.

For agriculture, developing new and diverse opportunities, value-adding to primary products and capitalising on emerging markets are future challenges for the sector.

Energy reserves in the region are a major resource for international and domestic consumers. Gas reserves in the Surat Basin play a pivotal role in Queensland's achievement of clean electricity generation targets, and will generate increased export earnings with the development of liquefied natural gas facilities enabling export to overseas markets.

3.2.2 Town and rural planning and the Maranoa Economic and Community Plan

The Maranoa Economic and Community Plan is a whole of community plan, which provides direction for Council, the community, government, stakeholders, non-government organisations, business and industry to strategically plan for the future. It incorporates region-wide strategies targeting specific activities that can provide significant combined economic and lifestyle benefits for the Maranoa region. These include strategies for Business and industry, Tourism, Arts and culture, and Sport and recreation.

From the Maranoa Economic and Community Plan, a series of local plans have been developed for each community. These set objectives that cover all aspects of regional life, including health, aged care, education, transport, employment, the environment, and community well-being.

The Maranoa is a dynamic vibrant region comprising of a range of family friendly townships and 'village style' communities. Whilst the unique and individual character of each community is celebrated, all have a common characteristic of a welcoming and strong community spirit which is inherent throughout the region.

The Maranoa region covers an area of 58,817 km² and is located in Queensland's Southwest approximately 480 km west of the State's capital, Brisbane. The Maranoa Region embraces the major centres, townships and communities of:

- Amby
- Begonia
- Bymount
- Injune
- Jackson
- Mitchell
- Roma
- Surat
- Teelba

- Dunkeld
- Eumamurrin
- Hodgson
- Muckadilla
- Mungallala
- Noonga
- Wallumbilla
- Wycombe
- Yuleba

Residents of the Maranoa region enjoy an enviable relaxed lifestyle in a clean, green and safe environment. Our residents' value the wide-open spaces, diverse range of sport and recreational activities and inspiring arts and cultural opportunities.

Residents are passionate about preserving the unique character and country atmosphere of the communities in which they live, and display a keen sense of place, belonging and connectedness. They actively participate in community life with many residents freely volunteering for community organisations, events, activities and causes.

Our short work commutes and no traffic congestion affords workers the opportunity to maintain a healthy work life balance, thus enabling residents to spend precious time with family and friends, enjoying personal interests, recreational and leisure pursuits.

The scheme supports the objectives of the Maranoa Economic Community Plan and contributes to the achievement of the quality lifestyle as envisioned within the Plan. It does so by facilitating development and ensuring development supports the economic and community visions of the Plan.

3.2.3 Themes and key policies

The people who live and work in the Maranoa region will be faced with significant opportunities and challenges over the life of the scheme. These may include:

- managing the growth associated with the development of energy resources;
- maintaining the profitability of enterprises that require high transport inputs;
- fluctuating commodity prices;
- irregular climatic and weather conditions;
- providing opportunities for young people who have traditionally migrated to urban areas;
- attracting and retaining skilled staff; and
- providing essential services within smaller centres.

Future challenges for local communities may also include population reductions in the smaller centres, water shortages associated with shifting climate patterns and the effects of significant energy developments.

People choose to live and work in the region for its rural culture and relaxed lifestyle. To attract new residents, particularly those with no previous regional ties, services and recreation opportunities in the region will need to meet or exceed those of other Queensland centres and offer a viable alternative to metropolitan living. Enhancing the convenience of existing centres and ensuring that new developments contribute to the region's liveability is essential. Continuing to provide infrastructure and other support for businesses will also enhance long-term liveability, as new businesses are attracted to the region.

The themes and key policies are as follows:

Planning for liveable communities and housing

Liveable communities

Hierarchy of centres

The scheme follows a hierarchy of centres using categories as described within the Queensland Planning Provisions. Roma is the principal centre for the region, Injune, Mitchell and Surat are major centres and Yuleba and Wallumbilla are district centres. There are four townships, Amby, Jackson, Muckadilla and Mungallala. A centre hierarchy allows for the appropriate planning of services and recognises and helps address the limitations presented by the large area and small populations of the region, ensuring that the distribution of services and resources can be practical and efficient and that all residents have an optimised ability to fill their needs. The hierarchy helps plan services and infrastructure, and to identify appropriate developments and activities for each centre, guiding service delivery for the region over the life of the scheme.

Maintain country living

Local community ties between town and country link the townships to their surrounding districts, and by so doing, provide the population required to support the basic services in the township. These ties maintain the viability of the townships and their particular 'Australian country town' aesthetic, which is a significant attraction for the visitors to the region, as well as creating a desirable home for residents.

Mixing uses

Complementary land uses can be located together in a balanced 'mix', including residential development, shops, community and recreation facilities and parks and open space. Within townships, mixing uses promotes flexible work arrangements and efficient use of resources, and therefore helps maintain the service delivery for the surrounding area. Home-based businesses also promote efficiency by lowering costs for operators. Density can also be promoted in this way, making walking and cycling viable. Mixed uses can also enhance the vitality and perception of security by increasing the number of people on streets and in other public spaces. Residential uses in the commercial centres can increase activity after business hours and provide more efficient use of the existing town infrastructure.

Health, wellbeing and recreation

The Urban design ensures an improved level of neighbourhood connectivity and appropriate street types and infrastructure which can encourage walking, cycling and public transport. Recreation uses are primarily located in the recreation and open space zone and are intended to be linked wherever possible via walkways and cycleways.

Housing supply and diversity

Encourage density in the principal centre

Higher living densities are encouraged close to the town centres, and mixed-use developments increase density within the principal centre (Roma). An inner-residential precinct surrounding the principal centre encourages increased density in the residential areas immediately surrounding the principal centre, (but outside the significant, high and extreme flood hazard areas).

Residential affordability

Land releases continue to provide sufficient lots to meet housing demand. The Priority Development Area 'Clearview Rise' is proposed to provide over 300 additional lots over the life of the scheme. Development in the Clearview Rise Priority Development Area as shown on Strategic Framework Map 2.2.1 and Roma Zone Map 2.3.8.1, is in accordance with the Roma PDA Development Scheme. The Clearview Rise development will be complemented by other smaller developments and the future development of the 'Police Paddock'. Infill development around the principal centre (Roma) complements the land releases. Residential land continues to be available in the major centres (Injune, Mitchell and Surat). The region has sufficient provision of residential land capacity for the life of the scheme.

Editor's note: A Priority Development Area (PDA) is a site declared by the State government to facilitate the development of land in Queensland for economic development or community purposes. Development in the Priority Development Area is assessed against the Roma PDA Development Scheme administered by Economic Development Queensland.

Encourage different types of housing

During the life of the scheme, the predominant demand for housing is still expected to be for the traditional forms of house type and lot size, along with continued demand for rural residential lots.

However, a range of housing types begins to broaden the choice of housing for residents. Closer to the town centre, smaller lots and multiple dwelling developments increase population densities where services and infrastructure are already established. While smaller lots and multiple dwellings are legitimate housing choices, the increase in density in traditionally low-density residential areas can sometimes cause amenity issues. More intense housing types will have restrictions on site coverage, lot size, height and setbacks to meet ongoing community standards.

Planning for economic growth

Agriculture

Support for townships

Townships provide a strong community focus for the surrounding community. Townships maintain a compact urban area with a range of housing choices meeting different needs, having a distinct boundary with the surrounding rural environment. The urban settlement is consolidated and includes a range of smaller-scale community facilities and services that meet local and surrounding resident's needs.

Control of non-rural uses in the rural zone

Development for non-rural purposes in rural areas will not prejudice the future agricultural use of the land, nor will it prejudice the implementation of desirable management practices on nearby land. Non-rural purposes will not result in any adverse impact on the local environment or landscape character.

Intensive agricultural uses supported

Intensive agricultural uses offer value-adding and diversification opportunities for traditional grazing properties. Intensive agriculture also provides opportunities for industries to provide supporting materials and services. These uses are subject to assessment to ensure infrastructure is protected and enhanced and amenity of the area is maintained. Intensive agricultural uses include animal feedlots, piggeries, poultry farms, grain storage and distribution facilities and animal saleyards.

Stock route network

The function, connectivity and pasture productivity of the stock route network are maintained for sustainable use by travelling stock on hoof. The stock route network is protected from developments (on or near stock routes) that have the potential for conflict between the use of the network and the use of adjoining areas. The stock route network's use or capacity for the primary purpose of travelling stock on hoof is maintained. The potential for conflict between the use of the network and the use of the adjoining areas is avoided. The stock route network is identified in the SPP interactive mapping (plan making) – Economic Growth – Agriculture – Stock Route Network.

Land quality will be preserved

Development is managed to minimise any adverse impacts on air, soil and water quality, to prevent land degradation, loss of habitat and biodiversity and to protect riparian areas, ridgelines and escarpments.

Development and construction

Building and adapting

Development is consistent with community expectations and needs and contributes to community wellbeing through the enhancement of the region, including its services, facilities and infrastructure.

The economy of the region is enhanced and diversified through the sustainable use of natural resources in primary industries (both agriculture and mining), and is supported by a variety of secondary and tertiary industries located according to the defined hierarchy of the urban centres.

Encouraging adaptation, innovation and diversification within each industry sector requires flexibility. Agriculture and mining are subject to significant commodity price fluctuations that are inevitably reflected in other industries, and so too the region's economy. Allowing industries to find new opportunities, to value add to primary products, and to capitalise on emerging markets is a central objective of the scheme.

Retail and commercial development in the traditional centres

Commercial and retail development is located in the principal, major and district centres, with the inner core of these centres accommodating more intensive uses. This is to ensure that the areas historically seen as the central business and shopping districts of the towns remain vibrant and sustainable commercial centres. These locations also include shopping centres and mixed retail, residential and commercial uses. Only single 'Large Box' retail uses requiring a large display area, heavy vehicle access and a large parking area, such as large furniture stores or machinery parts suppliers, may be considered in industrial.

Continued provision of industrial land

Sufficient and continued provision of industrial land is maintained to ensure the presence of support industries and services for the agriculture and resource industries. Such provision is also a basic element in the growth of employment opportunities in

the region. Industrial land is used to locate temporary workers accommodation during peak construction times.

Mining, petroleum and extractive resources

Supporting role for the centres and townships

Extraction of resources, including mineral, petroleum and quarry materials take place in rural areas and is supported to the greatest extent possible by industrial activities within the town areas. Through this process, the benefits of mining stay within the region and its towns, those towns providing industrial products and services, or temporary and permanent housing for mining industry workers.

Industrial activity in the rural zone

The Rural Zone reflects the nature of the region's agricultural industries and provides for their continuing and sustainable production. However, extractive and mineral resources are also located within rural areas. The intent of the Rural Zone is to ensure the sustainable use of all natural resources and prevent encroachment from incompatible uses. Resource companies should avoid impacts on agriculture and maximise opportunities for the coexistence of agricultural and non-agricultural land uses where possible with existing agricultural land uses, not simply displace or constrain them. Coexistence occurs when two or more activities are able to exist together or at the same time.

Mineral, petroleum and extractive activities occurs outside of urban areas

The Regional Plan identifies that it may be possible for mineral petroleum and resource extraction to take place in certain circumstances within the town areas. While this may be possible, it is unlikely that there is a need for mining and resource extraction within the urban areas as the areas are small and do not contain resources that cannot be found elsewhere. The role of the centres and townships is primarily to support resource industries by providing services rather than sites for their work.

Tourism

Valuing the rural character of the region's towns

Tourists visit the region for the attractive rural character of the towns, the dramatic and beautiful rural landscape and the region's major events such as race days and 'Easter in the Country'. The rural character and cultural heritage of the towns are highlighted for visitors to our region, and each town centre is promoted as the centre of activities for each community.

Attractive open spaces

Open spaces such as parks and ovals offer points of interest for visitors in addition to being places of recreation for the town's residents. Within the region, larger natural areas such as State forests and national parks are significant tourist attractions. The region's towns are a base for visitors to the surrounding State forests and Carnarvon National Park, Chesterton Range National Park and Lonesome National Park.

A variety of tourist accommodation is available

Hotels and motels are encouraged in the town's centres and on major routes in urban areas offering accommodation for both visitors and non-resident workers. Tourist parks are located in close proximity to town centres. The region benefits from an abundance of camping reserves and showgrounds, all of which are well used by travelling visitors.

Planning for the environment and heritage

Biodiversity

Significant natural features

The region contains biodiversity values of national and state significance. The catchments of the Balonne, Dawson, Maranoa and Wallum Creeks are all partially within the region. Significant State forests and national parks including the Carnarvon National Park, Chesterton Range National Park and Lonesome National Park are located near or within the region. This rich natural environment provides a background for the valued rural lifestyle that residents enjoy and entices many travellers each year to experience the region's natural beauty.

Preservation

Major areas of valued natural habitat are located within the Rural Zone, and to a lesser extent in urban areas of the region. Areas of national and state environmental significance (MNES and MSES) are protected from adverse impacts of development. Development ensures that ecological connectivity is maintained and enhanced.

Riparian areas of high ecological and physical integrity are preserved and protected and existing native vegetation is retained along the banks of all watercourses. All areas with significant nature conservation values are protected.

Integrate into urban areas

Parks and open spaces offer opportunities for nurturing biodiversity within the urban area in addition to providing green-space, venues for sport and active recreation and assisting urban stormwater management.

Developments for urban purposes near areas of high ecological significance are designed, separated, and operated to firstly avoid, or otherwise minimise impacts on biodiversity values to maintain ecological integrity.

Cultural heritage

Conserve heritage

Places and items that are regarded as having cultural and heritage significance at an international, national, state and local level are to be protected and enhanced. Historic and cultural places are identified in the scheme, however, this list is not exhaustive. The significance of other local heritage places will continue to be recognised over time. Cultural heritage may be identified and mapped or unrecorded or undisclosed, for example, the trees within each town centre can have significant cultural and heritage value, and are generally protected, although this is not recorded for each individual tree. As a further example, cultural sensitivities may keep aboriginal cultural heritage concealed until it is threatened by development.

Development avoids or otherwise minimises adverse impacts on places of local heritage significance to ensure the cultural heritage significance of those places is not compromised. The adaptive reuse of local heritage places is supported where the use does not irreversibly remove or destroy items of cultural heritage significance.

Respect locality

Elements that collectively create a localities character shall be respected for their contribution to the area, and new developments are expected to strengthen and reinforce that character. Development will generally maintain a high standard of amenity and visual character.

The Maranoa Placemaking Strategy identifies key elements in the centres of Amby, Injune, Mitchell, Roma, Surat, Wallumbilla and Yuleba, and provide guidance for the

continuation of each centres' development. Each of the Local Plans reflects the elements of the Placemaking Strategy and helps guide the development of public space within each town.

Acknowledge diverse cultures

Cultural heritage refers to both indigenous and non-indigenous cultural heritage. State and Federal legislation exist to protect our entire heritage, and the scheme supports the intentions and the implementation of this legislation wherever it applies. We all play a role in preserving the important aspects of our past.

Water quality

Catchment management

Water resources, water quality and environmental flow regimes within and leaving development areas are protected. Riparian areas of ecological and physical integrity are protected and development proposals for land near areas of natural habitat should not result in any adverse impacts on water quality in these areas. Development at a catchment level is undertaken in a sustainable and integrated manner.

Integrated catchment management has been an important factor in determining the capability of areas within the region to accommodate particular land uses. This respect for catchments and water flow is reflected in the overlays and zoning of the scheme. Riparian areas of ecological and physical integrity are protected, and development proposals for land adjacent to areas of natural habitat should result in no adverse impacts on water quality in these areas.

Water supply, stormwater and effluent control are provided to a standard that avoids or minimises risk to the environment from sediment, nutrient, pesticide, fertiliser loadings or any other cause. Water resources, water and groundwater quality and environmental flow regimes within and leaving development areas are maintained and considered a protected resource.

Maintain water quality

It is recognised that development activities have the potential to significantly impact water quality, flow regimes and sensitive riparian areas. These matters are emphasised in the assessment benchmarks and codes contained in the scheme, and forms of development that may create such impacts are made assessable in all zones. Water quality is protected and enhanced by ensuring all development achieves environmental values and water quality objectives in the Queensland Water Quality Guidelines. By doing so, land degradation and loss of habitat are prevented and biodiversity, riparian areas, ridgelines and escarpments are protected.

Urban development

Areas developed for future urban purposes avoid or minimise disturbance to natural drainage, erosion risk, impact on groundwater and landscape features. Specifically, urban development is located, designed, constructed and/or managed to avoid or minimise impacts arising from altered stormwater quality and flow, wastewater (other than contaminated stormwater or sewage), the creation or expansion of artificial waterways, such as urban lakes, and the release and mobilisation of nutrients that increase the risk of algal blooms. The scheme requires solutions for urban stormwater management that achieve the relevant urban stormwater management design objectives.

Planning for safety and resilience to hazards

Emissions and hazardous activities

Incompatible land uses

The location of industry, intensive agriculture and sensitive land use, particularly residential activities, is managed to protect the health, wellbeing, amenity and safety of communities and individuals. Industrial, major sport and recreation and entertainment uses are located in areas that avoid, mitigate and manage the adverse impacts on sensitive land uses. The establishment of sensitive land uses takes into consideration the proximity to existing land uses with potential off-site amenity impacts and previous activities that may cause a risk to people or property, including mining activities, landfill and refuse sites, or contaminated land. Development involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances is located to avoid or mitigate potential adverse impacts on surrounding uses.

Appropriate zoning is an effective means by which adverse environmental impacts can be avoided or minimised. Although the scheme attempts to diversify uses within zones, it also provides a set of appropriate environmental safeguards against emissions and hazards. By limiting nuisance and hazardous activities to particular zones, by requiring buffering between residential areas and incompatible uses, and by generally protecting the natural environment from pollutants, the scheme minimises health and safety risks to communities and individuals.

Protection of high impact and special industries

Established and future high impact and special industries are protected from encroachment by development that would compromise the ability of the activities to establish and continue to function safely and effectively. This is achieved by buffering between uses, and by utilising the natural features of the landscape as boundaries between zones.

Rehabilitation of disturbed areas

Disturbed sites, including abandoned land uses, disused material extraction areas and waste treatment and disposal facilities are progressively rehabilitated where possible and otherwise upon cessation of the use, to restore environmental, social and economic values of the land.

Legislative limits of the scheme

The scheme manages emissions and hazardous activities by determining where such activities may be placed, and by determining the requirements for buffering between uses. Legislation such as the *Environmental Protection Act 1994* and also the Maranoa Regional Council's adopted local laws provide additional controls for the management of emissions and hazardous activities and can take precedence over scheme requirements. Full management of complex activities with the capacity to create hazard is achieved by compliance with the various applicable legislations.

Natural hazards, risk and resilience

Protection against natural hazards

Development is designed and located to assist in maintaining the viability and sustainability of the region, by taking into account the hazards created by bushfire and flood, and the effects a changing climate may have on the region's residents and industries.

Areas subject to natural hazards are mapped within the State or scheme mapping so that development may be correctly located to minimise the personal, bodily and

economic risk inherent for a particular development and also for the general community.

Support emergency services

Emergency services are the region's major source of support and rescue during a natural hazard. Emergency services personnel are trained to recognise risks before they occur, understand the capacities available for response and are well-placed to determine acceptable levels of risk. The scheme supports the role the members of the emergency services play in our community and takes a precautionary approach to risk to protect people, property and emergency services personnel.

Climate change

Projections for the climate of the region show a decline in rainfall, with increasing temperature and evaporation in conjunction with more extreme weather events. Using the current predominant energy system, projections would suggest an average temperature increase well outside the range of average temperatures experienced over the last fifty (50) years. The projections for maximum temperatures and numbers of hot days show similar increases. More extreme weather events will lead to an increased frequency of damage to property, and a corresponding (and expensive) need for repair.

Planning for infrastructure

Protection of infrastructure

Utility installations and infrastructure services and their corridors, including bulk water supply networks, high-pressure gas pipelines and related infrastructure, major electricity infrastructure and substations are protected from encroachment and impacts of development. Development is appropriately located to ensure its proximity to existing and approved major electricity infrastructure, gas infrastructure and bulk water supply infrastructure does not compromise the integrity and the efficient delivery and function of the identified infrastructure.

The scheme recognises the industrial nature of some bulk water infrastructure, gas infrastructure and electricity infrastructure such as pump stations, water quality facilities, gas compressor stations and electricity substations and protects this infrastructure from encroachment by sensitive land uses where practical.

Sewerage and water supply

Planning for provision

The scheme identifies the future provision of sewerage and water infrastructure for the next 10-15 within Part 4, the 'Local Government Infrastructure Plan' (LGIP). The planned development of infrastructure is consistent with community expectations and needs, and is in line with the resources available over the period, and optimises public contribution to community wellbeing through the optimal enhancement of core community assets.

Alternative supply

While forward planning of the sewerage and water supply is part of the LGIP and may be expected to progress over the life of the scheme, opportunities for alternate provision will still be considered and may be adopted. However, the possible adoption of new technologies or possible changes to service standards over the life of the scheme do not become reasons to change the intent of a zone or a code, either for density, or any other important element of that zone or code.

Protecting public assets

The significant investment that has been made by the residents of the region in the existing sewerage and water infrastructure is recognised, and infrastructure is protected from excessive use and encroachment or undue disturbance by development.

Transport infrastructure

Planning for provision

The scheme, identifies the future provision of infrastructure for the next 10-15 years Part 4, the 'Local Government Infrastructure Plan' (LGIP). The planned development of infrastructure is consistent with community expectations and needs, is in line with the resources available over the period and optimises public contribution to community wellbeing through the optimal enhancement of core community assets.

The importance of transportation to the region

Maranoa is sparsely populated and a significant distance from the South East Queensland region, the nearest major population centre. The import and export of commodities to and from the region are of vital importance to the region's economy and community. Roma is a major district centre servicing Western Queensland, and Roma's and the surrounding town's transportation industries play a critical role in the local economy.

State transport infrastructure

Development shall be assessed for its impact on State transport infrastructure. Development shall not impede the safe and efficient operation of State transport infrastructure. The need for visual screening, projected traffic volumes and control, maintenance of sightlines and noise control within transport corridors will all be considered important aspects of development proposed near State transport infrastructure.

Roadside advertising is a valuable communication medium for visitors as they are entering towns, but is controlled by the scheme to maintain the aesthetics of the entry and exits of the towns for both visitors and residents.

Protecting assets

The significant investment that has been made by the residents of the region in the existing roads and stormwater infrastructure is recognised, and this infrastructure is protected from excessive use, and encroachment or undue disturbance by development. It is expected that development contributes to this infrastructure in proportion to its assessed impact.

Strategic Airports and aviation facilities

Regional Airports

Airports are located in Injune, Mitchell, Roma and Surat. Airports are a valuable asset to the community and broader public, providing a means of transportation and facilitating disaster relief and emergency services. They also provide substantial opportunities for supply chain connections, other business opportunities and a 'fly-in/fly-out' workforce.

Roma's airport precinct

An airport precinct surrounds the Roma Airport. The precinct is located 3 km from the centre of Roma, to the north along the Carnarvon Highway.

Within the precinct, provision is made for the expansion of facilities directly related to the functioning of the airport, such as an extension to the runway, and the terminal.

There is allocated space to accommodate private hangars and other airport-related activities such as the hiring and servicing of cars and the parking of buses.

Complementary uses

The precinct also allows for complementary uses surrounding the airport that either benefit from the proximity of the airport, or are able to be located close to a constant noise source. Such uses include car hire services, fuel stations and bus stations.

Developments within the precinct are assessed against a particular set of benchmarks that ensure the continued functioning and safety of the airport.

3.3 Further theme development

Planning for liveable communities and housing

Settlement pattern

The settlement pattern across the region is logical and sequenced. The built environment contributes to the overall amenity and character of both the rural and urban areas. Conflicts between different activities in urban areas are minimised.

A sufficient level of community services and facilities are available. The scheme provides opportunities for the establishment of a range of community services and facilities including disability, child care, youth and sporting facilities, medical and social support services and facilities for the retired population.

A high standard of urban design prevails, reinforcing or creating distinct edges between urban development and the surrounding rural landscape, and preventing 'ribbon' development extending along major roads within, and on the outskirts of urban areas.

Healthy spaces and places

The 'Healthy Spaces and Places Project'² identifies key principles for the development of healthy spaces and places within communities. Where the nature of the development (or the place it is located) provides the opportunity, the following principles should be encouraged:

Active Transport

Active transport includes non-motorised forms of transport involving physical activity, like walking and cycling. It also includes public transport for longer distance trips. Public transport trips usually include walking or cycling components as part of the whole journey.

Active transport provides tangible benefits by increasing daily physical activity levels and reducing greenhouse gas emissions by decreasing cars on the road. There are many benefits to active transport including improved personal wellbeing and fitness, and (by bringing people back into public space) an improved level of community.

Aesthetics

Public space and place aesthetics describe the attractiveness of an area, and in particular, the pleasant result of the various elements combined in the environment. Quality of views and vistas and the arrangement of elements such as street furniture, contribute to pleasant places. Connecting the built environment and landscapes (near or far away) in the urban setting produces places that are enjoyable and interesting.

² A joint project of the Australian Local Government Association, the Heart Foundation and the Planning Institute of Australia.

Connectivity

Linking of roads, intersections and the density of an area influences the directness of travel and determines how people choose to move around, by foot, bike, public transport or car.

When streets are well connected, a five-minute walk (to a local centre or a park) will be the preferred choice for travel. High connectivity and good provision of walking and cycling facilities are more likely to encourage walking and cycling for both practical transport and recreation.

Mixed density

Residential development that contains a mix of housing types such as single dwellings and multiple dwellings with a variety of lot sizes built areas and heights are considered 'mixed density'. For new residential developments, mixed density is encouraged to provide a range of housing choice. Greater densities maximise the use of infrastructure and land and make the provision of public transport more viable.

Parks and open space

Parks and open space are lands that are reserved for sport and recreation, preservation of natural environments, provision of green-space and/or urban stormwater management.

Safety and Surveillance

Perceptions of safety influence the extent that people use spaces and places. Street and place design that aims to reduce crime can enhance the physical, mental and social wellbeing of a community.

Social inclusion

Where all people and communities have the opportunity to participate fully in political, cultural, civic and economic life there is a high degree of social inclusion. Cycling, walking and public transport can stimulate social interaction on the streets as well as have health benefits for residents. Suburbs that depend solely on cars can isolate those without cars, particularly the young and the elderly. Social isolation and lack of community interaction are also associated with poorer health.

Supporting infrastructure

Facilities that encourage regular and safe physical activity such as:

- Walking: footpaths, lighting, water fountains and signage
- Cycling: bike paths, bike lockers, signage and showers
- Public transport: safe shelter and lighting
- Social interaction: seating, shade, shelter and toilets
- Recreation: seating, play equipment and facilities.

Healthy eating

Development and modification of the existing built environment can try to support an increase in physical activity and healthy eating. Physical activity and healthy eating are key components of health and wellbeing in the community.

Parks and open space

The parks network delivers a diverse range of settings and opportunities that cater for the varied sporting and recreational needs of residents and visitors of all ages, and people with disabilities.

The number, size, location and density of land parcels allocated for sport and active recreation is commensurate with the community profile and current and future needs.

Parks are distributed, located, and where possible, connected to provide high levels of accessibility, and to support an integrated green-space network that facilitates walking and cycling.

The desired standard of service for the parks and open space network is set to ensure its use for play, leisure and active outdoor recreation.

Forward planning for parks and open space networks identify future parks and open spaces, and the links between those spaces. Development accommodates these spaces and links. Rural residential and rural lots closer to towns provide an opportunity for transition areas from urban centres to the rural areas, and for green-space which promotes biodiversity and water quality.

Linkages through towns

The layout and design of new developments provide for the highest practical level of connectivity and supports access to services, facilities and employment opportunities by foot, bicycle or public transport wherever possible. This strategy promotes a safe, comfortable and healthy environment.

The desired standard of service for the walking and cycling paths is set to a standard that ensures their use for active outdoor recreation.

Mixed-use developments are encouraged in the centre zones, creating an immediate link between residential and other centre zone activities.

The local plans promote connectivity within the existing centres, and so promote them as destinations for new development.

The design of new development ensures a high level of connectivity between the different inhabited land uses and activity nodes at every scale, from individual buildings to whole townships and centres.

Safety

Urban design at building, street and community levels minimises the opportunity for crime and increases actual and perceived levels of personal safety. Where applicable, development shall reflect the Queensland Police Services' Crime Prevention through Environmental Design Guidelines (CPTED).

Town centres

Main streets within town centres are the pinnacle of social, commercial and retail activities, and are to be protected and intensified by locating any new major retail nodes (such as shopping centres) only within the principal or major centres of the region's towns.

Other uses that enhance the vibrancy of the town centre will be permitted if undertaken in conjunction with retail and commercial uses. These would include developments containing a mix of retail and/or commercial use and with a subordinate residential use. Community-based services and facilities further contribute to the activity in the town and are encouraged by the scheme.

General residential living

General residential areas are primarily used for accommodation activities. Other activities established within the zone are established in support of the residential activities of the zone.

Urban areas designated for residential purposes do not contain industrial uses, mining uses, large storage and transport uses, or intensive agricultural uses such as animal keeping, grain storage or saleyards.

Within general residential areas, streets maintain a predominantly low to medium density form and are linked to parkland, open space and local shops by footpaths and cycleways. These areas continue to provide communities with a high standard of amenity, visual character and access to support services.

Rural residential living

Small lot rural residential areas such as Timbury Hills in Roma have a low-density residential amenity which is maintained. Non-residential uses will not encroach into low-density residential areas, and, wherever possible, surrounding industrial areas will be buffered to protect the rural residential lifestyle.

Lot sizes in the rural residential zone are dependent upon the availability of reticulated water and sewerage. Rural residential development adjacent to the General Residential Zone will be designed to accommodate future further subdivision, to allow yields similar to those in the General Residential Zone in a future planning scheme.

Large rural residential allotments can contribute positively to the economy of the region by accommodating home businesses that require some storage or parking.

Rural and township living

Where allotments are larger than 100 ha, they may accommodate two dwelling houses.

The development of accommodation activities and any uses that support accommodation activities are encouraged in the townships. Such development assists the viability of service provision within townships. Townships contain light industrial uses that are suitable for colocation with residential uses, thereby enhancing the economic viability of the town but not unduly impacting its general amenity.

Planning for economic growth

Agriculture

The regional economy has always been closely linked to agricultural production. Even with the increased influence of mining, this link is expected to continue into the future.

The traditional agricultural activities of the region include sheep and cattle grazing, grain and cereal cropping, irrigated cropping and timber production.

Challenges confronting agriculture include shifting commodity prices, extreme weather events and the migration of young people from the region. Producers recognise that the health of the region's environment underpins their productivity and the region's prosperity, and must therefore be nurtured. Supporting infrastructure and services, such as transportation, and product storage and processing facilities, must also be encouraged and maintained, to protect and improve the future of these industries.

In rural areas, the circumstances in which business and industrial activities are appropriate are specific and limited. Business activities should serve the needs of the local area or the travelling public, while industrial activities are limited to intensive animal uses, livestock saleyards or other rural-based industries in appropriate locations that do not reduce the quantity of productive agricultural land.

Productive land is protected from unnecessary urban encroachment. It is preferable to increase the population within the rural areas while still maintaining the use of productive land by encouraging residential living in the townships. The amalgamation of agricultural land is promoted in recognition of the land requirements of contemporary agricultural practices.

Saleyards

The Roma Saleyards is the largest cattle selling centre in Australia. The Saleyards are a modern facility, continuously improving and adapting with the cattle industry, and providing a critical service to the cattle industry and in-turn the region's economy. The Saleyards are also a social hub and an enterprise that assists in the upkeep of other social and cultural activities, such as the Roma showgrounds and the Roma racecourse. The Saleyards have an important historic and continuing role in the region. A dynamic Saleyards is fundamental to the production of cattle and the general health of agricultural production throughout the region.

Intensive rural industries

Intensive rural industries (intensive animal industry, animal keeping, grain storage and distribution facilities and saleyards), mining and extractive industries, are to be located within the Rural Zone, taking advantage of the potential of the region's agricultural productivity and natural resources. Non-resident workforce accommodation can be established in the Rural zone to support these industries but is always considered a temporary use throughout the region.

Mining, petroleum and extractive resources

Core activities of miners are managed by State legislation, but many subsidiary activities take place under the governance of State planning legislation and this scheme. Subsidiary activities can include accommodation services, industrial production (such as concrete batching) and transportation services. The region's towns have successfully accommodated the growth in mining activity throughout the region, and are well placed to continue to do so, and continue to develop additional support mechanisms that will further assist the mining industry into the future.

Energy reserves in the Surat Basin are a major resource for domestic and international consumers. Gas reserves in the region will play a pivotal role in Queensland achieving its clean energy electricity generation targets and will continue to increase export earnings as liquefied natural gas facilities are established and increase the supply of LNG to overseas markets.

Transportation

Regional industry is naturally transport intensive, and the region's towns have long been home to significant heavy vehicle transport operations. Many smaller transport businesses are family-owned, and larger lot rural residential areas can provide ideal home-based business locations for these operations. Allowing heavy equipment and vehicle orientated home-based business in rural residential areas offers flexibility for smaller operations, and leaves industrial zoned land available for larger industries.

The use of larger lot Rural residential areas for Home-based business use is defined by the Home-based business code, to ensure road infrastructure is protected, and urban areas are not subjected to excessive heavy vehicle movement.

Tourism

Tourist facilities may be located to maximise the experience of the visitor. Proposals for rural or nature-based tourism development encouraged in rural areas include environment facilities, function facilities, nature-based tourism, outstation and tourist attraction. Uses may be located near natural attractions, providing there are no visual or environmental impacts on either the attraction or its surroundings.

Within the towns, tourist accommodation is encouraged along the major routes through the town, or within the town centre, providing the built form of the accommodation is in keeping with the surrounding built environment. Advertising

devices must also respect the immediate surroundings, especially when located in general residential areas.

Future growth opportunities

The demand for agricultural produce will grow as the world's population continues to rise. Ensuring supply chains are maintained and improved is vital to maximising the advantages that this growth brings. Value-adding to primary product is also a continuing opportunity to be encouraged wherever possible.

Demand for gas will continue to grow, and continue to make a major contribution to the region's economy. It is also expected that increased demand for renewable energy will eventually benefit the region. Maranoa is well placed to benefit from growth in renewable energy production as it continues to build its industrial base by supporting the agriculture and mining industries.

The region's natural beauty, major highways and proximity to significant national parks are all attractions for tourists, and as an ageing population retires and 'takes to the road' touring the country over the coming years, tourism in the Maranoa will increase.

Planning for the environment and heritage

Ecological Sustainability

The principles of supporting State legislation (such as the *Environmental Protection Act 1997*, the *Planning Act 2016* and the *Water Act 2000*) are upheld in the scheme including:

- integrated and long-term decision-making – incorporating long and short-term environmental, economic and social considerations;
- intergenerational equity – ensuring the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;
- intra-generational equity - ensuring a fair share of resources and opportunity among present generations;
- precautionary principle – ensuring that where there are threats of serious or irreversible environmental damage, a lack of full scientific certainty is not used as a reason for postponing measures to prevent environmental degradation;
- conserving biological diversity and ecological integrity - protecting the variety of all life forms, their genetic diversity and the ecosystem of which they form a part, recognising the various services they provide to humans as well as their intrinsic values;
- engaged governance – ensuring broad community involvement in decisions and actions that affect its members;

Water access and use

The expansion of urban areas will only occur where there is secure access to adequate supplies of water of suitable quality to support the expansion.

Urban development is planned, designed, constructed and operated to protect environmental values and meet the water quality objectives of the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* for regional surface water, groundwater and wetlands.

Supporting agriculture

Quality agricultural land in the region is identified and protected. Land use other than agriculture on such land is considered within the context of the impacts on the viability of primary production and uses that improve that viability are encouraged.

Cultural heritage

Listed historic places are preserved, and the traditional rural township character of smaller rural centres and their surrounding districts is maintained.

Planning for safety and resilience to hazards

Flood hazard

Density and development yields in the defined inundation area within the significant, high and extreme flood hazard areas will not increase. Within this area, no new lots are to be created, and only one dwelling unit is located on each lot.

Any development approved in the flood hazard area will be required to ensure water flow paths are not restricted, and no property is adversely affected by diverted floodwaters.

Further information on climate change effects

The two major water resources of the region are surface water flows and groundwater from the Great Artesian Basin. The latter is much less exposed and sensitive to climate change effects than surface water, due to the very large scale of the Great Artesian Basin system. All industries and populations will continue to increase reliance on the Great Artesian Basin System into the future. The likely key pressures in the region are changes in rainfall patterns that lead to reduced average rainfall, more prolonged drought and periodic extreme flow events. This may lead to a general shortage of water, although this may be offset partly by extreme flood events and a predicted increase in rainfall event intensity and rainfall-runoff.

Agriculture continues to be a significant industry for the region covering cropping enterprises such as grain and cereal, as well as the cattle industry. Such industries will likely be exposed to many challenges under future changes to the climate.

By 2050 under a continuing high emissions scenario, there is predicted to be a decline in rainfall, increasing high temperatures, and an increase in evaporation, all of which will combine to make the provision of water for agriculture and grazing more difficult. Increased variability and changes to temperature, seasonality of rainfall, reduced soil moisture, are likely to impact the dynamics of pests, diseases and weeds.

Increased heat stress on cattle and crops may also occur. Adaptive responses by producers are likely to include diversification of farm enterprises, opportunistic planting, zero-till practices, crop/cultivar selection, increased monitoring and adoption of Integrated Pest Management practices, and changes to the timing of planting and cultivar selection.

Planning for infrastructure

Connectivity

Future plans for transport infrastructure are consistent with the following traffic management intentions:

- The number and location of private vehicular accesses are to be determined by the nature of the development, its location, its traffic and transport characteristics, and the function, capacity and condition of adjoining roads.
- Developments will contribute to a network of streets, paths and cycleways that allow for a high degree of local accessibility and connectivity, and that support and encourage physical activity. Such connections are also to achieve a high standard of comfort and safety through the use of landscaping and lighting.

- People are connected to public spaces, including recreational areas and community services through an appropriate land use structure with supporting transport, parks and open space.

Efficient use of infrastructure

The zones, codes and assessment benchmarks in this scheme are structured to encourage urban development that can be efficiently provided with services that will serve to consolidate the existing community structure.

All new uses and works are to be located, designed and managed in ways that maximise the efficiency of the town infrastructure. Major urban development requiring full urban infrastructure is located in areas identified for the present or future provision of sewerage and water infrastructure.

The various zones, codes and assessment benchmarks in this scheme are structured to ensure that development will occur in a manner that promotes efficient and integrated transport options and infrastructure and provides for a high level of accessibility and development that would prejudice the safety or efficiency of the region's transport infrastructure is discouraged.

The region has sufficient transport corridors and adequate facilities including aerodromes and airports to facilitate the safe and efficient movement of goods.

Infrastructure (including water, sewerage and roads) continues to reflect community expectations and needs, meets engineering and environmental standards and is provided in an orderly and logical sequence to ensure cost-effectiveness.

Part 4. Local Government Infrastructure Plan

4.1 Preliminary

- (1) This Local Government Infrastructure Plan (LGIP) has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the LGIP is to:
 - (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
 - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
 - (c) enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning;
 - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and
 - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The Local Government Infrastructure Plan:
 - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;
 - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks (where applicable):
 - (i) water supply;
 - (ii) sewerage;
 - (iii) stormwater;
 - (iv) transport;
 - (v) public parks and land for community facilities;
 - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the extrinsic material at the end of Section 4.

4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth; and
 - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.

- (2) The planning assumptions together with the desired standards of service form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
- (a) the base date 2011 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2016;
 - (ii) mid 2021;
 - (iii) mid 2026; and
 - (iv) mid 2031.
 - (b) the LGIP development types in column 2 include the uses in column 3 of Table 4.1.
 - (c) the projection areas identified in Schedule 3 Local government infrastructure plan mapping and tables.

Table 4.1: Relationship between LGIP development categories, LGIP development types and uses

COLUMN 1 LGIP DEVELOPMENT CATEGORY	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 USES
Residential development	Attached dwelling	Dual occupancy Multiple dwelling Accommodation units Community residence Dwelling unit Home-based business Retirement facility Residential care facility Rooming accommodation Rural workers accommodation Short-term accommodation Special industry
	Detached dwelling	Dwelling house Caretakers accommodation Home-based business Rural workers accommodation
	Residential (temporary)	Relocatable home park Non-resident workforce
Non-residential development	Commercial	Agricultural supplies store Brothel Car wash Community care centre Function facility Funeral parlour Health care services Office Outdoor sales

COLUMN 1 LGIP DEVELOPMENT CATEGORY	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 USES
		Parking Station Sales office Service industry Service station Shopping Centre Showroom Theatre Veterinary services Warehouse
	Community purpose	Community use Cemetery Child care centre Club Community use Crematorium Educational establishment Emergency services Hospital Place of worship
	Industry	Extractive industry High impact industry Low impact industry Marine Industry Medium impact industry Renewable energy facility Research and technology industry Rural industry Wholesale nursery Winery
	Intensive Agriculture	Aquaculture Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Stock sales yard
	Recreation	Indoor sport and recreation Major sport, recreation and entertainment facility Motorsport facility Nature-based tourism Outdoor sport and recreation Park
	Retail	Adult Store Bar Food and drink outlet

COLUMN 1 LGIP DEVELOPMENT CATEGORY	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 USES
		Hotel Nightclub entertainment facility Shop Shopping centre Showroom Garden Centre Hardware and trade supplies Market Nightclub entertainment facility
	Tourist facility	Nature-based tourism Resort complex Tourist attraction Tourist park
	Transport and storage depot	Air services Landing Port services Transport depot
	Utility	Substation Telecommunications facility Utility installation
	Other	Detention facility Environmental facility Outstation Permanent plantation Roadside stall

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2: Population and employment assumptions summary.

Table 4.2: Population and employment assumptions summary

COLUMN 1 DESCRIPTION	COLUMN 2 ASSUMPTIONS					
	2011	2016	2021	2026	2031	Ultimate Population
Population	13,146	14,124	14,592	15,378	16,254	28,453
Employment	5,992	6,495	6,729	7,133	7,586	12,741

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for population, Table 3.1: Existing and projected population
 - (b) for employment, Table 3.2: Existing and projected employees

4.2.2 Development

- (f) The developable area is identified on Local Government Infrastructure Plan Maps LGIP-PIA 01 to LGIP-PIA-04.
- (g) The planned density for future development is stated in Table 3.3 in Schedule 3— Local Government Infrastructure Plan mapping and tables.
- (h) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.3: Residential dwellings and non-residential floor space assumptions summary.

Table 4.3: Residential dwellings and non-residential floor space assumptions summary

COLUMN 1 DESCRIPTION	COLUMN 2 ASSUMPTIONS						
		2011	2016	2021	2026	2031	Ultimate Population
Residential dwellings	No.	5,417	5,894	6,081	6,380	6,703	11,565
Non-residential floor space	(GFA m ²)	276,070	304,560	317,560	340,440	365,330	646,830

- (i) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local Government Infrastructure Plan mapping and tables:
 - (c) for residential development, Table 3.4
 - (d) or non-residential development, Table 3.5

4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table 3.3 in Schedule 3 Local Government Infrastructure Plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
 - (a) for the water supply network, Table 3.6
 - (b) for the sewerage network, Table 3.7
 - (c) for the stormwater network, Table 3.8
 - (d) for the transport network, Table 3.9
 - (e) for the parks and land for community facilities network, Table 3.10

4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan maps LGIP-PIA-01 to LGIP-PIA-04.

4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for trunk infrastructure networks are identified in the extrinsic material.

4.4.1 Water supply network desired standards of service

- (1) The desired level of service for the water supply network is detailed in Table 4.4.1.1.
- (2) The desired water supply network design criteria are contained in Table 4.4.1.1 (a).
- (3) Council aims to provide a reticulated potable water supply to meet the demands of consumers and firefighting requirements.

Table 4.4.1.1: Water supply network desired standard of service

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Reliability/continuity of supply	Design the water supply network in accordance with adopted standards to provide a reliable supply of potable water with minimal interruptions to service and minimise non-revenue water loss.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Design and Construction Guidelines Water Supply Network • National Health and Medical Research Council (NHMRC) Australian drinking water guidelines • <i>The Water Supply (Safety and Reliability) Act 2008</i>
Adequacy of supply	All development is provided with a reliable water supply that is adequate for the intended use.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Design and Construction Guidelines • <i>The Water Supply (Safety and Reliability) Act 2008</i>

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Quality of supply	The environmental impacts of the water supply network are monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	National Health and Medical Research Council (NHMRC) Australian drinking water guidelines
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with applicable statutory requirements and community expectations.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • <i>Environmental Protection Act 1994</i> • <i>Water Act 2000</i>
Pressure and leakage management	The water network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • <i>Water Act 2000</i>
Infrastructure design/planning standards	The design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Design and Construction Guidelines

Table 4.4.1.1 (a): Water supply network design criteria

CRITERIA	PERFORMANCE MEASURE
Average day demand	650 litres per equivalent person per day
Minimum Network Pressure	20m
Maximum pressure	50m
Absolute maximum pressure	80m
Fire flow performance for Residential demand	15l/s for 2 hours duration, (3 stories or less)
Fire flow performance for Commercial demand	30l/s for four hours duration

4.4.2 Sewerage network desired standard of service

- (1) The desired standards of service for the sewerage network are detailed in Table 4.4.2.1.
- (2) The desired sewer supply network design criteria are contained in Table 4.4.2.1 (a).
- (3) The reticulated sewer supply is to be designed to meet the demands of consumers and applicable environmental standards.
- (4) The sewerage system is to be designed to transport sewerage from residential, commercial and industrial properties using gravity flow pipes and where this is not possible by pumping to the treatment plant.

Table 4.4.2.1: Sewer supply network desired standards of service

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Reliability/continuity of supply	Design the sewer network in accordance with adopted standards to provide reliable sewerage collection, treatment and disposal.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Sewerage Network Design and Construction Guidelines
Quality of treatment	All development is provided with a reliable and effective sewerage service that is adequate for the intended use.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Sewerage Network Design and Construction Guidelines • <i>Environmental Protection Act 1994</i> • <i>Environmental Authority</i>
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with applicable statutory requirements and community expectations.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • <i>Environmental Protection Act 1994</i> • <i>Environmental Authority</i>
Effluent reuse	Reuse effluent wherever practicable and in accordance with regulatory provisions and community expectations.	<ul style="list-style-type: none"> • <i>The Water Supply (Safety and Reliability) Act 2008</i> • <i>Environmental Protection Act 1994</i> • <i>Queensland Water Recycling Guidelines – December 2005</i> • <i>Environmental Authority</i>
Infrastructure design/planning standards	Design the sewerage network to comply with established codes and standards.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Sewerage Network Design and Construction Guidelines • <i>The Water Supply (Safety and Reliability) Act 2008</i>

Table 4.4.2.1 (a): Sewer supply network desired standards of service

CRITERIA	PERFORMANCE MEASURE	
Average dry weather flow	200 litres per day per equivalent person	
PUMPING STATION AND RISING MAINS		
Minimum velocity	1.5m/s	
Maximum velocity	3.5m/s	
GRAVITY MAINS		
Minimum velocity	0.7m/s	
Maximum velocity	0.2m/s	
Minimum grade	Sewer Size (mm)	Minimum Grade
	150	1:150
	225	1:290
	300	1:420
	375	1:570

4.4.3 Stormwater drainage network desired standards of service

- (1) The desired standards of service for the stormwater network service are contained in Table 4.4.3.1.
- (2) The stormwater drainage system is to collect and convey stormwater through respective catchment areas while causing minimal damage to people or property.

Table 4.4.3.1: Stormwater network desired standards of service

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Quantity	Collect and convey stormwater in natural and natural engineered channels, piped drainage network and overland flow paths to a lawful point of discharge, in a safe manner that protects life and property.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Stormwater Drainage Design and Construction Guidelines • Queensland Urban Drainage Manual
Quality	Water quality is managed to protect environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Stormwater Drainage Design and Construction Guidelines • State Planning Policy Guidelines State Interest

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Environmental impacts	The environmental impacts of the stormwater network are minimised in accordance with applicable statutory requirements and community expectations.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • <i>Environmental Protection Act 1994</i> • Capricorn Municipal Development Guidelines – Stormwater Drainage Design and Construction Guidelines
Infrastructure design/planning standards	The design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Capricorn Municipal Development Guidelines – Stormwater Drainage Design and Construction Guidelines

4.4.4 Transport network desired standards of service

- (1) The transport network consists of roads and pedestrian and cycle networks.
- (2) The desired standards of service are contained in Table 4.4.4.1.

Table 4.4.4.1: Transport network desired standards of service

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Road network design/planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities and freight movement.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017 • Maranoa Regional Council Registers of Roads and Road Policies • Capricorn Municipal Design Guidelines – Geometric Road Design
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe, attractive and convenient network that provides acceptable travel alternatives.	<ul style="list-style-type: none"> • Maranoa Planning Scheme 2017

4.4.5 Public parks and land for community facilities network

- (1) The desired standard of service for the parks and land for community facilities are to:
 - (a) provide recreational and sporting parks in line with current and emerging community needs;
 - (b) provide a diverse range of activity opportunities and landscape settings to encourage healthy lifestyles and maximise opportunities for engagement in physical activity;
 - (c) provide safe, attractive places and equitable and convenient access to recreation, sport and open space infrastructure;
 - (d) ensure that sufficient land is identified and protected to meet the recreation and sporting needs of the future population;

- (e) ensure spaces and facilities support the ongoing viability of community user groups and have the capacity to adapt to changing needs over time;
- (f) protect, preserve and enhance natural habitat and environmental processes;
- (g) protect and enhance the cultural and natural heritage and scenic/landscape amenity of the Maranoa Region; and
- (h) contribute to the legibility and character of neighbourhoods.

Table 4.4.5.1: Rate of provision for parks and community land

MEASURE	RATE OF PROVISION (HA/1,000 PEOPLE)	
	ROMA, MITCHELL, INJUNE, SURAT, WALLUMBILLA AND YULEBA	ALL OTHER AREAS
Local recreation park	1.5	N/A
District recreation park	1.0	0.5
District and regional sports parks	1.0	0.4
Land for community facilities	0.1	
TOTAL	3.6	1.0

Table 4.4.5.2: Design criteria for parks

CHARACTERISTIC	RECREATION PARKLAND		SPORT PARKS	
	DISTRICT	REGIONAL	DISTRICT	REGIONAL
Accessibility standard (km)	2-2.5km 2.0ha useable area	Maranoa Regional Local Government Area	5-10km of residential areas	Located in, or on the edge of urban areas
Minimum usable size		5.0ha +	5.0ha +	5-10ha
Shape of land	Square to rectangular with a side ratio no greater than 2:1		Square or rectangular	
Maximum desired grade	1:20 for main use area, variable for the remainder		1:50 for all playing surfaces 1:10 for remainder	1:50 for all playing surfaces
Minimum desired flood immunity	Minimum 70% of total area above Q5; and Minimum 30% of total area above Q50; and Minimum 5% of total area above Q100	Minimum 90% of total area above Q5; and Minimum 40% of total area above Q50; and Minimum 10% of total area above Q100 with main activity area/s above Q100	Minimum 70% of total area above Q5; and Minimum 30% of total area above Q50; and Minimum 5% of total area above Q100	Minimum 90% of total area above Q5; and Minimum 40% of total area above Q50; and Minimum 10% of total area above Q100 Free of hazards. Fields and courts above Q50. Built facilities above Q100

CHARACTERISTIC	RECREATION PARKLAND		SPORT PARKS	
	DISTRICT	REGIONAL	DISTRICT	REGIONAL
Road frontage and visibility	50% of park perimeter to have direct road frontage, preferably on a collector road		25-50% of park perimeter to have direct road frontage on a collector road	
Linkage	Linkage to existing open space preferable		Sports parks clustered (preferable)	

Table 4.4.5.3: Standard embellishments for public parks

PARK ELEMENT	RECREATION PARKLAND		SPORT PARKS	
	LOCAL	DISTRICT	LOCAL	DISTRICT
Recreation activity areas (eg. Play spaces, fitness circuits, hit up walls, pathway networks, active youth facilities)	✓	✓	✓	✓
Fencing, bollards, lock rail	✓	✓	✓	✓
Playgrounds	✓	✓		
Landscaping	✓	✓	✓	Planted buffer areas adjacent to residential areas
Significant vegetation required for more natural settings	As identified by the relevant master plan	As identified by the relevant master plan.		
Irrigation	✓	✓	✓	✓
Feature paving / concrete stencilling		✓		
Lighting	✓	✓	✓	✓
Pedestrian pathway access network	✓	✓	✓	✓
Bike racks	✓	✓	✓	✓
Signage	✓	✓	✓	✓
Shade structures	✓	✓	✓	✓
Tap / bubbler	✓	✓	✓	✓
Bench seating	✓	✓	✓	✓
Barbeque	✓	✓		✓
Shelters / gazebo with tables and seating	✓	✓	✓	✓
Rubbish bins	✓	✓	✓	✓
Toilet	✓	✓	✓	✓
Internal roads		✓		✓
Car parking	✓	✓	✓	✓

PARK ELEMENT	RECREATION PARKLAND		SPORT PARKS	
	LOCAL	DISTRICT	LOCAL	DISTRICT
Bus pull-through	✓	✓	✓	✓
Bus parking		✓	✓	✓

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard.

Table 4.5.1: Planning horizon for a trunk infrastructure network

COLUMN 1 TRUNK INFRASTRUCTURE NETWORK	VOLUME 2 PLANNING HORIZON
Water supply	2031
Sewerage	2031
Stormwater	2031
Transport	2031
Parks and land for community facilities	2031

4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3 – Local Government Infrastructure Plan mapping and tables:
- Local Government Infrastructure Plan Map LGIP-W-01 to LGIP-W-12
 - Local Government Infrastructure Plan Map LGIP-S-01 to LGIP-S-06
 - Local Government Infrastructure Plan Map LGIP-SW-01 to LGIP-SW-03
 - Local Government Infrastructure Plan Map LGIP-T-01 to LGIP-T-10
 - Local Government Infrastructure Plan Map LGIP-PC-01 to LGIP-PC-06
- (2) The State infrastructure forming part of the transport trunk infrastructure network has been identified using the information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed on the Maranoa Regional Council website at: www.maranoa.qld.gov.au
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3 – Local Government Infrastructure Plan mapping and tables:
- for the water supply network Table 3.2.1
 - for the sewerage network Table 3.2.2
 - for the stormwater network Table 3.2.3
 - for the transport network Table 3.2.4

(e) for the parks and land for community facilities network Table 3.2.5

4.6 List of extrinsic material

The below table identifies the documents that assist in the interpretation of the Local Government Infrastructure Plan and are extrinsic material under the *Statutory Instruments Act 1992*.

COLUMN 1 TITLE OF DOCUMENT	COLUMN 2 DATE	COLUMN 3 AUTHOR
Local Government Infrastructure Plan Planning Assumptions	June 2018	Maranoa Regional Council
Local Government Infrastructure Plan Sewer Assumptions	June 2018	Maranoa Regional Council
Local Government Infrastructure Plan Water Assumptions	June 2018	Maranoa Regional Council
Local Government Infrastructure Plan Stormwater Assumptions	June 2018	Maranoa Regional Council
Local Government Infrastructure Plan Transport Assumptions	June 2018	Maranoa Regional Council
Local Government Infrastructure Plan Public Parks and Community Land Assumptions	June 2018	Maranoa Regional Council
Capricorn Municipal Design Guidelines Sewerage Network D12 Design and Construction Guidelines	January 2017	
Capricorn Municipal Design Guidelines Water Supply Network D11 Design and Construction Guideline	January 2017	
Capricorn Municipal Design Guidelines Stormwater Drainage Design D5 Design Guidelines	January 2017	
Capricorn Municipal Design Guidelines Geometric Road Design D1 Design Guidelines	January 2017	

Note: The Capricorn Municipal Design Guidelines can be viewed at: www.cmdg.com.au

Schedule 3: Local Government Infrastructure Plan mapping and tables

Table 3.1: Existing and projected population

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING PROJECTED POPULATION					
		2011	2013	2021	2023	2031	ULTIMATE
Roma	Detached	6216	7033	7423	8090	8820	10 920
	Multiple	690	783	825	900	980	1,214
	Total	6906	7816	8248	8990	9800	12 134
Mitchell	Detached	820	844	850	859	867	4506
	Multiple	91	93	94	95	96	502
	Total	911	937	944	954	963	5008
Injune	Detached	358	367	369	373	377	545
	Multiple	40	40	41	41	41	61
	Total	398	407	410	414	418	606
Surat	Detached	384	381	375	374	374	1,253
	Multiple	42	42	41	41	41	138
	Total	426	423	416	415	415	1,391
Inside PIA (total)		8641	9583	10 018	10 773	11 596	19 139
Outside PIA	Detached dwellings	4458	4492	4525	4556	4608	9181
	Multiple	47	49	49	49	49	133
	Total	4505	4541	4574	4605	4657	9314
Total Population		13 146	14 124	14 592	15 378	16 254	28 453

Table 3.2: Existing and projected employees

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING PROJECTED POPULATION					
		2011	2013	2021	2023	2031	ULTIMATE
Roma	Industry	1398	1584	1672	1823	1987	2460
	Commercial Purposes (office, personal services)	1466	1666	1758	1916	2089	2586
	Community purpose/Education	321	365	386	420	458	567
	Retail	286	325	343	374	407	504
	Other	106	124	130	142	155	192
	TOTAL	3577	4064	4289	4675	5096	6309
Injune	Industry	120	123	123	124	125	179
	Commercial Purposes (office, personal services)	59	60	61	61	62	89
	Community purpose/Education	18	19	19	20	20	28
	Retail	6	6	6	6	6	9
	Other	8	8	8	8	8	16
	TOTAL	211	216	217	219	221	321
		2011	2013	2021	2023	2031	ULTIMATE
Mitchel	Industry	212	215	217	219	221	1,151
	Commercial Purposes (office, personal services)	106	107	108	109	110	552
	Community purpose/ Education	46	47	48	48	49	253
	Retail	42	43	43	44	44	230
	Other	19	19	18	19	19	117
	TOTAL	425	431	434	439	443	2303
Surat	Industry	102	100	98	98	98	331
	Commercial Purposes (office, personal services)	60	55	55	55	55	193
	Community purpose/Education	24	22	22	22	22	75
	Retail	3	3	3	3	3	12.5
	Other	4	4	4	4	4	13.5
	TOTAL	193	190	186	186	186	625
Inside PIA (total)		4406	4901	5126	5519	5946	9558
Outside PIA (total)	Rural/Other	1586	1594	1603	1614	1640	3183
Total Employment		5992	6495	6729	7133	7586	12 741

Table 3.3: Planned density and demand generation rate for a trunk infrastructure network

COLUMN 1 AREA CLASSIFICATION	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 PLANNED DENSITY		COLUMN 4 DEMAND GENERATION RATE FOR A TRUNK INFRASTRUCTURE NETWORK				
		Non-residential plot ratio (%)	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (ha/1000 persons)	Stormwater network (imp ha/dev ha)
Residential development								
All catchments	Residential		10	30	26	90	3.6	0.60
	Medium-density residential		20	60	52	180	3.6	0.80
	Low-density residential		2.5	7.5	6.5	22.5	3.6	0.15
Non – residential development								
All catchments	Industry	90		56	73.06	450		0.9
	Commercial purpose (office, personal service)	90		75	350	900		0.9
	Retail	90		75	350	2,227.5		0.9

Table 3.4: Existing and projected residential dwellings

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING PROJECTED RESIDENTIAL DWELLINGS					
		2011	2016	2021	2026	2031	ULTIMATE
Roma	Detached	2316	2705	2855	3111	3392	4200
	Multiple	257	301	317	346	377	466
	Total	2573	3006	3172	3457	3769	4666
Mitchell	Detached	412	415	415	415	415	1,959
	Multiple	46	50	50	50	50	217
	Total	458	465	465	465	465	2,176
Injune	Detached	185	205	205	205	205	237
	Multiple	20	20	20	20	20	26
	Total	205	225	225	225	225	263
Surat	Detached	213	213	214	214	214	544
	Multiple	18	18	18	18	18	60
	Total	231	231	232	232	232	604
Total inside PIA		3467	3927	4094	4379	4691	7709
Total outside PIA		1950	1812	1987	2001	2012	3856
Total Dwellings (of whole region)		5417	5894	6081	6380	6703	11 565

Table 3.5: Existing and projected non-residential floor space

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING AND PROJECTED NON-RESIDENTIAL FLOOR SPACE (M2 GFA)					
		2011	2016	2021	2026	2031	ULTIMATE
Roma	Industry	139 500	158 400	167 200	182 300	198 700	246 000
	Commercial Purposes (office, personal services)	43 980	49 980	52 740	57 480	62 670	77 580
	Community purpose/Education	16 050	18 250	19 300	21 000	22 900	28 350
	Retail	8 580	9 750	10 290	11 220	12 210	15 120
	Total	208 110	236 380	249 530	272 000	296 480	367 050
Mitchell	Industry	21 200	21 500	21 700	21 900	22 100	115 100
	Commercial Purposes (office, personal services)	3 180	3 210	3 240	3 270	3 300	16 560
	Community purpose/Education	2 300	2 350	2 400	2 400	2 450	12 650
	Retail	1 260	1 290	1 290	1 320	1 320	6 900
	Total	27 940	28 350	28 630	28 890	29 170	151 210
Injune	Industry	12 000	12 300	12 300	12 400	12 500	17 900
	Commercial Purposes (office, personal services)	1 770	1 800	1 830	1 830	1 860	2 670
	Community purpose/Education	900	950	950	1 000	1 000	1 400
	Retail	180	180	180	180	180	270
	Total	14 850	15 230	15 260	15 410	15 540	22 240
Surat	Industry	10 200	10 000	9 800	9 800	9 800	33 100
	Commercial Purposes (office, personal services)	1 800	1 740	1 710	1 710	1 710	5 790
	Community purpose/Education	1 150	1 100	1 100	1 100	1 100	3 750
	Retail	90	90	90	90	90	2,250
	Total	13 240	12 930	12 700	12 700	12 700	44 890
Total inside PIA	264 140	292 890	306 120	329 000	353 890	585 390	
Total outside PIA	11 930	11 670	11 440	11 440	11 440	61 440	
Total Employment (GFA)	276 070	304 560	317 560	340 440	365 330	646 830	

Table 3.6: Existing and projected demand for the water supply network

COLUMN 1 SERVICE CATCHMENT	COLUMN 2 EXISTING AND PROJECT DEMAND (EP)				
	2016	2021	2026	2031	ULTIMATE
Roma	12 052.4	12 657.6	13 687.6	14 808.4	18 047.8
Mitchell	2118.8	2124.4	2125.75	2125.75	8198.3
Injune	1540.53	1541.48	1541.68	1541.68	1715.78
Surat	1338.14	1338.12	1338.12	1338.12	1996.8
Wallumbilla	596.41	603.89	603.89	603.89	1522.4
Yuleba	360.86	465.10	465.10	465.10	2073.14
Amby	150	150	150	150	330
Mungallala	174	174	174	174	183
Jackson	120	120	120	120	201
Muckadilla	93	93	93	93	96

Table 3.7: Existing and projected demand for the sewerage network

COLUMN 1 SERVICE CATCHMENT	COLUMN 2 EXISTING AND PROJECT DEMAND (EP)				
	2016	2021	2026	2031	ULTIMATE
Roma	12 094.92	12 784.53	13 934.82	15 170.8	18 790.10
Mitchell	1671.75	1680.45	1683.38	1685.21	7 998.2
Injune	850.12	850.56	851.95	851.34	1056
Surat	856.12	860.88	860.88	860.88	2256.6
Amby	130	130	130	130	286
Mungallala	148	148	148	148	158

Table 3.8: Existing and projected demand for the stormwater network

COLUMN 1 SERVICE CATCHMENT	COLUMN 2 EXISTING AND PROJECT DEMAND (IMP HA)				
	2016	2021	2026	2031	ULTIMATE
Roma	116.06	122.5	133.51	145.96	180.52
Mitchell	17.19	17.23	17.25	17.25	98.27
Injune	8.37	8.38	8.38	8.38	10.15

Table 3.9: Existing and projected demand for the transport network

COLUMN 1 SERVICE CATCHMENT	COLUMN 2 EXISTING AND PROJECT DEMAND (VPD)				
	2016	2021	2026	2031	ULTIMATE
Roma	45 790.1	48 332	52 670	57 418	71 085
Mitchell	6332.3	6356.7	6375.7	6398.7	31 036.7
Injune	3020.5	3023.5	3040.5	3047.5	3828.3
Surat	2978.3	2966.3	2966.3	2966.3	8923.9
Wallumbilla	1766.9	1786.9	1786.9	1786.9	6652.3
Yuleba	1319.3	1315.3	1315.3	1315.3	7573.8
Amby	450	450	450	450	990
Mungallala	513	513	513	513	549
Jackson	207	207	207	207	594
Muckadilla	225	225	225	225	1386

Table 3.10: Existing and projected demand for the parks and land for community facilities network

COLUMN 1 SERVICE CATCHMENT	NETWORK ELEMENT	COLUMN 2 EXISTING AND PROJECTED DEMAND (HA)				
		2016	2021	2026	2031	ULTIMATE
Roma	Local recreation park	1.5	1.5	1.5	1.5	1.5
	District recreation park	1	1	1	1	1
	Local and district sports park	1	1	1	1	1
Mitchell	Local recreation park	1.5	1.5	1.5	1.5	1.5
	District recreation park	1	1	1	1	1
	Local and district sports park	1	1	1	1	1
Injune	Local recreation park	1.5	1.5	1.5	1.5	1.5
	District recreation park	1	1	1	1	1
	Local and district sports park	1	1	1	1	1
Surat	Local recreation park	1.5	1.5	1.5	1.5	1.5
	District recreation park	1	1	1	1	1
	Local and district sports park	1	1	1	1	1
Wallumbilla	Local recreation park	1.5	1.5	1.5	1.5	1.5
	District recreation park	1	1	1	1	1
	Local and district sports park	1	1	1	1	1
Yuleba	Local recreation park	1.5	1.5	1.5	1.5	1.5
	District recreation park	1	1	1	1	1
	Local and district sports park	1	1	1	1	1
COMMUNITY FACILITIES						
All Catchments	Community facilities	1.4	1.4	1.5	1.6	2.85

SC3.2: Schedule of Works

Table 3.2.1: Water supply network schedule of works

MAP REFERENCE	PROPOSED INFRASTRUCTURE	ESTIMATED TIMING	VALUE (INCLUDING COSTS AND CONTINGENCY)
W-01	New northern bore, reservoir, and booster system	2017/18	\$950 000
W-02	Delivery main northern bore to Northern Road (1470m)	2017/18	\$650 000
W-03	Delivery main northern bore Alexander Avenue to Miscamble Street	2017/18	\$130 000
W-04	Upgrade main Northern Road to Alexander Ave (310m)	2017/18	\$150 000
W-05	Alexander Ave connection 150mm	2017/18	\$85 000
W-06	Bore 12 reservoir & booster	2018/19	\$400 000
W-07	Bore 17 to Currey St reservoirs (1260m)	2019/20	\$600 000
W-08	Miscamble Street (West) augmentation	2019/20	\$845 000
W-09	Bore 2 reservoir & booster	2020/21	\$450 000
W-10	Arthur St (South) augmentation	2020/21	\$450 000
W-11	Currey St (North) augmentation	2021/22	\$250 000
W-12	Timbury St, Cottell St to Duke St augmentation	2021/22	\$250 000
W-13	Bore 9 reservoir booster	2022/23	\$360 000
W-14	Bore 6	2022/23	\$400 000
W-15	Purchase land for Campbells Park Reservoir	2025/26	\$150 000
W-16	McGrath 5ML reservoir and booster	2025/26	\$3 500 000
W-17	Campbells Park Reservoir	2025/26	\$4 100 000
Total			\$13 720 000

Table 3.2.2: Sewerage network schedule of works

MAP REFERENCE	PROPOSED INFRASTRUCTURE	ESTIMATED TIMING	VALUE (INCLUDING COSTS AND CONTINGENCY)
S-01	Roma – Major Street – Sewer main diversion – Gregory Street	2017/18	\$920 180
S-02	Roma – Major Street – Sewer main diversion	2017/18	\$200 000
S-03	Roma – STP Anaerobic Ponds	2021/22	\$1 445 000
S-04	Roma – STP-12000EP development application and planning	2018/19	\$200 000
S-05	Roma – STP Maturation Pond 1	2025/26	\$850 000
Total			\$3 615 180

Table 3.2.3: Stormwater network schedule of works

MAP REFERENCE	PROPOSED INFRASTRUCTURE	ESTIMATED TIMING	VALUE (INCLUDING COSTS AND CONTINGENCY)
SW-01	Western Levee	2018	\$300 000
SW-02	Eastern Diversion Channel	2018	\$300 000
SW-03	Long Drain Works (A)	2020	\$1 961 638
SW-04	Railway Dam Widening	2019	\$66 000
SW-05	Extended Eastern Diversion Channel	2026	\$190 421
SW-06	Winchester Street	2020	\$97 500
SW-07	Extended Eastern Diversion Channel	2019	\$1 491 630
SW-08	Extended Eastern Diversion Channel	2020	\$1 491 630
SW-09	Long Drain Works (B)	2021	\$1 019 750
SW-10	Long Drain Works (B)	2022	\$1 019 750
SW-11	Long Drain Works (B)	2023	\$1 019 750
SW-12	Western Diversion Channel	2024	\$701 034
SW-13	Long Drain Works (B)	2024	\$1 019 750
SW-14	Western Diversion Channel	2025	\$701 034
SW-15	Station Street Stormwater Line	2025	\$620 000
SW-16	Railway Drainage Works	2025	\$745 000
SW-17	CBD Pipe Drainage Upgrade	2025	\$586 667
SW-18	Western Diversion Channel	2026	\$701 034
SW-19	Mayne Street / Station Street drainage	2026	\$2 078 722
SW-20	Station Street Stormwater Line	2026	\$620 000

MAP REFERENCE	PROPOSED INFRASTRUCTURE	ESTIMATED TIMING	VALUE (INCLUDING COSTS AND CONTINGENCY)
SW-21	Charles Street Drainage Remediation	2026	\$62 500
SW-22	CBD Pipe Drainage Upgrade	2026	\$586 667
SW-23	Mayne St / Station St drainage	2027	\$2,078 722
SW-24	CBD Pipe Drainage Upgrade	2027	\$586 666.5
Total			\$20 045 866

Table 3.2.4: Transport network schedule of works

MAP REFERENCE	PROPOSED INFRASTRUCTURE	ESTIMATED TIMING	VALUE (INCLUDING COSTS AND CONTINGENCY)
T-01	Roma – Duke Street South (Roma Southern Road) widen seal and provide kerb and channel	2017/18	\$186 500
T-02	Roma – Duke Street South (Roma Southern Road) widen seal and provide kerb and channel	2018/19	\$749 998
T-03	Wallumbilla – East Street – Widen seal and provide kerb and channel	2019/20	\$445 000
T-04	Wallumbilla – Russell Street – Widen seal and provide kerb and channel	2019/20	\$455 000
Total			\$1 836 498

Table 3.2.5: Parks and community facilities schedule of works

MAP REFERENCE	PROPOSED INFRASTRUCTURE	ESTIMATED TIMING	VALUE (INCLUDING COSTS AND CONTINGENCY)
PC-01	Regional sporting facility – Netball Courts – Bassett Park	2017/18	\$425 000
PC-02	Regional sporting facility - Roma Touch Association Lighting	2017/18	\$20 000
PC-03	Mitchell – Development of community facility/park, including demolition of the existing building	2017/18	\$157 500
PC-04	Regional sporting facility – Surat – Racecourse upgrade, including demolition of jockey rooms	2017/18	\$30 000
Total			\$632 500

SC3.2.3: Local government infrastructure plan maps

- (a) Local Government Infrastructure Plan Map LGIP – Priority infrastructure area and projection areas map
 - (i) LGIP-PIA index
 - (ii) LGIP-PIA-01
 - (iii) LGIP-PIA-02
 - (iv) LGIP-PIA-03
 - (v) LGIP-PIA-04
- (b) Local Government Infrastructure Plan Map LGIP Plan for trunk water supply infrastructure;
 - (i) LGIP-Water index
 - (ii) LGIP-W-01
 - (iii) LGIP-W-02
 - (iv) LGIP-W-03
 - (v) LGIP-W-04
 - (vi) LGIP-W-05
 - (vii) LGIP-W-06
 - (viii) LGIP-W-07
 - (ix) LGIP-W-08
 - (x) LGIP-W-09
 - (xi) LGIP-W-10
 - (xii) LGIP-W-11
 - (xiii) LGIP-W-12
- (c) Local Government Infrastructure Plan Map LGIP Plan for trunk sewerage infrastructure;
 - (i) LGIP-Sewer-Index
 - (ii) LGIP-S-01
 - (iii) LGIP-S-02
 - (iv) LGIP-S-03
 - (v) LGIP-S-04
 - (vi) LGIP-S-05
 - (vii) LGIP-S-06
- (d) Local Government Infrastructure Plan Map LGIP Plan for trunk stormwater infrastructure
 - (i) LGIP-Stormwater Index
 - (ii) LGIP-SW-01
 - (iii) LGIP-SW-02
 - (iv) LGIP-SW-03

- (e) Local Government Infrastructure Plan Map LGIP Plan for trunk transport infrastructure
 - (i) LGIP-Transport Index
 - (ii) LGIP-T-01
 - (iii) LGIP-T-02
 - (iv) LGIP-T-03
 - (v) LGIP-T-04
 - (vi) LGIP-T-05
 - (vii) LGIP-T-06
 - (viii) LGIP-T-07
 - (ix) LGIP-T-08
 - (x) LGIP-T-09
 - (xi) LGIP-T-10

- (f) Local Government Infrastructure Plan Map LGIP parks and land for community facilities infrastructure
 - (i) LGIP-Parks Index
 - (ii) LGIP-PC-01
 - (iii) LGIP-PC-02
 - (iv) LGIP- PC-03
 - (v) LGIP- PC-04
 - (vi) LGIP-PC-05
 - (vii) LGIP-PC-06

Part 5. Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) the category of development
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development that requires either code or impact assessment.
- (2) the category of assessment—code or impact—for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) a local plan and, where used, a precinct of a local plan; and
 - (c) an overlay where used.
- (3) the assessment benchmarks for development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (refer to **Part 5.10 – Overlays**); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies.
 - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column);
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

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

Editor's note: Examples of matters that can vary the category of assessment are gross floor area, building height or 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 (Definitions)**

- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in **Schedule 2 (Mapping)**
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in **Schedule 2 (Mapping)**
 - (c) if an overlay applies to the premises, by reference to the overlay map in **Schedule 2 (Mapping)**
- (3) determine if the development is accepted development under Schedule 6 of the Regulation.

Editor's note: Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.
- (4) determine if the development is assessable development under schedule 10 of the Regulation in **Section 5.4** Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in **Section 5.4** as development prescribed under Schedule 6 of the Regulation or Regulated development, determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of development and assessment - Material change of use
 - section 5.6 Categories of development and assessment - Reconfiguring a lot
 - section 5.7 Categories of development and assessment - Building work
 - section 5.8 Categories of development and assessment - Operational work
- (6) a precinct of a zone may change the category of development or assessment and this will be shown in the 'category of assessment' column of the tables in **Sections 5.5, 5.6, 5.7 and 5.8**
- (7) if a local plan applies refer to the table(s) in **Section 5.9 Categories of development and assessment - Local plans**, to determine if the local plan changes the category of development or assessment for the zone
- (8) if a precinct of a local plan changes the category of development or assessment this is to be shown in the 'category of assessment' column of the table(s) in **Section 5.9**
- (9) if an overlay applies refer to **Section 5.10 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 the use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

- (3) Building work and operational work are accepted development unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
 - (4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans 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 a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
 - (8) Despite **Sub-subsections 5.3.2(4)** and **(7)** above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.
 - (9) The category of development prescribed under Schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- Editor's note: Schedule 7 of the Regulation also identifies development that the State categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme
- (10) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.

- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against 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(4)(a)**, other than those mentioned in **Sub-section 5.3.3(4)(b)(i)**;
 - (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 Schedule 26 of the Regulation.

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

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

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

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

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

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

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

5.5 Categories of development and assessment – Material change of use

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

Table 5.5.1: Rural Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Accepted development subject to requirements if: (a) on allotments equal to, or greater than the minimum lot size; and/or (b) supporting an 'Extractive industry' use on the same site	Acceptable outcomes of the Rural Zone Code and Accommodation Activities Code
Dual occupancy	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code and Accommodation Activities Code
Dwelling house	Accepted development if on allotments equal to or greater than the minimum allotment size for the Rural Zone	Not applicable
	Accepted development subject to requirements if on allotments below the minimum allotment size for the Rural Zone	Acceptable outcomes of the Rural Zone Code and Accommodation Activities Code
Dwelling unit	Accepted development if on allotments equal to, or greater than the minimum allotment size for the Rural Zone	Not applicable
	Otherwise: Accepted developments subject to requirements	Acceptable outcomes of the Rural Zone Code
Home-based business	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code and Home-Based Business Code
Non-resident workforce accommodation	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code and Accommodation Activities Code
Rural workers' accommodation	Code assessment	Rural Zone Code and Accommodation Activities Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Short-term accommodation	Accepted development subject to requirements if a farm stay Code assessment if connected to reticulated water and sewerage	Acceptable outcomes of the Rural Zone Code and Accommodation Activities Code Rural Zone Code and Accommodation Activities Code
Tourist park	Code assessment if the development footprint is setback a minimum distance of 200 m from all boundaries of the lot/s. (Note: in this instance 'Development Footprint' does not include site access or landscaping)	Rural Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Garden centre	Code assessment	Rural Zone Code
Sales office	Accepted development	Not applicable
Showroom	Code assessment if on allotments less than 20 ha	Rural Zone Code
Veterinary services	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code
COMMUNITY ACTIVITIES		
Community use	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code
ENTERTAINMENT ACTIVITIES		
Tourist attraction	Code assessment	Rural Zone Code
INDUSTRY ACTIVITIES		
Low-impact Industry	Accepted development subject to requirements if: (a) Mobile or temporary in nature and the use does not establish on the site for a period exceeding 6 months	Acceptable outcomes of the Rural Zone Code
Medium-impact Industry	Accepted development subject to requirements if: (a) Mobile or temporary in nature and the use does not establish on the site for a period exceeding 6 months	Acceptable outcomes of the Rural Zone Code
Warehouse	Code assessment where the total storage area does not exceed 100 m ²	Rural Zone Code
RECREATION ACTIVITIES		
Environment facility	Code assessment	Rural Zone Code
Park	Accepted development	Not applicable

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
RURAL ACTIVITIES		
Animal husbandry	Accepted development	Not applicable
Animal keeping	Accepted development on allotments greater than 20 ha	Not applicable
Low-impact aquaculture	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code
Cropping	Accepted development	Not applicable
<p>The following Intensive animal industry:</p> <p>Cattle feedlotting: >150–1,000 standard cattle units (ERA 2 1 (a))</p>	Code assessment	Rural Zone Code and Rural Activities Code
<p>Sheep feedlotting: >1,000–10,000 standard sheep units (ERA 2 2 (a))</p> <p>Pig keeping: >400–3,500 standard pig units (ERA 3 1)</p> <p>Poultry farming: >1,000–200,000 birds (ERA 4 1)</p>		
<p>Intensive animal industries – Non ERA</p> <p>Cattle feedlotting: 150 or less SCU</p> <p>Sheep feedlotting: 1,000 or less SSU</p> <p>Pig keeping: 400 or less SPU</p> <p>Poultry farming: 1,000 or less birds.</p>	Code assessment	Rural Zone Code and Rural Activities Code
Intensive horticulture	Code assessment	Rural Zone Code
Permanent plantation	Accepted development	Not applicable
Roadside stall	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Rural industry	Accepted development where on lots greater than 20 ha	Not applicable
	Code assessment where on allotments less than or equal to 20 ha	Rural Zone Code
Wholesale nursery	Code assessment	Rural Zone Code
Winery	Accepted development	Not applicable
OTHER ACTIVITIES		
Air services	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code
Landing	Accepted development	Not applicable
Major electricity infrastructure	Code assessment	Rural Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Accepted development subject to requirements	Acceptable outcomes of the Rural Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use	Impact assessment	The planning scheme

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

Table 5.5.2: Rural Residential Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Dual occupancy	Accepted development subject to requirements	Acceptable outcomes of the Rural Residential Zone Code and Accommodation Activities Code
Dwelling house	Accepted development subject to requirements	Acceptable outcomes of the Rural Residential Zone Code and Accommodation Activities Code
Community residence	Accepted development subject to requirements	Refer to Table 5.4.1
Home-based business	Accepted development subject to requirements	Acceptable outcomes of the Rural Residential Zone Code and Home-based Business Code
Relocatable home park	Code assessment if on allotments of 10 ha or greater	Rural Residential Zone Code and Accommodation Activities Code
Residential care facility	Code assessment where connected to reticulated water and sewerage	Rural Residential Zone Code and Accommodation Activities Code
Retirement facility	Code assessment where connected to reticulated water and sewerage	Rural Residential Zone Code and Accommodation Activities Code
Short-term accommodation	Accepted development subject to requirements if a farm stay	Acceptable outcomes of the Rural Residential Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Sales office	Accepted development	Not applicable
Veterinary services	Code assessment if on allotments of 10 ha or greater	Rural Residential Zone Code
ENTERTAINMENT ACTIVITIES		
Tourist attraction	Code assessment	Rural Residential Zone Code
RECREATION ACTIVITIES		
Park	Accepted development	Not applicable
RURAL ACTIVITIES		
Animal keeping	Code assessment if on allotments 10 ha or greater	Rural Residential Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Roadside stall	Code assessment	Rural Residential Zone Code
Winery	Code assessment if on allotments 10 ha or greater	Rural Residential Zone Code
OTHER ACTIVITIES		
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Rural Residential Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	Rural Residential Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use.	Impact assessment	The planning scheme

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

Table 5.5.3: General Residential Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Dual occupancy	Accepted development subject to requirements	General Residential Zone Code and Accommodation Activities Code
Dwelling house	Accepted development subject to requirements	Acceptable outcomes of the General Residential Zone Code and Accommodation Activities Code
Community residence	Accepted development subject to requirements	Refer to Table 5.4.1
Home-based business	Accepted development subject to requirements	Acceptable outcomes of the General Residential Zone Code and Homebased Business Code
Residential care facility	Code assessment	General Residential Zone Code and Accommodation Activities Code
Retirement facility	Code assessment	General Residential Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Office	Code assessment if in an existing building and not requiring external building work	General Residential Zone Code
Sales office	Accepted development subject to requirements	Acceptable outcomes of the General Residential Zone Code
Shop	Code assessment if containing a floor area of no more than 250 m ²	General Residential Zone Code
COMMUNITY ACTIVITIES		
Community care centre	Code assessment	General Residential Zone Code
Community use	Code assessment	General Residential Zone Code
RECREATION ACTIVITIES		
Park	Accepted development	Not applicable
OTHER ACTIVITIES		
Roads	Accepted development	Not applicable
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Rural Residential Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Telecommunications facility	Code assessment	General Residential Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use.	Impact assessment	The planning scheme

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

Table 5.5.4: Township Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code and Accommodation Activities Code
Dual occupancy	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code and Accommodation Activities Code
Dwelling house	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code and Accommodation Activities Code
Dwelling unit	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code
Community residence	Accepted development subject to requirements	Refer to Table 5.4.1
Home-based business	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code and Home-based Business Code
Multiple dwelling	Code assessment	Township Zone Code and Accommodation Activities Code
Non-resident worker's accommodation	Code assessment	Township Zone Code and Accommodation Activities Code
Relocatable home park	Code assessment	Township Zone Code and Accommodation Activities Code
Residential care facility	Code assessment	Township Zone Code and Accommodation Activities Code
Retirement facility	Code assessment	Township Zone Code and Accommodation Activities Code
Rooming accommodation	Code assessment	Township Zone Code
Short-term accommodation	Code assessment	Township Zone Code and Accommodation Activities Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Tourist park	Code assessment	Township Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Any existing 'Business activities' as defined, that is changing to another form of 'Business activities' without increasing the scale or intensity of the use	Accepted development subject to requirements	Township Zone Code and Accommodation Activities Code
Agricultural supplies store	Code assessment	Township Zone Code
Food and drink outlet	Accepted development subject to requirements if not requiring external building work	Township Zone Code and Accommodation Activities Code
Hardware and trade supplies	Code assessment if requiring external building work	Township Zone Code
Market	Code assessment	Township Zone Code and Market Code
Office	Accepted development subject to requirements if in an existing building and not requiring external building work	Acceptable outcomes of the Township Zone Code
	Code assessment	Township Zone Code
Sales office	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code
Service station	Code assessment where not sharing a boundary with an allotment containing a dwelling house, dual occupancy, dwelling unit, multiple dwelling, retirement facility or community use	Township Zone Code
Shop	Code assessment if containing a floor area of no more than 350 m ²	Township Zone Code
Showroom	Code assessment	Township Zone Code
Veterinary services	Code assessment	Township Zone Code
COMMUNITY ACTIVITIES		
Child care centre	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Club	Code assessment	Township Zone Code
Community care centre	Code assessment	Township Zone Code
Community use	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code
Educational establishment	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code
Health care service	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code
Place of worship	Code assessment	Township Zone Code
ENTERTAINMENT ACTIVITIES		
Function facility	Code assessment	Township Zone Code
Hotel	Code assessment	Township Zone Code
Theatre	Code assessment	Township Zone Code
Tourist attraction	Code assessment	Township Zone Code
INDUSTRY ACTIVITIES		
Any existing 'Industry activities' as defined, that is changing to another form of 'Industry activities' without increasing the scale or intensity of the use	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code
Low impact industry	Code assessment	Township Zone Code
Service industry	Code assessment	Township Zone Code
Research and technology industry	Code assessment	Township Zone Code
RECREATION ACTIVITIES		
Park	Accepted development	Not applicable
Indoor sport and recreation	Code assessment	Township Zone Code
RURAL ACTIVITIES		
Winery	Code assessment	Township Zone Code
OTHER ACTIVITIES		
Parking station	Accepted development	Not applicable

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Township Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	Township Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use.	Impact assessment	The planning scheme

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

Table 5.5.5: Principal Centre Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Accepted development subject to requirements	Acceptable outcomes of the Principal Centre Zone Code and Accommodation Activities Code
Dwelling unit	Accepted development subject to requirements	Acceptable outcomes of the Principal Centre Zone Code
Home-based business	Accepted development subject to requirements	Acceptable outcomes of the Principal Centre Zone Code and Home-based Business Code
Short-term accommodation	Code assessment	Principal Centre Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Any existing 'Business activities' as defined, that is changing to another form of 'Business activities' without increasing the scale or intensity of the use	Accepted development subject to requirements	Acceptable outcomes of the Principal Centre Zone Code
Agricultural supplies store	Code assessment	Principal Centre Zone Code
Bulk landscape supplies	Code assessment	Principal Centre Zone Code
Food and drink outlet	Accepted development subject to requirements if not requiring external building work	Acceptable outcomes of the Principal Centre Zone Code
	Code assessment if requiring external building work	Principal Centre Zone Code
Garden centre	Code assessment	Principal Centre Zone Code
Hardware and trade supplies	Code assessment	Principal Centre Zone Code
Market	Accepted development subject to requirements	Acceptable outcomes of the Principal Centre Zone Code and Market Code
Office	Accepted development if not requiring external building work	Not applicable

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
	Code assessment if requiring external building work	Principal Centre Zone Code
Outdoor sales	Code assessment	Principal Centre Zone Code
Sales office	Code assessment	Principal Centre Zone Code
Shop	Accepted development where not requiring external building work	Not applicable
	Code assessment if requiring external building work	Principal Centre Zone Code
Shopping centre	Code assessment	Principal Centre Zone Code
Showroom	Code assessment	Principal Centre Zone Code
Veterinary services	Code assessment if the use is conducted solely indoors	Principal Centre Zone Code
COMMUNITY ACTIVITIES		
Child care centre	Code assessment	Principal Centre Zone Code
Club	Code assessment	Principal Centre Zone Code
Community use	Code assessment	Principal Centre Zone Code
Health care services	Code assessment	Principal Centre Zone Code
ENTERTAINMENT ACTIVITIES		
Bar	Code assessment	Principal Centre Zone Code
Function facility	Code assessment	Principal Centre Zone Code
Hotel	Code assessment	Principal Centre Zone Code
	Accepted development subject to requirements if not requiring external building work	Acceptable outcomes of the Principal Centre Zone Code
Nightclub entertainment facility	Code assessment	Principal Centre Zone Code
Theatre	Code assessment	Principal Centre Zone Code
Tourist attraction	Code assessment	Principal Centre Zone Code
INDUSTRY ACTIVITIES		
Service industry	Code assessment	Principal Centre Zone Code
RECREATION ACTIVITIES		
Park	Accepted development	Not applicable

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
OTHER ACTIVITIES		
Parking station	Code assessment	Principal Centre Zone Code
Emergency services	Accepted development subject to requirements	Acceptable outcomes for the Principal Centre Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	Principal Centre Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use.	Impact assessment	The planning scheme

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

Table 5.5.6: Major Centre Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Accepted development subject to requirements	Acceptable outcomes of the Major Centre Zone Code and Accommodation Activities Code
Dwelling unit	Accepted development subject to requirements	Acceptable outcomes of the Major Centre Zone Code
Home-based business	Accepted development subject to requirements	Acceptable outcomes of the Major Centre Zone Code and Home-based Business Code
Short-term accommodation	Code assessment	Acceptable outcomes of the Major Centre Zone Code and Accommodation Activities Code
Tourist park	Code assessment	Major Centre Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Any existing 'Business activities' as defined, that is changing to another form of 'Business activities' without increasing the scale or intensity of the use	Accepted development subject to requirements	Acceptable outcomes of the Major Centre Zone Code
Agricultural suppliers store	Code assessment	Major Centre Zone Code
Bulk landscape supplies	Code assessment	Major Centre Zone Code
Food and drink outlet	Accepted development subject to requirements if not requiring external building work	Acceptable outcomes of the Major Centre Zone Code
	Code assessment if requiring external building work	Major Centre Zone Code
Garden centre	Code assessment	Major Centre Zone Code
Hardware and trade supplies	Code assessment	Major Centre Zone Code
Office	Accepted development subject to requirements if not requiring external building work	Acceptable outcomes of the Major Centre Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
	Code assessment if requiring external building work	Major Centre Zone Code
Outdoor sales	Code assessment	Major Centre Zone Code
Market	Accepted development subject to requirements	Acceptable outcomes of the Major Centre Zone Code and Market Code
Sales office	Code assessment	Major Centre Zone Code
Shop	Accepted development subject to requirements where not requiring external building work	Acceptable outcomes of the Major Centre Zone Code
	Code assessment if requiring external building work	Major Centre Zone Code
Shopping centre	Code assessment	Major Centre Zone Code
Showroom	Code assessment	Major Centre Zone Code
Veterinary services	Code assessment if the use is conducted solely indoors	Major Centre Zone Code
COMMUNITY ACTIVITIES		
Child care centre	Code assessment	Major Centre Zone Code
Community use	Code assessment	Major Centre Zone Code
Health care services	Code assessment	Major Centre Zone Code
ENTERTAINMENT ACTIVITIES		
Bar	Code assessment	Major Centre Zone Code
Club	Code assessment	Major Centre Zone Code
Function facility	Code assessment	Major Centre Zone Code
	Accepted development subject to requirements	Acceptable outcomes of the Major Centre Zone Code
Nightclub entertainment facility	Code assessment	Major Centre Zone Code
Theatre	Code assessment	Major Centre Zone Code
Tourist attraction	Code assessment	Major Centre Zone Code
INDUSTRY ACTIVITIES		
Service industry	Code assessment	Major Centre Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
RECREATION ACTIVITIES		
Park	Accepted development	Not applicable
OTHER ACTIVITIES		
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Major Centre Zone Code
Parking station	Code assessment	Major Centre Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	Major Centre Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use	Impact assessment	The planning scheme

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

Table 5.5.7: District Centre Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Accepted development subject to requirements	Acceptable outcomes of the District Centre Zone Code and Accommodation Activities Code
Community residence	Accepted development subject to requirements	Refer to Table 5.4.1
Dwelling unit	Accepted development subject to requirements	Acceptable outcomes of the District Centre Zone Code
Home-based business	Accepted development subject to requirements	Acceptable outcomes of the District Centre Zone Code and Home-based Business Code
Short-term accommodation	Code assessment	Acceptable outcomes of the District Centre Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Any existing 'Business activities' as defined, that is changing to another form of 'Business activities' without increasing the scale or intensity of the use	Accepted development	Not applicable
Agricultural suppliersstore	Code assessment	District Centre Zone Code
Bulk landscape supplies	Code assessment	District Centre Zone Code
Food and drink outlet	Accepted development subject to requirements if not requiring external building work	Acceptable outcomes of the District Centre Zone Code
	Code assessment if requiring external building work	District Centre Zone Code
Garden centre	Code assessment	District Centre Zone Code
Hardware and trade supplies	Code assessment	District Centre Zone Code
Office	Accepted development subject to requirements if not requiring external building work	Acceptable outcomes of the District Centre Zone Code
	Code assessment if requiring external building work	District Centre Zone Code
Outdoor sales	Code assessment	District Centre Zone Code
Market	Accepted development subject to requirements	Acceptable outcomes of the District Centre Zone Code and Market Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Sales office	Code assessment	District Centre Zone Code
Shop	Accepted development subject to requirements where not requiring external building work	Acceptable outcomes of the District Centre Zone Code
	Code assessment if requiring external building work	District Centre Zone Code
Shopping centre	Code assessment	District Centre Zone Code
Showroom	Code assessment	District Centre Zone Code
Veterinary services	Code assessment if the use is conducted solely indoors	District Centre Zone Code
COMMUNITY ACTIVITIES		
Child care centre	Code assessment	District Centre Zone Code
Community use	Code assessment	District Centre Zone Code
Health care services	Code assessment	District Centre Zone Code
ENTERTAINMENT ACTIVITIES		
Bar	Code assessment	District Centre Zone Code
Club	Code assessment	District Centre Zone Code
Function facility	Code assessment	District Centre Zone Code
	Accepted development subject to requirements	Acceptable outcomes of the District Centre Zone Code
Nightclub entertainment facility	Code assessment	District Centre Zone Code
Theatre	Code assessment	District Centre Zone Code
Tourist attraction	Code assessment	District Centre Zone Code
INDUSTRY ACTIVITIES		
Service industry	Code assessment	District Centre Zone Code
RECREATION ACTIVITIES		
Park	Accepted development	Not applicable
OTHER ACTIVITIES		
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the District Centre Zone Code
Parking station	Code assessment	District Centre Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	District Centre Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use	Impact assessment	The planning scheme

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

Table 5.5.8: Industry Zone

USE	CATEGORIES OF DEVELOPMENT ANDASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Code assessment	Industry Zone Code and Accommodation Activities Code
Non-resident workforce accommodation	Code assessment	Industry Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Agricultural suppliersstore	Code assessment	Industry Zone Code
Bulk landscape supplies	Code assessment	Industry Zone Code
Food and drink outlet	Code assessment	Industry Zone Code
Garden centre	Code assessment	Industry Zone Code
Hardware and trade supplies	Code assessment	Industry Zone Code
Outdoor sales	Accepted development subject to requirements if not requiring external building work and not within 100 m (in a straight line) of an existing dwelling	Acceptable outcomes of the Industry Zone Code
	Code assessment if requiring external building work or within 100 m (in a straight line) of an existing dwelling	Industry Zone Code
Sales office	Code assessment	Industry Zone Code
Service station	Code assessment	Industry Zone Code
Showroom	Code assessment	Industry Zone Code
Veterinary services	Code assessment	Industry Zone Code
COMMUNITY ACTIVITIES		
Funeral parlour	Code assessment	Industry Zone Code
INDUSTRY ACTIVITIES		
Any existing 'Industry activities' as defined, that is changing to another form of 'Industry activities' without increasing the scale or intensity of the use	Accepted development subject to requirements	Acceptable outcomes of the Industry Zone Code
Car wash	Code assessment	Industry Zone Code
High impact industry	Code assessment	Industry Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Low-impact industry	Accepted development subject to requirements if not requiring external building work and not within 100 m (in a straight line) of an existing dwelling and/or mobile or temporary in nature and the use does not establish on the site for a period exceeding 6 months	Acceptable outcomes of the Industry Zone Code
	Code assessment if requiring external building work or within 100 m (in a straight line) of an existing dwelling	Industry Zone Code
Medium-impact industry	Accepted development subject to requirements if: not requiring external building work and not within 100 m (in a straight line) of an existing dwelling and/or mobile or temporary in nature and the use does not establish on the site for a period exceeding 6 months	Acceptable outcomes of the Industry Zone Code
	Code assessment if requiring external building work or within 100 m (in a straight line) of an existing dwelling	Industry Zone Code
Research and technology industry	Code assessment	Industry Zone Code
Service industry	Code assessment	Industry Zone Code
Transport depot	Code assessment	Industry Zone Code
Warehouse	Accepted development subject to requirements if not requiring external building work and not within 100 m (in a straight line) of an existing dwelling	Industry Zone Code
	Code assessment if requiring external building work or within 100 m (in a straight line) of an existing dwelling	Industry Zone Code
RECREATION ACTIVITIES		
Indoor sport and recreation	Code assessment	Industry Zone Code
RURAL ACTIVITIES		
Rural industry	Code assessment	Industry Zone Code
OTHER ACTIVITIES		
Adult store	Code assessment	Industry Zone Code
Parking station	Code assessment	Industry Zone Code
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Industry Zone Code

USE	CATEGORIES OF DEVELOPMENT ANDASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	Industry Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
Wholesale nursery	Code assessment	Industry Zone Code
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use	Impact assessment	The planning scheme

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

Table 5.5.9: Community Facilities Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code and Accommodation Activities Code
BUSINESS ACTIVITIES		
Food and drink outlet	Code assessment	Community Facilities Zone Code
Market	Code assessment	Community Facilities Zone Code
Outdoor sales	Code assessment	Community Facilities Zone Code
COMMUNITY ACTIVITIES		
Cemetery	Accepted development	Not applicable
Club	Code assessment	Community Facilities Zone Code
Community use	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code
Crematorium	Code assessment	Community Facilities Zone Code
Educational establishment	Code assessment	Community Facilities Zone Code
Funeral parlour	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code
Park	Accepted development	Not applicable
Place of worship	Code assessment	Community Facilities Zone Code
Hospital	Code assessment	Community Facilities Zone Code
RECREATION ACTIVITIES		
Indoor sport and recreation	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Major sport, recreation and entertainment facility	Code assessment	Community Facilities Zone Code
Outdoor sport and recreation	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code
RURAL ACTIVITIES		
Cropping	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code
Environment facility	Code assessment	Community Facilities Zone Code
OTHER ACTIVITIES		
Air services	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code
Parking station	Accepted development	Not applicable
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Accepted development subject to requirements	Acceptable outcomes of the Community Facilities Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use	Impact assessment	The planning scheme

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

Table 5.5.10: Recreation and Open Space Zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Code assessment	Recreation and Open Space Zone Code and Accommodation Activities Code
Tourist Park	<p>Code assessment if:</p> <p>(a) the development footprint is setback a minimum distance of 200 m from all boundaries of the lot/s.</p> <p>(Note: in this instance 'Development Footprint' does not include site access or landscaping)</p> <p>(b) where the development provides a maximum of 10 accommodation sites</p>	Recreation and Open Space v and Accommodation Activities Code
BUSINESS ACTIVITIES		
Market	Code assessment	Recreation and Open Space Zone Code and Market Code
COMMUNITY ACTIVITIES		
Community use	Code assessment	Recreation and Open Space Zone Code
ENTERTAINMENT ACTIVITIES		
Club	Code assessment	Recreation and Open Space Zone Code
Function facility	Code assessment	Recreation and Open Space Zone Code
Tourist attraction	Code assessment	Recreation and Open Space v
RECREATION ACTIVITIES		
Environment facility	Code assessment	Recreation and Open Space Zone Code
Indoor sport and recreation	Code assessment	Recreation and Open Space Zone Code
Major sport, recreation and entertainment facility	Code assessment	Recreation and Open Space Zone Code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Outdoor sport and recreation	Code assessment	Recreation and Open Space Zone Code
Park	Accepted development	Not applicable
WATERFRONT ACTIVITIES		
Landing	Code assessment	Recreation and Open Space Zone Code
OTHER ACTIVITIES		
Parking station	Code assessment	Recreation and Open Space Zone Code
Emergency services	Accepted development subject to requirements	Acceptable outcomes of the Recreation and Open Space Zone Code
Roads	Accepted development	Not applicable
Telecommunications facility	Code assessment	Recreation and Open Space Zone Code
Utility installation (except for waste management facility)	Accepted development	Not applicable
NOT SPECIFIED		
Any other use not listed in this table and any use listed in this table and not meeting the description listed in the 'Categories of development and assessment column', and any other undefined use	Impact assessment	The planning scheme

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

5.6 Categories of development and assessment – Reconfiguring a lot

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

Table 5.6.1: Reconfiguring a lot

ZONE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All zones	Code assessment	Reconfiguring a Lot Code

5.7 Categories of development and assessment – Building work

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

Table 5.7.1: Building work

ZONE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All zones	Accepted development subject to requirements if Building work involving a Class 10a building (as defined by the Building Code of Australia)	Acceptable outcomes of the relevant code/s for the zone/s in which the development is undertaken in
All zones	Accepted development if: (a) any other building work not listed in this table; or (b) any building work listed in this table and not meeting the description listed in the 'Categories of development and assessment' column.	Not applicable

Note: Refer to Part 1.6, Building work regulated under the planning scheme.

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

5.8 Categories of development and assessment – Operational work

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

Table 5.8.1: Operational work

ZONE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
OPERATIONAL WORK – ADVERTISING DEVICES		
Operational work involving advertising devices	Accepted development subject to requirements	Acceptable outcomes of the Operational works advertising devices code
OPERATIONAL WORK – INFRASTRUCTURE		
Operational work involving infrastructure	Code assessment	Operational work infrastructure code
Operational work involving infrastructure associated with a material change of use	Accepted development subject to requirements if for the following work: <ul style="list-style-type: none"> (a) internal vehicle circulation, manoeuvring and car parking areas; (b) on-site stormwater management and incidental stormwater pipe and outlets; (c) access driveways 	Acceptable outcomes of the Operational work infrastructure code
	Code assessment if not otherwise specified	
Operational work involving infrastructure associated with reconfiguring a lot	Code assessment	Operational work infrastructure code
OPERATIONAL WORK – EXCAVATION OR FILLING		
Operational work involving excavation or filling (other than the placement of topsoil) whether or not associated with a material change of use or reconfiguring a lot	Accepted development if: <ul style="list-style-type: none"> (a) inside a priority infrastructure area and the extent of cut and fill does not exceed 50 m³; or (b) outside a priority infrastructure area and the extent of cut or fill does not exceed 100 m³. 	
	Code assessment if not otherwise specified	Operational work excavation or filling code

ZONE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
OPERATIONAL WORK – LANDSCAPING		
Operational work involving landscaping	Accepted development	
Operational work involving landscaping associated with a material change of use and/or reconfiguring a lot	Code assessment	Operational work landscaping code
All zones	Accepted development if: (a) any other operational work not listed in this table; or (b) any operational work listed in this table and not meeting the description listed in the 'Categories of development and assessment' column.	Not applicable

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

5.9 Categories of development and assessment – Local plans and precincts

The following table identifies the categories of development and assessment for development identified in the local plans.

Table 5.9.1: Injune local plan: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Injune local plan development area (see Schedule 2 – Mapping, Strategy Plan, Maranoa Placemaking Strategy, Injune)		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Injune local plan code

Table 5.9.2: Mitchell local plan: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Mitchell local plan development area (See Schedule 2 – Mapping, Strategy Plan, Maranoa Placemaking Strategy, Mitchell)		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Mitchell local plan code

Table 5.9.3: Roma local plan: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Roma local plan development area (see Schedule 2 – Mapping, Strategy Plan, Maranoa Placemaking Strategy, Roma)		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Roma local plan code

Table 5.9.4: Surat local plan: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Surat local plan development area (see Schedule 2 – Mapping, Strategy Plan, Maranoa Placemaking Strategy, Surat)		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Surat local plan code

Table 5.9.5: Wallumbilla local plan: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Wallumbilla local plan development area (see Schedule 2 – Mapping, Strategy Plan, Maranoa Placemaking Strategy, Wallumbilla)		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Wallumbilla local plan code

Table 5.9.6: Yuleba local plan: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Yuleba local plan development area (see Schedule 2 – Mapping, Strategy Plan, Maranoa Placemaking Strategy, Yuleba)		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Yuleba local plan code

Table 5.9.7: Central living precinct: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Central living precinct area (see Schedule 2 – Mapping) The Central living precinct reduces the categories of development and assessment for the following uses (from those specified for the General Residential zone).		
Multiple dwelling	Code assessment	Central living precinct code
Rooming accommodation	Code assessment	Central living precinct code
Short-term accommodation	Code assessment	Central living precinct code

Table 5.9.8: Roma Airport precinct: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Roma Airport precinct area (Schedule 2 – Mapping) The Roma Airport precinct increases the categories of development and assessment for the following uses (from those specified for the Industry zone).		
Adult store	Impact assessment	All of the planning scheme
Agricultural supplies store	Impact assessment	All of the planning scheme
Bulk landscape supplies	Impact assessment	All of the planning scheme
Caretaker's Accommodation	Impact assessment	All of the planning scheme
Food and drink outlet	Impact assessment	All of the planning scheme
Funeral parlour	Impact assessment	All of the planning scheme
Garden centre	Impact assessment	All of the planning scheme
Hardware and trade supplies	Impact assessment	All of the planning scheme
High impact industry	Impact assessment	All of the planning scheme
Indoor sport and recreation	Impact assessment	All of the planning scheme
Any existing 'Industry activities' as defined, that is changing to another form of 'Industry activities' without increasing the scale or intensity of the use	Impact assessment	All of the planning scheme
Low-impact industry	Impact assessment	All of the planning scheme

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Medium-impact industry	Impact assessment	All of the planning scheme
Non-resident worker's accommodation	Impact assessment	All of the planning scheme
Outdoor sales	Impact assessment	All of the planning scheme
'Research and technology industry' unrelated to aeronautical engineering	Impact assessment	All of the planning scheme
Rural industry	Impact assessment	All of the planning scheme
Sales office	Impact assessment	All of the planning scheme
Service industry	Impact assessment	All of the planning scheme
Showroom	Impact assessment	All of the planning scheme
Transport depot	Impact assessment	All of the planning scheme
Veterinary services	Impact assessment	All of the planning scheme
Warehouse	Impact assessment	All of the planning scheme
Wholesale nursery	Impact assessment	All of the planning scheme

Table 5.9.9: Wallumbilla South gas hub precinct: material change of use

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Wallumbilla South gas hub precinct Core (see Schedule 2 – Mapping)		
The Wallumbilla South gas hub precinct Core changes the categories of development and assessment for the following uses (from those specified for the Rural zone).		
ACCOMMODATION ACTIVITIES		
Caretaker's accommodation	Code assessment	Wallumbilla South gas hub precinct code
Dual occupancy	Impact assessment	All of the planning scheme
Dwelling house	Impact assessment	All of the planning scheme
Dwelling unit	Impact assessment	All of the planning scheme
Home-based business	Impact assessment	All of the planning scheme
Rural workers' accommodation	Impact assessment	All of the planning scheme
Short-term accommodation	Impact assessment	All of the planning scheme
Tourist park	Impact assessment	All of the planning scheme

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
BUSINESS ACTIVITIES		
Garden centre	Impact assessment	All of the planning scheme
Sales office	Impact assessment	All of the planning scheme
Showroom	Impact assessment	All of the planning scheme
Veterinary services	Impact assessment	All of the planning scheme
COMMUNITY ACTIVITIES		
Community use	Impact assessment	All of the planning scheme
ENTERTAINMENT ACTIVITIES		
Entertainment activities	Impact assessment	All of the planning scheme
INDUSTRY ACTIVITIES		
High impact industry	Code assessment	Wallumbilla South gas hub precinct code
Low impact industry	Code assessment	Wallumbilla South gas hub precinct code
Medium impact industry	Code assessment	Wallumbilla South gas hub precinct code
RECREATION ACTIVITIES		
Environment facility	Impact assessment	All of the planning scheme
Park	Impact assessment	All of the planning scheme
RURAL ACTIVITIES		
Animal husbandry	Impact assessment	All of the planning scheme
Animal keeping	Impact assessment	All of the planning scheme
Low impact aquaculture	Impact assessment	All of the planning scheme
Cropping	Impact assessment	All of the planning scheme
Intensive animal industry	Impact assessment	All of the planning scheme
Intensive horticulture	Impact assessment	All of the planning scheme
Permanent plantation	Impact assessment	All of the planning scheme
Roadside stall	Impact assessment	All of the planning scheme
Rural industry	Impact assessment	All of the planning scheme
Wholesale nursery	Impact assessment	All of the planning scheme
Winery	Impact assessment	All of the planning scheme
OTHER ACTIVITIES		
Air services	Impact assessment	All of the planning scheme
Emergency services	Impact assessment	All of the planning scheme
Landing	Impact assessment	All of the planning scheme
Major electricity infrastructure	Impact assessment	All of the planning scheme

Table 5.9.10: Wallumbilla South gas hub precinct: reconfiguring a lot

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
For development within the Wallumbilla South gas hub precinct (see Schedule 2 – Mapping)		
ACCOMMODATION ACTIVITIES		
All reconfiguring a lot	The categories of development and assessment remain as identified in the tables within Section 5.6 Categories of development and assessment – reconfiguring a lot.	Wallumbilla south gas hub precinct code

5.10 Categories of development and assessment – Overlays

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

Table 5.10.1: Assessment benchmarks for overlays

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
AGRICULTURAL LAND OVERLAY		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Agricultural land overlay code
EXTRACTIVE RESOURCES OVERLAY		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Extractive resources overlay code
BIODIVERSITY AREAS OVERLAY		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Biodiversity areas overlay code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Any material change of use, reconfiguring a lot, operational works and stand-alone building work on land containing matters of state environmental significance (MSES)	Code assessment	Biodiversity areas overlay code
HERITAGE AND NEIGHBOURHOOD CHARACTER OVERLAY		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – material change of use	Heritage and neighbourhood character overlay code
Any material change of use, reconfiguring a lot, operational works and stand-alone building work on local heritage places identified in SC6.4 <i>Planning Scheme policy – Cultural heritage and character places</i>	Code assessment	Heritage and neighbourhood character overlay code
FLOOD HAZARD OVERLAY		
Building work for a Dwelling house (Class 10a building) if located in a high or extreme flood hazard area in the Flood hazard overlay	Accepted development subject to requirements	Acceptable outcomes of the Flood hazard overlay code
Building work for a Dwelling house (Class 1a building) if located in a significant, high or extreme flood hazard area in the Flood hazard overlay	Accepted development subject to requirements	Acceptable outcomes of the Flood hazard overlay code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
<p>Material change of use if the development use area is located in a significant hazard area in the Flood hazard overlay for:</p> <ul style="list-style-type: none"> (a) Cemetery; (b) Dwelling house; (c) Dwelling unit; or (d) Utility installation 	<p>Accepted development subject to requirements if the change of use is made accepted by the tables within Part 5.5 Categories of development and assessment – material change of use.</p>	<p>Acceptable outcomes of the Flood hazard overlay code</p>

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
<p>Material change of use if the development use area is located in a high or extreme hazard area for:</p> <ul style="list-style-type: none"> (a) Air service (a) Caretaker's accommodation; (b) Cemetery; (c) Child care centre; (d) Dual occupancy (e) Dwelling house; (f) Dwelling unit; (g) Educational establishment; (h) Emergency services; (i) Health care services; (j) Hospital; (k) Multiple dwelling; (l) Non-resident workforce accommodation; (m) Residential care facility; (n) Short-term accommodation; (o) Tourist park; (p) Relocatable home park; (q) Retirement facility; (r) Rooming accommodation; (s) Rural worker's accommodation; or (t) Utility installation 	<p>Impact assessable if the change of use is provisionally made accepted, accepted subject to requirements or code assessable by the tables within Part 5.5 Categories of development and assessment – Material change of use.</p>	<p>Flood hazard overlay code</p>
<p>Any other Material change of use not specified</p>	<p>The categories of development and assessment remain as identified in the tables within Part 5.5 Categories of development and assessment – Material change of use.</p>	<p>Flood hazard overlay code</p> <p>Editor's note: This overlay code applies to development that is accepted subject to requirements and assessable development.</p>

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Reconfiguring a lot located in a High or Extreme Hazard Area in the Flood Hazard Overlay other than in the following zones: (a) Rural; or (b) Recreation and open space	Impact Assessment where involving the creation of new lots.	Flood hazard overlay code
Any other Reconfiguring a lot not specified	The categories of development and assessment remain as identified in Table 5.6.1 Categories of development and assessment – Reconfiguring a lot	Flood hazard overlay code Editor's note: This overlay code applies to development that is accepted subject to requirements and assessable development.
Operational work	The categories of development and assessment remain as identified in Table 5.8.1 Categories of development and assessment – Operational work	Flood hazard overlay code Editor's note: This overlay code applies to development that is accepted subject to requirements and assessable development.
BUSHFIRE HAZARD OVERLAY		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – Material change of use	Bushfire hazard overlay code
INFRASTRUCTURE OVERLAY		
Any material change of use	Code assessment if located within 100 m of a stock route, otherwise the categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – Material change of use	Infrastructure overlay code
AIRPORT ENVIRONS OVERLAY – if within an OLS, lighting restriction buffer or wildlife buffer zone		
Any material change of use	The categories of development and assessment remain as identified in the tables within Section 5.5 Categories of development and assessment – Material change of use	Airport environs overlay code

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Building work not associated with a material change of use that will result in work encroaching into the building restricted area of an aviation facility	Code assessment	Airport environs 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 as part of a zone.
- (6) Precinct provisions are contained in the zone code and/or local plan 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
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:

Rural and Residential zones

Rural zone code

Rural residential zone code

General residential zone code

- (i) Central living precinct

Township zone code

Centres zones

Principle centre zone code

Major centre zone code

District centre zone code

Industry zone

Industry zone code

- (i) Airport precinct

Community zones

Community facilities zone code

Recreation and open space zone code

6.2 Zone codes

The following table describes the purpose of each of the planning scheme zones.

Table 6.2.1: Zone names and purpose statements

RURAL ZONE	
Purpose	The purpose of the rural zone is to: <ul style="list-style-type: none"> (a) provide for rural uses and activities; (b) provide for other uses and activities that are compatible with: <ul style="list-style-type: none"> (i) existing and future rural uses and activities; and (ii) the character and environmental features of the zone; and (c) maintain the capacity of the land for rural uses and activities by protecting and managing significant natural resources and processes.
RURAL RESIDENTIAL ZONE	
Purpose	The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
GENERAL RESIDENTIAL ZONE	
Purpose	The purpose of the general residential zone is to provide for: <ul style="list-style-type: none"> (a) residential uses; and (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
TOWNSHIP ZONE	
Purpose	The purpose of the township zone is to provide for: <ul style="list-style-type: none"> (a) small to medium urban areas in a rural or coastal area; (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and (c) tourist attractions and short-term accommodation, if appropriate for the area.
PRINCIPAL CENTRE ZONE	
Purpose	The purpose of the principal centre zone is to provide a for a large variety of uses and activities, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities to: <ul style="list-style-type: none"> (a) form the core of an urban area; and (b) service the local government area.
MAJOR CENTRE ZONE	
Purpose	The purpose of the major centre zone is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

DISTRICT CENTRE ZONE	
Purpose	The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
INDUSTRY ZONE	
Purpose	The purpose of the industry zone is to provide for: <ul style="list-style-type: none"> a) a variety of industry activities; and b) other uses and activities that: <ul style="list-style-type: none"> (i) support industry activities; and (ii) do not compromise the future use of premises for industry activities.
COMMUNITY FACILITIES ZONE	
Purpose	The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example: <ul style="list-style-type: none"> (a) educational establishments; (b) hospitals; (c) transport and telecommunication networks; and (d) utility installations.
RECREATION AND OPEN SPACE ZONE	
Purpose	The purpose of the recreation and open space zone is to provide for: <ul style="list-style-type: none"> (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example: <ul style="list-style-type: none"> (i) parks, playgrounds or playing fields for the use of residents and visitors; (ii) parks, or other areas, for the conservation of natural areas; and (iii) facilities and infrastructure to support the uses and activities stated in paragraph (a).

6.2.1 Rural Zone Code

6.2.1.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Rural zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in Part 5: Tables of assessment.

6.2.1.2 Purpose

The purpose of the zone is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industry, special industry (explosives manufacturing and storage) and other primary production activities on large lots without affecting urban areas;
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the energy sector, 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;
- (c) protect or manage significant natural features, resources, cropping land, and processes, including the capacity for primary production;
- (d) ensure primary production is maintained by protecting the productive capacity of all rural land. This includes protecting rural land from alienation and fragmentation that may lead to a loss in productivity;
- (e) ensure that development in the zone protects and enhances transport infrastructure; and,
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.1.3 Overall Outcomes

The overall outcomes sought for the Rural zone code are as follows:

- (a) areas for use for primary production are conserved and are not fragmented;
- (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses, ensuring that land use and amenity impacts are minimised at sensitive receptors;
- (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (d) development is reflective of and responsive to the environmental constraints of the land;
- (e) development embraces sustainable land management practices and contributes to the amenity and landscape of the area;
- (f) residential and other development is appropriate only where directly associated with the rural nature of the zone;

- (g) the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities;
- (h) the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that minimises land-use conflicts;
- (i) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible;
- (j) there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- (k) adverse impacts of land use both on-site, and from adjoining areas are addressed and any unavoidable impacts are minimised through location, design, operation and management;
- (l) visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose;
- (m) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses and development impacts on cropping land are managed to preserve the productive capacity of the land for future generations;
- (n) land which is susceptible to flooding or drainage problems, including difficulties associated with high groundwater tables is protected from urban or inappropriate uses;
- (o) rural land use is reflective of the surrounding character of the area;
- (p) low impact activities such as small-scale eco-tourism, outdoor recreation, and service industry are encouraged within the zone where they do not compromise the long-term use of the land for agricultural purposes; and,
- (q) development such as non-resident workforce accommodation to service the energy sector is catered for only on a short-term basis for periods not exceeding two years.

6.2.1.4 Assessment benchmarks

Table 6.2.1.4.1: Benchmarks for accepted development subject to requirements and assessable development

RURAL ZONE CODE	
for all the Rural zone:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<i>Agricultural land classification – in addition, refer to the Agricultural land overlay code where mapped in the SPP mapping as Class A or Class B Agricultural land.</i>	
<p>PO 1 Scale Non-rural activities are at a scale that protects the amenity of the area.</p>	
<p>PO 2 Location Non-rural activities must be located where there is convenient access unless the development is for an Extractive Industry (whose location is dependent on the resource) in which case appropriate access will be developed. Uses other than <i>Rural activities</i> or <i>Dwelling house</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-rural uses in other more appropriate areas; (b) to be co-located with other non-rural uses wherever possible; (c) to be located on the major road network rather than local roads. <p>Note: Non-rural uses are any uses that are not associated with Rural activities or a Dwelling house.</p>	<p>AO 2.1 Accommodation activities and their associated outbuildings are located below ridgelines.</p> <p>AO 2.2 Accommodation activities are located to ensure the rural amenity and landscape views are protected and enhanced.</p>
<p>PO 3 Density and site coverage The density of <i>Accommodation activities</i> does not impact adversely on the rural amenity or rural activities of the zone.</p>	
<p>PO 4 Setbacks Building setbacks:</p> <ul style="list-style-type: none"> (a) assist in enhancing the character and amenity of the area; (b) are appropriate to the scale of the development; (c) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering between residential and non-residential premises. 	<p>AO 4.1 Buildings and car parking areas are set back a minimum of 15 m from the primary street frontage, 15 m from any secondary frontage and 5 m from side and rear.</p> <p>For development on a corner allotment:</p> <p>AO 4.2 No structure exceeding 2 m in height is to be built within a 20 m by 20 m truncation at the corner of the two road frontages.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 5 Separation <i>Rural activities</i> are sufficiently separated from any existing or planned residential or rural residential area or other <i>sensitive land use</i> to avoid any adverse impacts including noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	
<p>PO 6 Outbuildings Rural amenity is to be maintained.</p>	<p>AO 6.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and</p> <p>AO 6.2 For lots equal to or greater than 1000 ha, outbuildings for rural uses may be any size.</p> <p>AO 6.3 For lots equal to or greater than 10 ha and less than 1000 ha outbuildings for rural uses may be up to 8.5 m in height and 300 m² floor area.</p> <p>AO 6.4 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m² floor area.</p> <p>Note: Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use. These forms of outbuildings are an acceptable outcome in the Rural zone.</p>
<p>PO 7 Important agricultural areas Important agricultural areas are optimised for the promotion and enabling of increased agricultural production.</p>	<p>AO 7.1 Development does not significantly reduce the agricultural capacity of important agricultural areas.</p> <p>Note: Important agricultural areas are mapped on the SPP Interactive Mapping System (Plan Making).</p>
<p>PO 8 ALC Class A and Class B agricultural land Avoid locating non-agricultural development on, or adjacent to, ALC Class A or Class B land.</p>	<p>AO 8.1 Development on or adjacent to ALC Class A or Class B land is complementary to agriculture and does not diminish or risk the viability of future agricultural productivity.</p>
<p>PO 9 Sensitive land Rural land uses are 'protected from encroaching incompatible land uses'.</p>	<p>AO 9.1 Sensitive land uses and non-rural activities do not compromise the viability of existing or future rural activities.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Amenity	
Advertising signs - refer to the Operational works advertising devices code	
Heritage places - in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy	
<p>PO 10 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 10.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
Avoiding nuisance	
<p>PO 11 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.</p>	<p>For Business and Entertainment activities: AO 11.1 Uses are operated between the hours of 6.00 am and 6.00 pm.</p> <p>For Community activities: AO 11.2 <i>Community activities</i> are operated between the hours of 7.00 am and 8.00 pm where adjoining land in the General Residential Zone, Rural Residential Zone or land designated as Future Urban or Rural Residential on a Strategic Plan Map.</p> <p>For Industry activities: AO 11.3 Uses are operated between the hours of 6.00 am and 6.00 pm, Monday to Saturday only, and not including public holidays.</p> <p>For all other uses: AO 11.4 No solution specified.</p>
<p>PO 12 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 13 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 13.1 All lighting does not exceed 8 lux at 1.5 m from beyond the site boundary.</p>
<p>PO 14 Refuse storage Refuse storage areas are screened from the road and adjoining uses.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
Earthworks - refer to the Excavation or filling code	
Infrastructure – refer to the Operational works infrastructure code	
Erosion control	
<p>PO 15 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 15.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Provision of services	
<p>PO 16 Electricity supply Premises are provided with an adequate supply of electricity for the activity.</p>	<p>AO 16.1 Premises have an electricity supply that is approved by the relevant energy regulatory authority; and/or</p> <p>AO 16.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 17 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access is maintained to the supply for fire-fighting purposes; and (c) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes 	<p>AO 17.1 Premises have an approved water allocation as provided by the relevant agency and, in addition to the requirements under the <i>'Queensland Development Code MP 4.2'</i>:</p> <ul style="list-style-type: none"> (a) dwellings have a minimum water supply of 45,000 litres provided by a rainwater tank connected to the premises; or (b) dwellings have a minimum water supply of 22,500 litres provided by a rainwater tank connected to the premises and an alternative source of fire-fighting water is available as a permanent body of water (such as a swimming pool or dam located on the site and within the proximity of the dwelling).
<p>PO 18 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 18.1 Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Stormwater and drainage	
<p>PO 19 Stormwater and inter-allotment drainage</p> <p>Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; and, (c) protect and maintain environmental values. 	<p>AO 19.1</p> <p>Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Roads and rail	
Infrastructure - refer to the Infrastructure overlay code	
for development in the proximity of, or potentially affecting State infrastructure.	
<p>PO 20 Protection of State controlled roads</p> <p>Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 20.1</p> <p>No direct access to State-controlled roads is permitted except at where the site access is existing or where the development site has frontage only to a State-controlled road/s.</p>
<p>PO 21 Roads</p> <p>An all-weather road is provided between the premises and the existing road network.</p>	<p>AO 21.1</p> <p>Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 21.2</p> <p>Premises have an approved access to the existing road network.</p>
Access, parking and manoeuvring	
<p>PO 22 Vehicle access</p> <p>Vehicle access is provided to a standard appropriate for the activity and the zone.</p>	<p>AO 22.1</p> <p>Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 22.2</p> <p>Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but can exclude continued functioning during natural hazard events such as fire and flood.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 23 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 23.1 All uses provide vehicle parking in accordance with Schedule 7, Parking standards.</p> <p>AO 23.2 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 23.3 All car parking, access and manoeuvring areas have a serviceable, all-weather surface.</p> <p>AO 23.4 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
<i>Biodiversity: in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.</i>	
<p>PO 24 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 25 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 25.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 25.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies</p>
<p>PO 26 Vegetation retention Development retains vegetation not mapped as MSES where it is:</p> <ul style="list-style-type: none"> (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting an identified habitat; or (c) minimising soil erosion. 	<p>Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).</p>
<p>PO 27 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO 27.1 Development avoids the introduction of non-native pest species.</p> <p>AO 27.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p>
<p>PO 28 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO 28.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 29 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p>	<p>AO 29.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p> <p>AO 29.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.</p>
<p>PO 30 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	
<p>PO 31 Sloping land Development is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. 	<p>AO 31.1 Development is not undertaken on slopes exceeding 15%.</p>
<i>SAFETY AND RESILIENCE TO HAZARDS</i>	
<p><i>Airport environs -refer to the Airport and aviation facilities overlay code</i> where areas are mapped in the SPP mapping as within an area of interest of an airport.</p>	
<p><i>Bushfire - refer to the Bushfire hazard areas overlay code</i> where mapped in the SPP mapping as medium bushfire hazard or above.</p>	
<p><i>Flooding - refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.</p>	
<p><i>ACCOMMODATION ACTIVITIES - additional requirements</i> Note: Accommodation activities (Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Non-resident workforce accommodation, Rural worker’s accommodation, Short-term accommodation, Tourist park) are code assessable, accepted development subject to requirements or accepted development in the Rural zone.</p>	
<p><i>For Home-based business - see also the Home-based business code.</i></p>	
<p><i>For Accommodation activities - see also the Accommodation activities code.</i></p>	
<p><i>BUSINESS ACTIVITIES: additional requirements</i> Note: Business activities (Garden centre, Showroom, Veterinary services) are either code assessable, accepted development subject to requirements or accepted development in the Rural zone.</p>	
<p>PO 32 Business activities (rural) - density, site coverage and location Development must be located where there is convenient access, and where there is sufficient area for the activity.</p>	<p><i>For the use ‘Veterinary Services’</i> AO 32.1 The site has an area of at least 4 ha.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 33 Business activities (rural) - amenity Adequate separation of <i>Business activities</i> and <i>Accommodation activities</i> is achieved.</p>	<p>AO 33.1 Where <i>Business activities</i> are adjoining land used or proposed to be used for accommodation purposes and visible from the adjoining property/ies, fencing is provided along the common boundaries. Where the <i>Business activities</i> are on lots equal to, or greater than the minimum lot size, the fence may be terminated 50 m along the boundary after the outer limit of the use. The constructed fence is to consist of a solid structure not more than 25% transparent to a height of 2 m.</p>
<p>PO 34 Business activities (rural) - landscaping Landscaping is designed and established in a manner that achieves high-quality frontage and contributes positively to the rural character.</p>	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works. Note: Landscape works within, or directly adjacent to a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i></p>
<p>CENTRE ACTIVITIES - additional requirements Note: All centre activities are impact assessable in the Rural zone.</p>	
<p>COMMUNITY ACTIVITIES – additional requirements (Community use) Note: Community activities are either code assessable accepted development subject to requirements in the Rural zone.</p>	
<p>PO 35 Community use (rural) – landscaping Landscaping is provided on-site to: (a) contribute to a pleasant and functional built form; and (b) contribute to the visual qualities of the locality.</p>	<p>AO 35.1 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 m within four years of planting. Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p>
<p>ENTERTAINMENT ACTIVITIES - additional requirements Note: Entertainment activities (Tourist attraction) is code assessable in the Rural zone.</p>	
<p>INDUSTRY ACTIVITIES - additional requirements Note: Industry activities are either code assessable or impact assessable in the Rural zone.</p>	
<p>Extractive resources - refer to the Extractive resources overlay code <i>Where the resource area is mapped in the SPP mapping as a Key Resource Area.</i></p>	
<p>For Extractive industry- see also the Extractive industry code.</p>	
<p>RECREATION ACTIVITIES - additional requirements Note: Rural activities (Environment facility, Park) are code assessable or accepted development in the Rural zone.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>RURAL ACTIVITIES - additional requirements Note: Rural activities (Animal husbandry, Animal keeping, Cropping, Intensive Horticulture, Permanent plantation, Roadside stall, Rural industry, Wholesale nursery, Winery) are either code assessable, accepted development subject to requirements or accepted development in the Rural Zone.</p>	
<p>For Rural activities - see also the Rural activities use code.</p>	
<p>OTHER ACTIVITIES - additional requirements Note: Other activities (Air services, Landing, Major electricity infrastructure, Roads, Telecommunications Facility, Utility installation, Windfarm) are either code assessable, accepted development subject to requirements or accepted development in the Rural zone.</p>	
<p>Air services: refer to the Airport environs overlay code <i>Where the resource area is mapped in the SPP mapping as a Key Resource Area.</i></p>	
<p>PO 36 Telecommunications facility - location <i>Telecommunications facilities</i> must be located where there is convenient access.</p>	<p>AO 36.1 The site is accessed by an all-weather road.</p>
<p>PO 37 Telecommunications facility - visual impact <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	
<p>PO 38 Utility installation <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.</p>	

6.2.2 Rural Residential Zone Code

6.2.2.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Rural residential zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.2.2 Purpose

The purpose of the Rural residential zone is to:

- (a) provide for residential development on large lots where all local government infrastructure and services may not be provided, and where the intensity of residential development is generally dispersed;
- (b) ensure rural residential development maintains a residential amenity;
- (c) allow for residents to cater for home business uses that can be undertaken in association with the residents of the allotment;
- (d) ensure that development maintains the safe and efficient operation of the road network; and,
- (e) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.2.3 Overall Outcomes

The overall outcomes sought for the Rural residential zone code are as follows:

- (a) development of large residential lots with limited provision of infrastructure and services is facilitated;
- (b) areas with limited infrastructure and services may not be expanded;
- (c) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;
- (d) development avoids areas of ecological significance;
- (e) low impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;
- (f) development enhances and responds to the environmental features and topographical features of the land;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, effluent disposal, water conservation and transport use;
- (h) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements;

- (i) there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- (j) development provides a high level of residential amenity especially on allotments less than 10 ha, such as the Timbury Hills Estate;
- (k) home business uses (eg. family-run transport businesses or service industries) may be appropriate in the zone where such uses meet the day-to-day needs of the residential catchment, the energy sector and agricultural sector or have a direct relationship to the land in which it is proposed; and,
- (l) non-resident workforce accommodation is not supported in this zone.

6.2.2.4 Assessment benchmarks

Table 6.2.2.4.1: Benchmarks for accepted development subject to requirements and assessable development

RURAL RESIDENTIAL ZONE CODE	
for all the Rural residential zone:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
USE, DENSITY AND BUILT FORM	
<p>PO 1 Scale Development is at a scale that protects the amenity of the area.</p>	
<p>PO 2 Location Rural residential living areas are located adjacent to residential living areas. Uses other than Accommodation activities (rural residential) are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas; (b) to be co-located with other non-residential uses wherever possible; (c) to be accessible for, and provide a service to, the immediate local population; and (d) to be located on the major road network rather than local residential streets. <p>Note: Non-residential uses are any uses that are not associated with a dwelling use.</p>	
<p>PO 3 Density and site coverage Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p>AO 3.1 Site coverage, (not including paths, residential outbuildings and carports) shall not exceed 5% of the premises.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Setbacks</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the Rural residential zone; (c) provide for adequate daylight for habitable rooms and open space areas on, and adjoining the site; (d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises. 	<p>AO 4.1</p> <p>Buildings and car parking areas are set back a minimum of 15 m from the primary street frontage, 15 m from any secondary frontage and 5 m from side and rear.</p> <p><i>For development on a corner allotment:</i></p> <p>AO 4.2</p> <p>No structure exceeding 2 m in height is to be built within a 20 m x 20 m truncation at the corner of the two road frontages.</p>
<p>PO 5 Height</p> <p>The height of buildings is compatible with, and complementary to, the character of the rural residential environment and does not unduly reduce privacy on adjoining land.</p>	
<p>PO 6 Separation from incompatible land uses</p> <p>Adequate separation distances are provided between uses in the Rural residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised. 	
<p>PO 7 Buffers</p> <p>Adequate buffers are provided to protect rural residential uses from agricultural, transport and industrial activities.</p> <p>Note: A 'Rural residential use' has a level of assessment other than Impact Assessable in the Rural residential zone.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>	
<p>PO 8 Outbuildings</p> <p>Amenity of the rural residential areas is to be maintained, and outbuildings are not used for activities not associated with a rural residential use, or approved home-based business use.</p>	<p>AO 8.1</p> <p>Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and</p> <p>AO 8.2</p> <p>For lots equal to or greater than 10 ha outbuildings for rural residential uses may be up to 8.5 m in height and 300 m² floor area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: A 'rural residential use' has a level of assessment other than Impact Assessable in the Rural Residential Zone.</p>	<p>AO 8.3 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m² floor area.</p> <p>AO 8.4 A maximum of two shipping containers used for permanent private storage is permitted at the premises.</p> <p>AO 8.5 The use of shipping containers for permanent private storage is permitted only in circumstances where the container/s:</p> <ul style="list-style-type: none"> (a) is/are incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is/are located behind the principal building and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) include/s a stormwater discharge system in accordance with the Building Code of Australia and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (d) is/are in good repair with no visual rust marks; (e) is/are not used as fencing or screening; (f) is/are not used as an advertising device or as a commercial storage facility; (g) if exceeding one, are not stacked; and (h) is/are not used for human habitation. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of domestic storage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
AMENITY	
Advertising signage: refer to the Operational works advertising devices code	
Heritage places: in addition, refer to the Heritage overlay code <i>where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy</i>	
<p>PO 9 Building appearance</p> <p>Buildings are designed to a high aesthetic standard.</p> <p>Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 9.1</p> <p>Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space.</p> <p>Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 10 Neighbourhood character</p> <p>The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p>AO 10.1</p> <p>The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Cultural heritage and character places policy give guidelines for integrating new development into the existing streetscape and surroundings.</p>
<p>PO 11 Cultural heritage</p> <p>The physical integrity and significance of cultural heritage discovered during development are retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 11.1</p> <p>Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
LANDSCAPING	
Landscaping: refer to the Operational works landscaping code	
<p>PO 12 Landscaping</p> <p>Landscaping is designed and established in a manner that achieves high-quality frontage and contributes positively to the streetscape character.</p> <p>Landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and 	<p>For all uses other than Dwelling house:</p> <p>AO 12.1</p> <p>Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity; and</p> <p>AO 12.2</p> <p>A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p>AO 12.3</p> <p>Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within 4 years of planting.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
(f) maintain sightlines at intersections for traffic.	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i></p>
AVOIDING NUISANCE	
<p>PO 13 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.</p>	<p>For Business and Entertainment activities: AO 13.1 Uses are operated between the hours of 7.00 am and 6.00 pm.</p> <p>For Industry activities: AO 13.2 Uses are operated between the hours of 7:00 am and 6:00 pm, Monday to Saturday only, and not including public holidays.</p>
<p>PO 14 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 15 Lighting Lighting is designed to ensure that surrounding areas are protected from poorly directed lighting, undue glare or lighting overspill.</p>	<p>AO 15.1 All lighting does not exceed 8.0 lux at 1.5 m beyond the site boundary.</p>
<p>PO 16 Refuse storage Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 16.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>For developments comprising eight or more Dwelling units, and uses other than Accommodation activities: AO 16.2 Service vehicle access and manoeuvring areas are to be provided on site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
ENGINEERING	
<i>Earthworks: refer to the operational works excavation or filling code</i>	
<i>Infrastructure: refer to the operational works infrastructure code</i>	
Erosion Control	
<p>PO 17 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 17.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PROVISION OF SERVICES	
<p>PO 18 Electricity supply Premises are provided with a supply of electricity adequate for the activity</p>	<p>AO 18.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 18.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 19 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access is maintained to the supply for fire-fighting purposes; and (c) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 19.1 Premises are connected to Council's reticulated water system; or,</p> <p>AO 19.2 Premises have an approved water allocation as provided by the relevant agency and, in addition to the requirements under the <i>'Queensland Development Code MP 4.2'</i>:</p> <ul style="list-style-type: none"> (a) dwellings have a minimum water supply of 45,000 litres provided by a rainwater tank connected to the premises; or (b) dwellings have a minimum water supply of 22,500 litres provided by a rainwater tank connected to the premises and an alternative source of fire-fighting water is available as a permanent body of water (such as a swimming pool or dam located on the site and within the proximity of the dwelling). <p>AO 19.3 No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p> <p>AO 19.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
<p>PO 20 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 20.1 Premises are connected to Council's reticulated sewerage system; or,</p> <p>AO 20.2 Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i>.</p> <p>AO 20.3 No buildings are constructed over sewerage disposal infrastructure including trunk mains and manholes.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 20.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage disposal infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
STORMWATER AND DRAINAGE	
<p>PO 21 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes 	<p>AO 21.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: Refer to <i>Queensland Development Code (QDC) MP 1.4</i> – Building over or near relevant infrastructure.</p>
ROADS AND RAIL	
<p>Infrastructure: refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting state infrastructure.</p>	
<p>PO 22 Protection of State-controlled roads Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 22.1 No direct access to State-controlled roads is permitted except at existing intersections.</p>
<p>PO 23 Roads A sealed road is provided between the premises and the existing sealed road network.</p>	<p>AO 23.1 Roads are designed to a minimum standard of 7 m seal. Roads to a higher standard are constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 23.2 Premises have approved access to the existing road network.</p>
ACCESS, PARKING AND MANOEUVRING	
<p>PO 24 Vehicle access Vehicle access to a road is provided to a standard appropriate for the activity.</p>	<p>AO 24.1 Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 24.2 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but can exclude continued functioning during natural hazard events (such as fire and flood).</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 25 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 25.1 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 25.2 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 25.3 All vehicle parking, access and manoeuvring areas have a serviceable, all-weather surface.</p> <p>AO 25.4 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
<i>Biodiversity - in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.</i>	
<p>PO 26 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 27 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 27.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 27.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies</p>
<p>PO 28 Vegetation retention Development retains vegetation not mapped as MSES for the:</p> <ul style="list-style-type: none"> (a) purposes of scenic quality; (b) protection of water quality; (c) protection of watercourses; (d) protection of general habitat; (e) protection of soil quality and the minimisation of soil erosion; and (f) establishment of open space corridors and networks. 	<p>Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).</p>
<p>PO 29 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO 29.1 Development avoids the introduction of non-native pest species.</p> <p>AO 29.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p>
<p>PO 30 Watercourse buffers</p>	<p>AO 30.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	any watercourse. Buffer areas include a cover of vegetation, including grasses.
<p>PO 31 Watercourse integrity</p> <p>Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.</p> <p>Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p>	<p>AO 31.1</p> <p>No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p> <p>AO 31.2</p> <p>Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.</p>
<p>PO 32 Water quality</p> <p>The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	<p>AO 32.1</p> <p>Stormwater systems are to be designed and constructed in accordance with <i>The Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 34 Sloping land</p> <p>Development is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. 	<p>AO 34.1</p> <p>Development is not undertaken on slopes greater than 15%.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<i>Airport environs - refer to the Airport and aviation facilities overlay code where areas are mapped in the SPP mapping as within an area of interest of an airport.</i>	
<i>Bushfire – refer to the Bushfire hazard areas overlay code where mapped in the SPP mapping as medium bushfire hazard or above.</i>	
<i>Flooding: refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.</i>	
ACCOMMODATION ACTIVITIES - ADDITIONAL REQUIREMENTS	
Note: Accommodation activities (Dual occupancy, Dwelling house, Community residence, Home-based business, Relocatable home park, Residential care facility, Retirement facility, Tourist park) are either code assessable or accepted development subject to requirements in the rural residential zone.	
<i>For home-based business - see also the Home-based business code.</i>	
<i>For accommodation activities - see also the Accommodation activities code.</i>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
BUSINESS ACTIVITIES - ADDITIONAL REQUIREMENTS	
Note: Business activities (Sales office, Veterinary services) are either code assessable or accepted development in the Rural residential zone.	
<p>PO 35 Business activities (rural) - density, site coverage and location</p> <p>Development must be located where there is convenient access, and where there is sufficient area for the activity.</p>	<p>For the use 'Veterinary Services'</p> <p>AO 35.1</p> <p>The site has an area of at least 4 hectares.</p>
<p>PO 36 Business activities (rural) - amenity</p> <p>Adequate separation of business activities and residential activities is achieved.</p>	<p>AO 36.1</p> <p>Business activities adjoining land used or proposed to be used for residential purposes is to be fenced along the common boundaries.</p> <p>Where the business activity is on lots equal to, or greater than the minimum lot size, the fence may be terminated 50 m along the boundary after the outer limit of the use.</p> <p>The constructed fence is to consist of a solid structure with maximum transparency of 25% and to a height of 2 m.</p>
<p>PO 37 Business activities (rural) - landscaping</p> <p>Landscaping is designed and established in a manner that achieves high-quality frontage and contributes positively to the rural character.</p>	
CENTRE ACTIVITIES - additional requirements	
Note: All centre activities are impact assessable in the Rural residential zone.	
COMMUNITY ACTIVITIES - ADDITIONAL REQUIREMENTS	
Note: All community activities are impact assessable in the Rural residential zone.	
ENTERTAINMENT ACTIVITIES - additional requirements (Tourist attraction)	
Note: Entertainment activities are either code assessable or accepted development subject to requirements in the Rural residential zone.	
INDUSTRY ACTIVITIES - additional requirements	
Note: All Industry activities are impact assessable in the Rural residential zone.	
RECREATION ACTIVITIES - additional requirements	
Note: Recreation activities (Park) are accepted development in the Rural residential zone.	
RURAL ACTIVITIES - additional requirements	
Note: Rural activities (Animal keeping, Roadside stall, Winery) are code assessable in the Rural residential zone.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>For Rural activities - see also the Rural activities use code.</i>	
<i>OTHER ACTIVITIES - additional requirements</i>	
Note: Other activities (Roads, Telecommunications Facility, Utility installation) are either code assessable or accepted development subject to requirements in the Rural residential zone.	
<p>PO 38 Telecommunications facility - location Development must be located where there is convenient access.</p>	<p>AO 38.1 The site is accessed by an all-weather road.</p>
<p>PO 39 Telecommunications facility - visual impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	
<p>PO 40 Utility installation Local <i>Utility installations</i> are positioned unobtrusively, and do not have an undue adverse impact on their surrounds.</p>	<p>AO 40.1 <i>Utility installations</i> have a maximum total use area of 100 m².</p>

6.2.3 General Residential Zone Code

6.2.3.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the General residential zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the General residential zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.3.2 Purpose

The purpose of the General residential zone is to:

- (a) provide for predominantly detached dwelling houses supported by community uses and small-scale services and facilities that cater for the needs of local residents;
- (b) encourage higher residential densities where appropriate by providing for multiple dwellings and smaller lot housing nearer the Principal centre (within the Central living precinct);
- (c) ensure that residential development is protected from natural hazards and from development types that would adversely impact existing amenity.
- (d) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment; and
- (e) maximise the use of existing infrastructure and transport networks.

6.2.3.3 Overall Outcomes

The overall outcomes sought for the General residential zone code are as follows:

- (a) a range of housing, predominantly detached dwelling houses, on a range of lot sizes;
- (b) development results in an efficient land use pattern that is well connected to other parts of the local government area;
- (c) development is designed to provide safe and walkable neighbourhoods;
- (d) development provides for uses that front the street to provide a sense of residential amenity and character and enhance community safety;
- (e) other small-scale non-residential uses (including home-based business uses) that integrate work and family and complement local residential amenity are facilitated;
- (f) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally-specific impacts;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (h) transport infrastructure is designed to provide and promote safe walking and cycling;
- (i) development is reflective and responsive to the environmental constraints of the land;

- (j) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community;
- (k) non-residential uses may be supported where such uses directly support the day-to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres;
- (l) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements;
- (m) residential development maintains the safety and integrity of airport operations;
- (n) residential development yields in the defined flood event inundation area subject to Significant, High or Extreme hazard do not exceed one dwelling house per lot as it exists at the commencement date of the planning scheme; and,
- (o) non-resident workforce accommodation is not supported in this zone.
- (p) Uses other than accommodation activities may be supported where lots are contiguous with land not zoned residential, where the use is similar to the adjacent non-residential land use/s.

6.2.3.4 Assessment benchmarks

Table 6.2.3.4.1: Benchmarks for accepted development subject to requirements and assessable development

GENERAL RESIDENTIAL ZONE CODE	
for all the General residential zone (including the Central living precinct):	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
Use, density and built form	
<p>PO 1 Scale Uses other than <i>Accommodation activities</i>: (a) are of a small-scale and low intensity; (b) directly support the day-to-day needs of the immediate residential community; (c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones; (d) have all car parking needs met on site; (e) may occur on residential zoned lots contiguous with land that is not zoned residential, where the use is similar to the non-residential land use on the contiguous parcel; (f) include mitigation measures such as acoustic fencing, landscaping and appropriate setbacks in instances where there is a potential for land use conflict between the use and adjoining and nearby accommodation activities; and (g) have access to reticulated sewer, water and stormwater.</p>	
<p>PO 2 Location Residential living is conveniently connected to the principal, major or district centres. Uses other than <i>accommodation activities (general residential)</i> are located so as: (a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas; (b) to be co-located with other non-residential uses wherever possible; (c) to be accessible for, and provide a service to, the immediate local population; and (d) to be located on the major road network rather than local residential streets.</p> <p>Note: Non-residential uses are any uses that are not associated with a Dwelling use.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 3 Density and site coverage Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p>AO 3.1 Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p>
<p>PO 4 Setbacks Building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the General Residential Zone; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises. 	<p>For Dwelling house:</p> <p>AO 4.1 Boundary setbacks are provided in accordance with the Queensland Development Code MP 1.2.</p> <p>For uses other than Dwelling house:</p> <p>AO 4.2 Buildings and car parking areas are setback a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from side and rear boundaries.</p> <p>For development on a corner allotment:</p> <p>AO 4.3 No structure exceeding 2 m in height is to be built within a 9 m by 9 m truncation at the corner of the two road frontages.</p>
<p>PO 5 Height The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>	
<p>PO 6 Outbuildings Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses. Residential amenity is not compromised by the storage of domestic goods.</p>	<p>AO 6.1 Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>.</p> <p>AO 6.2 The size of outbuildings is restricted to structures with a maximum of 4.2 m in height and a maximum of 82 m² floor area. Note: The maximum floor area of the outbuilding can be exceeded if it includes an attached carport open on three sides to a maximum of 36 m² floor area (118 m² total area).</p> <p>AO 6.3 The combined site coverage of all outbuildings, including shipping containers and other forms of permanent private storage structures, is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p> <p>AO 6.4 The use of shipping containers for permanent private storage is limited to:</p> <ul style="list-style-type: none"> (a) allotments with a minimum area of 800 m²; and (b) one shipping container per allotment.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a Dwelling.</p>	<p>AO 6.5</p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> (a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is located in the rear yard and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (d) is in good repair with no visual rust marks; (e) is not used as fencing or screening; (f) is not used as an advertising device or as a commercial storage facility; and (g) is not used for human habitation. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for domestic storage.</p>
<p>PO 7 Separation from incompatible land uses</p> <p>Adequate separation distances are provided between uses in the General Residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised. 	
<p>PO 8 Buffers</p> <p>Adequate buffers are provided to protect general residential uses from agricultural, transport and industrial activities.</p> <p>Note: A 'general residential use' has a level of assessment other than Impact Assessable in the General Residential zone.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>	
<p>Amenity</p>	
<p>Advertising signage – refer to the Operational works advertising devices code</p>	
<p>Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 9 General amenity Uses other than <i>Accommodation activities</i> established in the General Residential Zone: (a) do not impact adversely on the residential amenity of the General Residential Zone; and (b) do not prejudice the landscape values of the town.</p>	
<p>PO 10 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 10.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 11 Neighbourhood character The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p>AO 11.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings. Note: where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy give guidelines for integrating new development into the existing streetscape and surroundings.</p>
<p>PO 12 Footpaths Footpaths are provided for pedestrian comfort.</p>	<p>AO 12.1 Footpaths are provided for the full length of the site frontage where there is a footpath fronting an adjoining property on the same road; and, AO 12.2 In the Central living precinct, footpaths are provided for the full length of the site frontage.</p>
<p>PO 13 Streetscape Buildings in the General Residential Zone: (a) address the street frontage; (b) have a clearly defined front entry or entry path that is visible from the street; and (c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms.</p>	
<p>PO 14 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 14.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Landscaping, privacy and fencing	
Landscaping – refer to the Operational works landscaping code	
<p>PO 15 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses; (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sight lines at intersections for traffic. 	<p>For all uses other than Dwelling house:</p> <p>AO 15.1 Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity.</p> <p>AO 15.2 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p>AO 15.3 Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within 4 years of planting.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads Road Landscape Manual</p>
<p>PO 16 Privacy and screening Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p>AO 16.1 Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining dwellings.</p>
<p>PO 17 Fencing Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p>For uses other than Accommodation activities:</p> <p>AO 17.1 Fencing is provided along all boundaries shared with an <i>Accommodation activity</i>.</p> <p>AO 17.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
Avoiding nuisance	
<p>PO 18 Operating hours Uses are operated in a manner that ensures the local amenity is protected.</p>	<p>For Community activities:</p> <p>AO 18.1 Uses are operated between the hours of 7.00 am and 8.00 pm.</p> <p>For Business activities:</p> <p>AO 18.2 Uses are operated between the hours of 7.00 am and 8.00 pm, Monday to Saturday only, and not including public holidays.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p><i>For all other non-accommodation activities:</i> AO 18.3 Uses are operated between the hours of 7:00 am and 6:00 pm Monday to Saturday only and not including public holidays.</p>
<p>PO 19 Delivery of goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 19.1 Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 19.2 No loading or unloading occurs on Sundays or Public Holidays.</p> <p>AO 19.3 The use does not generate:</p> <ol style="list-style-type: none"> (a) more than two truck movements per week of trucks with a gross vehicle mass of 10 tonnes or less; and (b) does not generate any truck movements of trucks with a gross vehicle mass of greater than 10 tonnes.
<p>PO 20 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 21 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 21.1 All lighting does not exceed 8 lux at 1.5 m beyond any site boundary adjoining sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 22 Refuse storage Refuse storage areas are:</p> <ol style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 22.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p><i>For developments comprising eight or more dwelling units, and uses other than accommodation activities:</i> AO 22.2 Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
<p>ENGINEERING</p>	
<p><i>Earthworks – refer to the Operational works excavation or filling code</i></p>	
<p><i>Infrastructure – refer to the Operational works infrastructure code</i></p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Erosion Control	
<p>PO 23 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 23.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Provision of services	
<p>PO 24 Electricity supply Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 24.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 24.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 25 Gas supply Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>AO 25.1 Where available, premises are connected to Council's reticulated gas system.</p>
<p>PO 26 Water supply To ensure the provision of a potable and fire-fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>AO 26.1 Premises are connected to Council's reticulated water system.</p> <p>AO 26.2 No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p> <p>AO 26.3 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 27 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other waste water; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 27.1 Premises are connected to Council's reticulated sewerage system; or</p> <p>AO 27.2 Premises located within the General residential zone of Yuleba and Wallumbilla are connected to an on-site effluent disposal system in accordance with <i>AS/NZS 1547:2012</i>.</p> <p>AO 27.3 No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and</p> <p>AO 27.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Stormwater and drainage	
<p>PO 28 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes 	<p>AO 28.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>Note: Refer to <i>Queensland Development Code (QDC) MP1.4</i> – Building over or near relevant infrastructure.</p>
Roads and rail	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
<p>PO 29 Protection of State-controlled roads Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 29.1 Lots with primary access to a State-controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction.</p> <p>AO 29.2 Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.</p>
<p>PO 30 Roads A sealed road is provided between the premises and the existing sealed road network.</p>	<p>AO 30.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 30.2 Premises have approved access to the existing road network.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>Access, parking and manoeuvring</i>	
<p>PO 31 Vehicle access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AO 31.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 31.2 Where existing, kerb and channelling 5 m either side of new crossovers is to be renewed and/or reinstated to match the existing infrastructure profile.</p> <p>AO 31.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.</p>
<p>PO 32 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 32.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the General Residential Zone, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 32.2 All uses provide vehicle parking in accordance with Schedule 7, Parking standards.</p> <p>AO 32.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p><i>For all uses other than Dwelling House:</i></p> <p>AO 32.4 The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7 Parking standards, does not exceed ten; and</p> <p>AO 32.5 All car parking, access and manoeuvring areas are to be sealed with an impervious surface; and</p> <p>AO 32.6 All vehicles drive forward when entering and exiting the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENVIRONMENTAL	
Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.	
PO 33 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
PO 34 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	AO 34.1 Passive solar design principles are adopted in buildings to maximise energy efficiency. AO 34.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.
PO 35 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners. 	
SAFETY AND RESILIENCE TO HAZARDS	
Airport environs – refer to the Airport and aviation facilities overlay code where areas are mapped in the SPP mapping as within an area of interest of an airport.	
Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.	
ACCOMMODATION ACTIVITIES - additional requirements Note: Accommodation activities (Dual occupancy, Dwelling house, Community residence, Home-based business, Residential care facility, Retirement facility) are code assessable or accepted development subject to requirements in the General residential zone.	
Accommodation activities – see also the Accommodation activities code	
Home-based business – see also the Home-based business code	
BUSINESS ACTIVITIES - additional requirements Note: Business activities (Office, Sales office, Shop) are code assessable or accepted development subject to requirements in the General residential zone.	
CENTRE ACTIVITIES - additional requirements Note: Centre activities (Residential care facility, Retirement facility) are impact assessable in the General residential zone.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
COMMUNITY ACTIVITIES - additional requirements	
Note: Community activities (Community care centre, Community use) are code assessable in the General residential zone.	
ENTERTAINMENT ACTIVITIES - additional requirements	
Note: All entertainment activities are impact assessable in the General residential zone.	
INDUSTRY ACTIVITIES - additional requirements	
Note: All industry activities are impact assessable in the General residential zone.	
RECREATION ACTIVITIES - additional requirements	
Note: Recreation activities (park) are accepted development in the General residential zone.	
RURAL ACTIVITIES - additional requirements	
Note: All rural activities are impact assessable in the General residential zone.	
OTHER ACTIVITIES - additional requirements	
Note: Other activities (Roads, Telecommunication facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the General Residential Zone.	
PO 36 Telecommunications facility - location <i>Telecommunications facilities</i> must be located where there is convenient access.	
PO 37 Telecommunications facility - visual impact <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape to not be visually dominant or unduly visually obtrusive.	
PO 38 Utility installation Local <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.	AO 38.1 <i>Utility installations</i> have a maximum total use area of 100 m ² .

6.2.4 Township Zone Code

6.2.4.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) Within the Township zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Township zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.4.2 Purpose

The purpose of the Township zone is to:

- (a) provide for small urban settlements surrounded by the Rural zone;
- (b) allow a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural community;
- (c) allow for tourist attractions and short-term accommodation which may be appropriate uses in the zone; and,
- (d) generally provide opportunities for development that does not affect the amenity or character of the town, and that can be easily established and would contribute to the economic viability of the town.
- (e) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.4.3 Overall Outcomes

The overall outcomes sought for the Township zone code are as follows:

- (a) a range of residential, retail, commercial, industrial, administrative and cultural uses are provided;
- (b) a range of residential dwelling types and densities which reflect local housing needs are provided;
- (c) development protects and enhances the unique local or historic character of a town in a predominantly rural area;
- (d) development services the needs of both local residents, residents of the surrounding rural area and visitors;
- (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (f) development is reflective of and responsive to, the environmental constraints of the land;
- (g) development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area;
- (h) development is facilitated where it has a direct relationship with the local or historic character;
- (i) community facilities and infrastructure which directly supports the local community is facilitated;

- (j) development has access to infrastructure and essential services;
- (k) non-resident workforce accommodation is not supported in this zone;
- (l) industrial land uses are appropriately located and managed to protect the health, wellbeing, amenity and safety of communities and individuals from impacts of air, noise and odour emissions and the impacts of hazardous materials; and,
- (m) proposed sensitive land uses must be planned, located and developed in a way that is responsive to already established industrial land uses.

6.2.4.4 Assessment benchmarks

Table 6.2.4.4.1: Benchmarks for accepted development subject to requirements and assessable development

TOWNSHIP ZONE CODE	
for all the Township zone (Amby, Jackson, Muckadilla, and Mungallala):	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
Use, density and built form	
<p>PO 1 Scale Uses other than <i>Accommodation activities</i>: a) are of a small-scale and low intensity; b) do not prejudice the operation and viability of other uses or activities in the Township Zone or other zones; and c) have all car parking needs met on site.</p>	<p>AO 1.1 For uses other than <i>Dwelling uses</i>, the total use area for non-dwelling uses shall be less than 150 m².</p> <p>AO 1.2 The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7, Parking Standards, does not exceed ten.</p>
<p>PO 2 Location Uses other than <i>Accommodation activities</i> (township) are located so as: a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas; b) to be co-located with other non-residential uses wherever possible; c) to be accessible for, and provide a service to, the immediate local population; and d) to be located on the major road network rather than local residential streets.</p> <p>Note: Non-residential uses are any uses that are not associated with a dwelling use.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 3 Density and site coverage Development does not impact adversely on the residential amenity of the Township Zone through over-intensification. The site area available for 'mixed use' (an accommodation activity in combination with another activity) is sufficient to allow for a high standard of residential amenity.</p>	<p>For all uses AO 3.1 Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p> <p>For 'mixed use' activities: AO 3.2 The site has a minimum area of: (a) 450 m² where reticulated sewerage is available; or (b) 1500 m² where reticulated sewerage is not available; or</p> <p>AO 3.3 Where dwelling units are attached to business, or community activities – a maximum of two dwelling units is permitted.</p> <p>Note: 'Mixed use activities' are a business, community or entertainment activity co-located with an <i>Accommodation activity</i>.</p>
<p>PO 4 Setbacks Building setbacks:</p> <ul style="list-style-type: none"> a) enhance the appearance and character of streets and buildings; b) are appropriate to the scale of the development and the intended character of the Township zone; c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and e) provide adequate separation and buffering between residential and non-residential premises. 	<p>For Dwelling house: AO 4.1 Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>, except that side boundary clearances are a minimum of 2.5 m, and rear boundary clearances are a minimum of 4.5 m.</p> <p>For all uses other than Dwelling house: AO 4.2 Buildings and car parking areas are set back a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from the side and rear boundaries.</p>
<p>PO 5 Height The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>	<p>AO 5.1 The height of buildings and structures does not exceed 8.5 m above natural ground level. <i>It has been suggested that the PO is adequate and we do not need a specified height.</i></p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 6 Separation from incompatible land uses</p> <p>Adequate separation distances are provided between uses in the Township zone to ensure:</p> <ul style="list-style-type: none"> a) the future viability of surrounding uses; b) infrastructure items are protected from incompatible development; c) an appropriate standard of amenity and public safety; and d) conflict arising from incompatible uses is minimised. 	
<p>PO 7 Outbuildings and ancillary storage</p> <p>Outbuildings and other ancillary storage structures shall not compromise the amenity of the Township zone.</p>	<p>AO 7.1</p> <p>Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>.</p> <p>AO 7.2</p> <p>The size of outbuildings is restricted to structures a maximum of 4.2 m in height.</p> <p>AO 7.3</p> <p>The combined site coverage of all outbuildings is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p> <p>AO 7.4</p> <p>A maximum of one shipping container used for storage that is incidental to the primary land use, is permitted at the premises.</p> <p>AO 7.5</p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists; b) is located behind the principal building and is screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (i.e. lattice); c) includes a stormwater discharge system in accordance with the Building Code of Australia and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; d) does not exceed 3 m in height and a total length of 12 m; e) is uniform in colour and compliments the principal building to which it is ancillary;

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a dwelling.</p>	<p>f) is in good repair with no visual rust marks; g) is not used as fencing or screening; h) is not used as an advertising device or as a commercial storage facility; i) is not used for human habitation; and j) is not located within 250 m of a heritage or character building.</p> <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of domestic storage.</p>
AMENITY	
<i>Advertising signage – refer to the Operational works advertising devices code</i>	
<i>Heritage places – in addition, refer to the Heritage overlay code</i> where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy	
<p>PO 8 General amenity Uses other than <i>Accommodation activities</i> established in the Township zone: (a) do not impact adversely on the residential amenity of the Township zone; and (b) do not prejudice the landscape values of the town.</p>	
<p>PO 9 Building appearance Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 9.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space.</p> <p>Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 10 Pedestrian comfort Footpaths are provided for pedestrian comfort.</p>	<p><i>For uses other than Accommodation activities:</i> AO 10.1 Footpaths are provided for the length of the property frontage to extend the footpath to the standard of the better of the footpaths fronting adjoining properties.</p>
<p>PO 11 Neighbourhood character The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p>AO 11.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and neighbourhood character policy gives guidelines for integrating new development into the existing streetscape and surrounds.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 12 Streetscape Buildings in the Township Zone:</p> <ul style="list-style-type: none"> (a) address the street frontage; (b) have a clearly defined front entry or entry path that is visible from the street; and (c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms. (d) where in a commercial cluster, enhance the commercial character of that cluster. 	
<p>PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
LANDSCAPING, PRIVACY AND FENCING	
<i>Landscaping – refer to the Operational works landscaping code</i>	
<p>PO 14 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> a) contribute positively to the built form and the street; b) be visually pleasing and create an attractive environment; c) be located to take account of the direction of the breezes and sun; d) be located to give privacy and buffering from or for any incompatible uses; e) be located to avoid interference with electricity lines and other infrastructure; and f) maintain sightlines at intersections for traffic. 	<p>For all uses other than Dwelling house:</p> <p>AO 14.1 Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity.</p> <p>AO 14.2 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p>AO 14.3 Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within four years of planting.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport</i> and the Department of Main Roads <i>Road Landscape Manual</i>.</p>
<p>PO 15 Privacy and screening Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p>AO 15.1 Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining residential uses.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 16 Fencing Where uses other than <i>dwelling house</i> adjoin Accommodation activities, fencing provides separation for privacy.</p>	<p><i>For uses other than dwelling house:</i> AO 16.1 Fencing is provided along all boundaries shared with an Accommodation activity. AO 16.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
Avoiding nuisance	
<p>PO 17 Operating hours Uses are operated in a manner that ensures the local amenity is protected.</p>	<p><i>For Community and recreation activities:</i> AO 17.1 Uses are operated between the hours of 7.00 am and 6.00 pm. <i>For business, entertainment and industry activities:</i> AO 17.2 Uses are operated between the hours of 7.00 am and 6.00 pm, Monday to Saturday only, and not including public holidays.</p>
<p>PO 18 Delivery of goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 18.1 Loading and unloading of goods occur:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 18.2 No loading or unloading occurs on Sundays or Public Holidays.</p>
<p>PO 19 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 20 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 20.1 All lighting does not exceed 8.0 lux at 1.5 m beyond the boundary of the site.</p>
<p>PO 21 Refuse storage Refuse storage areas are:</p> <ol style="list-style-type: none"> a) located in convenient and unobtrusive positions; b) screened from the street and adjoining uses; and c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 21.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of a maximum transparency of 50%. <i>For developments comprising eight or more Dwelling units, and uses other than Accommodation activities:</i> AO 21.2 Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable effective waste collection.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
Erosion Control	
<p>PO 22 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 22.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
PROVISION OF SERVICES	
<p>PO 23 Electricity supply Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 23.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 23.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 24 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> a) premises are provided with a supply and volume of water adequate for the activity; and b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 24.1 Premises are connected to Council’s reticulated water system.</p> <p>AO 24.2 No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p> <p>AO 24.3 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
<p>PO 25 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 25.1 Premises are connected to Council’s reticulated sewerage system; or,</p> <p>AO 25.2 Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
STORMWATER AND DRAINAGE	
<p>PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ol style="list-style-type: none"> protect the stability of buildings and the use of adjacent land; prevent water-logging of nearby land; and protect and maintain environmental values. 	<p>AO 26.1 Stormwater and inter-allotment drainage are collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
ROADS AND RAIL	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
<p>PO 27 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 27.1 Lots with primary access to a State controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction.</p> <p>AO 27.2 Where access is available to a road other than a State controlled road from the lot, access shall be from the local road.</p>
<p>PO 28 Roads An all-weather road is provided between the premises and the existing road network.</p>	<p>AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 28.2 Premises have an approved access to the existing road network.</p>
ACCESS, PARKING AND MANOEUVRING	
<p>PO 29 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.</p>	<p>AO 29.1 Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 29.2 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but can exclude continued functioning during natural hazard events such as fire and flood.</p>
<p>PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 30.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Township zone, there is nil car parking number requirements for that existing portion of floor area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 30.4 All car parking, access and manoeuvring areas have a serviceable, all-weather surface.</p> <p>AO 30.5 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.	
<p>PO 31 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 32.1 Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p>AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>
<p>PO 33 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> a) the biological integrity of aquatic ecosystems; b) recreational use; c) supply as drinking water after minimal treatment; d) agricultural use or industrial use; and e) minimises nuisance or harm to adjoining landowners. 	
SAFETY AND RESILIENCE TO HAZARDS	
Bushfire – refer to the Bushfire hazard areas overlay code where mapped in the SPP mapping as medium bushfire hazard or above.	
Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.	
Accommodation activities – refer to the Accommodation activities code	
Home-based business – refer to the Home-based business code	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>BUSINESS ACTIVITIES - additional requirements Note: Business activities (Agricultural supplies store, Food and drink outlet, Hardware and trade supplies, Market, Office, Sales office, Service station, Shop, Showroom, Veterinary services) are code assessable or accepted development subject to requirements in the Township Zone.</p>	
<p>Market – refer to the Market code</p>	
<p>PO 34 Service station Service stations and Accommodation activities are adequately separated.</p>	<p>AO 34.1 Service stations do not share boundaries with Accommodation activities, except for Caretaker's accommodation.</p>
<p>PO 35 Shops Shops are of a scale appropriate to townships, directly supporting the day-to-day needs of the immediate residential community.</p>	<p>AO 35.1 Shops have a maximum gross floor area of 150 m².</p>
<p>CENTRE ACTIVITIES - additional requirements Note: Centre activities (Caretaker's accommodation, Child care centre, Community care centre, Community use, Educational establishment, Food and drink outlet, Function facility, Health care services, Hotel, Market, Multiple dwelling, Office, Residential care facility, Retirement facility, Rooming accommodation, Sales office, Service industry, Service station, Shop, Short term accommodation, Showroom, Theatre) are impact in the Township Zone.</p>	
<p>Markets – refer to the Market code</p>	
<p>COMMUNITY ACTIVITIES - additional requirements Note: Community activities (Child care centre, Club, Community care centre, Community use, Educational establishment, Health care service, Place of worship) are code assessable or accepted development subject to requirements in the Township Zone.</p>	
<p>ENTERTAINMENT ACTIVITIES - additional requirements (Function facility, Hotel, Theatre, Tourist attraction) Note: Entertainment activities (Function facility, Hotel, Theatre, Tourist attraction) are code assessable in the Township Zone.</p>	
<p>INDUSTRY ACTIVITIES - additional requirements Note: Industry activities (Low impact industry, Research and technology industry, Service industry) are code assessable or accepted development subject to requirements in the Township Zone.</p>	
<p>RECREATION ACTIVITIES - additional requirements Note: Recreation activities (Park, Indoor sport and recreation) are code assessable in the Township Zone.</p>	
<p>RURAL ACTIVITIES - additional requirements Note: Rural activities (Winery) are code assessable in the Township Zone.</p>	
<p>WATERFRONT ACTIVITIES - additional requirements Note: all waterfront activities are impact assessable in the Township Zone.</p>	
<p>OTHER ACTIVITIES - additional requirements Note: Other activities (Emergency services, Parking station, Roads, Telecommunications facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the Township Zone.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 36 Telecommunications facility - visual impact <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape to not be visually dominant or unduly visually obtrusive.</p>	
<p>PO 37 Utility installation Local <i>Utility installations</i> are positioned unobtrusively and do not have undue adverse impact on their surroundings.</p>	<p>AO 37.1 <i>Utility installations</i> have a maximum total use area of 100 m².</p>

6.2.5 Principal Centre Zone Code

6.2.5.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Principal centre zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.5.2 Purpose

The purpose of the Principal centre zone is to:

- (a) provide for the largest and most diverse mix of uses and activities that form the core of the region's urban settlement;
- (b) accommodate the key concentrations of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses that together are capable of fully servicing the planning scheme area;
- (c) ensure that commercial and retail development is concentrated in the central business district of Roma. This area is to maintain a vibrant retail and commercial feel;
- (d) ensure 'mixed use' (shopping centres, commercial development, and attached residential) are promoted in this zone; and,
- (e) preserve the heritage character of the zone, including shaded footpaths, street trees and reduced traffic speeds in the main streets.
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.5.3 Overall Outcomes

The overall outcomes sought for the Principal centre zone code are as follows:

- (a) the widest range and highest order of retail, commercial, administrative, community, cultural, compatible employment opportunities and entertainment activities are provided;
- (b) mixed use (residential combined with commercial and retail uses) is encouraged where the principle use contributing to the streetscape is either commercial or retail in nature;
- (c) a high level of pedestrian amenity is provided and is reflective of the surrounding character of the area;
- (d) an increase in residential uses promotes pedestrian activity and passive surveillance after dark;
- (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (f) where appropriate, service industry and motel uses may be located in this zone;
- (g) shopping centre style development is concentrated in this zone; and,

(h) non-resident workforce accommodation is not supported in this zone.

6.2.5.4 Assessment benchmarks

Table 6.2.5.4.1: Benchmarks for accepted development subject to requirements and assessable development

PRINCIPAL CENTRE ZONE CODE	
for all the Principal centre zone (Roma) :	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale Development is at a scale that reflects the role of the Principal centre zone as the primary activity centre for the region.</p>	
<p>PO 2 Location Activities located within the principal centre contribute to fulfilling the business, community and entertainment needs of the region. Uses other than <i>Business, community and entertainment activities</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-commercial uses in other more appropriate areas; (b) to be co-located with other non-commercial uses wherever possible; and (c) to not impact adversely on the function and character of the zone. <p>Note: Non-commercial uses are any uses that are not business, community, entertainment or 'mixed use' activities.</p>	
<p>PO 3 Density and site coverage The density of uses in the Principal centre zone does not impact adversely on the amenity of adjoining General Residential Zone areas. The site area available for 'mixed use' (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity for those activities.</p>	<p>For 'mixed use' activities: AO 3.1 The site has a minimum area of 800 m².</p> <p>Note: Mixed use activities are a combination of business, community or entertainment activities co-located with accommodation activities.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Setbacks Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and commercial character of the centre's streets; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (c) minimise overshadowing and overlooking of adjoining residential premises; and (d) provide adequate separation and buffering between residential and non-residential premises. 	
<p>PO 5 Height The height of buildings is compatible with and complementary to the existing character of the Principal centre zone, and does not unduly reduce privacy on adjoining land.</p>	
AMENITY	
Advertising signage – refer to the Operational works advertising devices code	
Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy	
<p>PO 6 General amenity The operation of <i>Business and Community activities</i> are not unduly detrimentally affected by the proximity of <i>dwellings</i>.</p>	<p>AO 6.1 <i>Business and Community activities</i> maintain a level of impact on the immediate area comparable to a normal expectation for that use, even where adjacent to accommodation uses.</p> <p>AO 6.2 <i>Centre and Entertainment activities</i> preserve residential amenity within and surrounding the Principal centre zone outside of operating hours.</p>
<p>PO 7 Building appearance Buildings are designed to a high aesthetic standard. The design of buildings encourages the growth of the principal centre as the primary business and community centre for the region. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 7.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 8 Outbuildings and ancillary storage Outbuildings and other ancillary storage structures shall not compromise the amenity of the Principal centre zone.</p>	<p>AO 8.1 The size of outbuildings is restricted to structures a maximum of 4.2 m in height.</p> <p>AO 8.2 A maximum of one shipping container used for storage that is incidental to the primary land use, is permitted at the premises.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 8.3</p> <p>The use of a shipping container for storage that is incidental to the primary land use is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> (a) is located behind the principal building and is screened from any road frontage and/or adjoining property through the use of landscaping, fencing or other suitable screening structures (ie. lattice); (b) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (c) does not exceed 3 m in height and a total length of 12 m; (d) is uniform in colour and compliments the principal building to which it is ancillary; (e) is in good repair with no visual rust marks; (f) is not used as fencing or screening; (g) is not used as an advertising device; (h) is not used for human habitation; (i) does not contain any sanitary facilities; and (j) is not located within 250 m of a heritage or character building. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use.</p>
<p>PO 9 Existing character</p> <p>The design of development recognises and responds to the surrounding commercial character of the centre. Buildings within the town centre with notable character and history are preserved in order to maintain a valued historical lineage as the town continues to grow.</p> <p>Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.</p>	<p>AO 9.1</p> <p>The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy gives guidelines for integrating new development into the existing streetscape and surroundings.</p>
<p>PO 10 Pedestrian Comfort</p> <p>Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Principal centre Zone.</p>	<p>AO 10.1</p> <p>All commercial buildings are to have an awning:</p> <ul style="list-style-type: none"> (a) spanning the width of the frontage of the building; (b) spanning the depth of the footpath at the frontage of the building; and

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.</p>	<p>(c) of a height no less than awnings of adjacent buildings, or if there are no adjoining buildings, not lower than the mean height of other commercial awnings in the zone.</p> <p>AO 10.2 Commercial buildings have provision for parking bicycles adjacent to the street.</p> <p>AO 10.3 All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels.</p> <p>AO 10.4 Footpaths are provided for the length of the property frontage to extend the footpath to the standard of the better of the footpaths fronting the adjoining properties.</p> <p>Note: Commercial buildings provide space for business, centre, community, or entertainment activities.</p>
<p>PO 11 Active frontage Principal centre streets rely on pedestrian traffic for their continued vibrancy. Businesses in the zone depend on this vibrancy for their custom, and development encourages this vibrancy. Active frontages provide interest and assist in the maintenance and development of the town's centre as a social space.</p>	<p>AO 11.1 Each lot has direct pedestrian access to the primary frontage, and</p> <p>AO 11.2 For secondary frontages, if direct pedestrian access is not provided, windows are provided along the frontage to allow customers to view the accommodated businesses and their products from the street.</p>
<p>PO 12 Streetscape Buildings and structures within the principal centre streets contribute to the development of a visually vibrant town centre that incorporates a range of architectural styles that cumulatively reflect the town's long and proud history.</p>	
<p>PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
Landscaping and Fencing	
Landscaping – refer to the Operational works landscaping code	
<p>PO 14 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; 	<p>Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>(d) be located to give privacy and buffering from or for any incompatible uses,</p> <p>(e) be located to avoid interference with electricity lines and other infrastructure; and</p> <p>(f) maintain sightlines at intersections for traffic.</p>	<p>Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport and the Department of Main Roads Road Landscape Manual</i>.</p>
<p>PO 15 Fencing Where adjoining <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p>AO 15.1 Sites for <i>Business, Community and Entertainment activities</i> that adjoin land that is proposed to be used or is already used, for <i>Accommodation activities</i> is to be fenced along the common boundaries; and</p> <p>AO 15.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
Avoiding nuisance	
<p>PO 16 Operating Hours Development is operated in a manner that ensures the local amenity is protected.</p>	<p>AO 16.1 Where adjoining sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm. Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 17 Delivery of Goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 17.1 Where adjoining sensitive land uses, loading and unloading of goods occur:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday. <p>AO 17.2 No loading or unloading occurs on Sundays or Public Holidays. Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary adjoining sensitive land uses.</p> <p>AO 19.2 Lighting is provided below footpath awnings to illuminate the footpath between sunset and midnight Note: Sensitive land uses are defined in the State Planning Policy.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 20 Refuse storage Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 20.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>AO 20.2 Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
ENGINEERING	
Earthworks – refer to the Operational works excavation or filling code	
Infrastructure – refer to the Operational works infrastructure code	
Erosion Control	
<p>PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 21.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Provision of services	
<p>PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 23 Gas supply Where a reticulated gas supply is available:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 23.1 Where available, premises are connected to Council’s reticulated gas system.</p>
<p>PO 24 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 24.1 Premises are connected to Council’s reticulated water system.</p> <p>AO 24.2 Construction over Council water infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p> <p>AO 24.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 25 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 25.1 Premises are connected to Council's reticulated sewerage system.</p> <p>AO 25.2 Construction over Council sewerage infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p> <p>AO 25.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
Stormwater and drainage	
<p>PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes. 	<p>AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>AO 26.2 Construction over Council stormwater infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p> <p>AO 26.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
Roads and rail	
<p>Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.</p>	
<p>PO 27 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 27.1 Lots with primary access to a State controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction.</p> <p>AO 27.2 Where access is available to a road other than a State controlled road from the lot, access shall be from the local road.</p>
<p>PO 28 Roads An all-weather road is provided between the premises and the existing road network.</p>	<p>AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 28.2 Premises have an approved access to the existing road network.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Access, parking and manoeuvring	
<p>PO 29 Vehicle access Vehicle access to a road is provided to a standard appropriate for the Principal centre zone.</p>	<p>AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 29.2 Kerb and channelling 5 m on either side of new crossovers are to be renewed.</p> <p>AO 29.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.</p>
<p>PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p> <p>Note: Council will consider the provision of off-site car parking in lieu of Schedule 9 Parking Standards requirements.</p>	<p>AO 30.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Principal centre, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p> <p>AO 30.5 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
<p>PO 31 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 32.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 33 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	
SAFETY AND RESILIENCE TO HAZARDS	
<p><i>Flooding – refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.</p>	
<p><i>ACCOMMODATION ACTIVITIES - additional requirements</i> <i>(Caretaker’s accommodation, Dwelling unit, Home-based business, Short-term accommodation)</i></p>	
<p><i>Accommodation activities – refer to the Accommodation activities use code</i></p>	
<p><i>Home-based business – refer to the Home-based business use code</i></p>	
<p><i>BUSINESS ACTIVITIES - additional requirements</i> Note: Business activities (Agricultural supplies store, Bulk landscape supplies, Food and drink outlet, Garden centre, Hardware and trade supplies, Market, Office, Outdoor sales, Sales office, Shop, Shopping centre, Showroom, Veterinary services) are code assessable, accepted development subject to requirements or accepted development in the Principal centre zone.</p>	
<p><i>Market – refer to the Market code</i></p>	
<p>PO 34 Veterinary services The scale of <i>Veterinary services</i> does not impact adversely on the amenity of the Principal centre zone.</p>	<p>AO 34.1 <i>Veterinary services</i> activities are conducted solely indoors.</p>
<p><i>CENTRE ACTIVITIES - additional requirements</i> Note: Centre activities (Bar, Caretaker’s accommodation, Child care centre, Club, Food and drink outlet, Function facility, Health care services, Nightclub entertainment facility, Market, Office, Sales office, Service industry, Shop, Shopping centre, Short-term accommodation, Showroom, Theatre) are impact assessable in the Principal centre zone.</p>	
<p><i>Market – refer to the Market code</i></p>	
<p><i>COMMUNITY ACTIVITIES - additional requirements</i> Note: Community activities (<i>Child care centre, Club, Community use, Health care services</i>) are code assessable in the Principal centre zone.</p>	
<p><i>ENTERTAINMENT ACTIVITIES - additional requirements</i> Note: Entertainment activities (<i>Bar, Club, Function facility, Nightclub entertainment facility, Theatre, Tourist attraction</i>) are code assessable or accepted development subject to requirements in the Principal centre zone.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>INDUSTRY ACTIVITIES - additional requirements Note: Industry activities (service industry) are code assessable or accepted development subject to requirements in the Principal centre zone.</p>	
<p>RECREATION ACTIVITIES - additional requirements Note: Recreation activities (<i>Park</i>) are accepted development in the Principal centre zone.</p>	
<p>RURAL ACTIVITIES - additional requirements Note: all rural activities are impact assessable in the Principal Centre Zone.</p>	
<p>OTHER ACTIVITIES - additional requirements Note: Other activities (Advertising device, Emergency services, Parking station, Roads, Telecommunications facility, Utility installation) are either code assessable or accepted development subject to requirements in the Principal Centre Zone.</p>	
<p>Advertising device – refer to the Advertising devices code</p>	
<p>PO 35 Telecommunications facility - location <i>Telecommunications facilities</i> must be located where there is convenient access.</p>	
<p>PO 36 Telecommunications facility - visual impact <i>Telecommunications facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	
<p>PO 37 Utility installation Local <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.</p>	<p>AO 37.1 <i>Utility installations</i> have a total use area of 100 m².</p>

6.2.6 Major Centre Zone Code

6.2.6.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Major centre zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Major centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.6.2 Purpose

The purpose of the Major centre zone is to:

- (a) provide for a mix of uses and activities including concentrations of higher-order retail, commercial, offices, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area;
- (b) ensure the commercial and retail development of an area is efficiently and effectively concentrated in the major centre. This area is to maintain a vibrant retail and commercial feel with the potential of mixed use redevelopment to ensure the long-term commercial viability of the zone; and,
- (c) preserve the heritage character of the main street, including shaded footpaths and street trees.
- (d) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.6.3 Overall Outcomes

The overall outcomes sought for the Major centre zone code are as follows:

- (a) a broad range and higher-order retail, commercial, administrative, community, cultural, compatible employment opportunities and entertainment activities are provided;
- (b) residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre;
- (c) where appropriate, service industries may be located in the zone;
- (d) development provides a high level of amenity and is reflective of the surrounding character of the area; and,
- (e) natural features are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised.

6.2.6.4 Assessment benchmarks

Table 6.2.6.4.1: Benchmarks for accepted development subject to requirements and assessable development

MAJOR CENTRE ZONE CODE	
for all the Major centre zones (Injune, Mitchell and Surat):	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale Development is at a scale that reflects the role of the Major centre zone areas as major activity centres for the region.</p>	
<p>PO 2 Location Activities located within the major centres contribute to fulfilling the business, community and entertainment needs of their surrounding areas. Uses other than <i>Business, Community and Entertainment activities</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-commercial uses in other more appropriate areas; (b) to be co-located with other non-commercial uses wherever possible; and (c) to not impact adversely on the function and character of the zone. <p>Note: Non-commercial uses are any uses that are not business, community, entertainment or mixed use activities.</p>	
<p>PO 3 Density and site coverage The density of uses in the Major centre zone does not impact adversely on the commercial amenity of adjoining General residential zone areas. The site area available for mixed use (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity for those activities.</p>	<p><i>For mixed use activities:</i> AO 3.1 The site has a minimum area of 800 m².</p> <p>Note: Mixed use activities are a combination of business, community or entertainment activities co-located with accommodation activities.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Setbacks Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and commercial character of the centre's streets; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and (c) minimise overshadowing and overlooking of adjoining residential premises; and (d) provide adequate separation and buffering between residential and non-residential premises. 	
<p>PO 5 Height The height of buildings is compatible with, and complementary to, the existing character of the Major centre zone and does not unduly reduce privacy on adjoining land.</p>	
Amenity	
Advertising signage – refer to the Operational works advertising devices code	
<p>Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy</p>	
<p>PO 6 General amenity The operation of <i>Business and Community activities</i> are not unduly detrimentally affected by the proximity of <i>dwellings</i>.</p>	<p>AO 6.1 <i>Business and community activities</i> maintain a level of impact on the immediate area comparable to a normal expectation for that use, even where adjacent to accommodation uses.</p> <p>AO 6.2 <i>Centre and entertainment activities</i> preserve residential amenity within and surrounding the Major centre zone outside of operating hours.</p>
<p>PO 7 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 7.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 8 Outbuildings and ancillary storage Outbuildings and other ancillary storage structures shall not compromise the amenity of the Major centre zone.</p>	<p>AO 8.1 The size of outbuildings is restricted to structures a maximum of 4.2 m in height.</p> <p>AO 8.2 A maximum of one shipping container used for storage that is incidental to the primary land use is permitted at the premises.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 8.3</p> <p>The use of a shipping container for storage that is incidental to the primary land use is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> (a) is located behind the principal building and is screened from any road frontage and/or adjoining property through the use of landscaping, fencing or other suitable screening structures (ie. lattice); (b) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (c) does not exceed 3 m in height and a total length of 12 m; (d) is uniform in colour and compliments the principal building to which it is ancillary; (e) is in good repair with no visual rust marks; (f) is not used as fencing or screening; (g) is not used as an advertising device; (h) is not used for human habitation; (i) does not contain any sanitary facilities; and (j) is not located within 250 m of a heritage or character building. <p>Note: Outbuildings include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use.</p>
<p>PO 9 Existing character</p> <p>The design of development recognises and responds to the surrounding commercial character of the centre. Buildings within the towns' centre with notable character and history are preserved in order to maintain a valued historical lineage as the towns continue to grow.</p> <p>Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.</p>	<p>AO 9.1</p> <p>The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy give guidelines for integrating new development into the existing streetscape and surroundings.</p>
<p>PO 10 Pedestrian Comfort</p> <p>Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Major centre zone.</p>	<p>AO 10.1</p> <p>All commercial buildings are to have an awning:</p> <ul style="list-style-type: none"> (a) spanning the width of the entry to the building; and (b) providing a significant sheltered area at the front of the building which will protect pedestrians from the weather.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that provides shade and comfort for pedestrians.</p>	<p>AO 10.2 Commercial buildings have provision for parking bicycles adjacent to the street.</p> <p>AO 10.3 All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels.</p> <p>AO 10.4 Footpaths are provided for the length of the property frontage.</p> <p>Note: Commercial buildings provide space for business, centre, community, or entertainment activities.</p>
<p>PO 11 Active frontage Active frontages provide interest and assist in the maintenance and development of the town's centre as a social space.</p>	<p>AO 11.1 Each lot has direct pedestrian access to the primary frontage.</p>
<p>PO 12 Streetscape Buildings and structures within the major centre streets contribute to the development of visually vibrant town centres that incorporate a range of architectural styles that cumulatively reflect the towns' long and proud history.</p>	
<p>PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
Landscaping and fencing	
Landscaping – refer to the Operational works landscaping code	
<p>PO 14 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic. 	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a state-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport and the Department of Main Roads Road Landscape Manual</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 15 Fencing Where adjoining <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p>AO 15.1 Sites for <i>Business, Community and Entertainment activities</i> that adjoin land that is proposed to be used or is already used, for <i>Accommodation activities</i> is to be fenced along the common boundaries; and</p> <p>AO 15.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
Avoiding nuisance	
<p>PO 16 Operating Hours Development is operated in a manner that ensures the local amenity is protected.</p>	<p>AO 16.1 Where adjoining sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 17 Delivery of Goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 17.1 Where adjoining sensitive land uses, loading and unloading of goods occur:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 17.2 No loading or unloading occurs on Sundays or Public Holidays.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy</p>
<p>PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary adjoining sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 20 Refuse storage Refuse storage areas are:</p> <ol style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 20.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>AO 20.2 Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
ENGINEERING	
Earthworks – refer to the Operational works excavation or filling code	
Infrastructure – refer to the Operational works infrastructure code	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Erosion Control	
<p>PO 21 Construction activities</p> <p>Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 21.1</p> <p>During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Provision of services	
<p>PO 22 Electricity supply</p> <p>Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 22.1</p> <p>Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 22.2</p> <p>Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 23 Water supply</p> <p>To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 23.1</p> <p>Premises are connected to Council's reticulated water system.</p> <p>AO 23.3</p> <p>Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p> <p>Note: Refer to <i>Queensland Development Code (QDC) MP1.4</i> – Building over or near relevant infrastructure.</p>
<p>PO 24 Effluent disposal</p> <p>To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 24.1</p> <p>Premises are connected to Council's reticulated sewerage system.</p> <p>AO 24.2</p> <p>Construction over Council sewerage infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p> <p>AO 24.3</p> <p>Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
Stormwater and drainage	
<p>PO 25 Stormwater and inter-allotment drainage</p> <p>Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes. 	<p>AO 25.1</p> <p>Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>AO 25.2</p> <p>Construction over Council stormwater infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 25.3 A clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
Roads and rail	
<p>Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.</p>	
<p>PO 26 Protection of State-controlled roads Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 26.1 Lots with primary access to a State-controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction.</p> <p>AO 26.2 Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.</p>
<p>PO 27 Roads An all-weather road is provided between the premises and the existing road network.</p>	<p>AO 27.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 27.2 Premises have an approved access to the existing road network.</p>
Access, parking and manoeuvring	
<p>PO 28 Vehicle access Vehicle access to a road is provided to a standard appropriate for the Major centre zone.</p>	<p>AO 28.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 28.2 Kerb and channelling 5 m on either side of new crossovers are to be renewed.</p> <p>AO 28.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.</p>
<p>PO 29 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 29.1 Where an existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Major centre zone, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 29.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: Council will consider the provision of off-site car parking in lieu of Schedule 7, Parking Standards requirements.</p>	<p>AO 29.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 29.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p> <p>AO 29.5 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
<p>PO 30 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 31 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 31.1 Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p>AO 31.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>
<p>PO 32 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	
SAFETY AND RESILIENCE TO HAZARDS	
<p><i>Flooding – refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.</p>	
ACCOMMODATION ACTIVITIES - additional requirements	
<p><i>Accommodation activities – see also the Accommodation activities use code</i></p>	
<p><i>Home-based business – see also the Home-based business use code</i></p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
BUSINESS ACTIVITIES - additional requirements	
Note: Business activities (Agricultural supplies store, Bulk landscape supplies, Food and drink outlet, Garden centre, Hardware and trade supplies, Office, Outdoor sales, Market, Sales office, Shop, Shopping centre, Showroom, Veterinary services) are code assessable or accepted development subject to requirements in the Major centre zone.	
Market – see also the Market code	
PO 33 Veterinary services The scale of <i>Veterinary services</i> does not impact adversely on the amenity of the Major centre Zone.	AO 33.1 <i>Veterinary services</i> activities are conducted solely indoors.
CENTRE ACTIVITIES - additional requirements	
Note: Centre activities (Bar, Caretaker's accommodation, Child care centre, Club, Food and drink outlet, Function facility, Health care services, Market, Nightclub entertainment facility, Office, Sales office, Service industry, Shop, Shopping centre, Showroom, Theatre) are code assessable or accepted development subject to requirements in the Major centre zone.	
Market – see also the Market code	
COMMUNITY ACTIVITIES - additional requirements	
Note: Community activities (<i>Child care centre, Club, Community use, Health care services</i>) are code assessable in the Major centre zone.	
ENTERTAINMENT ACTIVITIES - additional requirements	
Note: Entertainment activities (<i>Bar, Club, Function facility, Nightclub entertainment facility, Theatre, Tourist attraction</i>) are code assessable or accepted development subject to requirements in the Major centre zone.	
INDUSTRY ACTIVITIES - additional requirements	
Note: Industry activities (<i>Service industry</i>) are code assessable in the Major centre zone.	
RECREATION ACTIVITIES - additional requirements	
Note: Recreation activities (<i>Park</i>) are code assessable or accepted development subject to requirements in the Major centre zone.	
RURAL ACTIVITIES - additional requirements	
Note: all rural activities are impact assessable in the Major centre zone.	
OTHER ACTIVITIES - additional requirements (Advertising device, Emergency services, Roads, Telecommunications facility, Utility installation)	
Note: Other activities (<i>Advertising device, Emergency services, Roads, Telecommunications facility, Utility installation</i>) are either code assessable or accepted development subject to requirements or accepted development in the Major centre zone.	
Advertising device – see also the Advertising devices code	
PO 34 Telecommunications facility - location <i>Telecommunication facilities</i> must be located where there is convenient access.	AO 34.1 The site is accessed by an all-weather road.
PO 35 Telecommunications facility - visual impact <i>Telecommunications facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 36 Utility installation Local <i>Utility installations</i> are positioned unobtrusively, and do not have undue adverse impact on their surrounds.</p>	<p>AO 36.1 <i>Utility installations</i> have a maximum total use area of 100 m².</p>

6.2.7 District Centre Zone Code

6.2.7.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the District centre zone as identified on the zone maps contained in Schedule 2 (Mapping); and,
- (b) identified as requiring assessment against the District centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.7.2 Purpose

The purpose of the District centre zone is to:

- (a) provide for a mix of uses and activities, including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing the retail catchment of the centre; and,
- (b) ensure a mix of land uses consolidates the retail and commercial nature of the District centre zone.
- (c) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.7.3 Overall Outcomes

The overall outcomes sought for the District centre zone code are as follows:

- (a) a mix of retail, commercial, administrative, community, cultural and entertainment activities which support surrounding smaller centres and residential areas is provided;
- (b) residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and enhances the urban fabric of the centre;
- (c) where appropriate, service industries may be located in the zone;
- (d) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (e) development provides is reflective of the existing character of the District centre zone;
- (f) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses, and any unavoidable impacts are minimised through location, design, operation and management requirements; and,
- (g) non-resident workforce accommodation is not supported in this zone.

6.2.7.4 Assessment benchmarks

Table 6.2.7.4.1: Benchmarks for accepted development subject to requirements and assessable development

DISTRICT CENTRE ZONE CODE	
for all the District centre zone (Wallumbilla and Yuleba):	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale Development is at a scale which protects the amenity of the area.</p>	
<p>PO 2 Location Activities located within the district centre contribute to fulfilling the business, community and entertainment needs of the surrounding areas. Uses other than <i>Business, Community or Entertainment activities</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-commercial uses in other more appropriate areas; (b) to be co-located with other non-commercial uses wherever possible; and (c) to not impact adversely on the function and character of the zone. <p>Note: Non-commercial uses are any uses that are not Business, Community, Entertainment or 'mixed use' activities.</p>	
<p>PO 3 Density and site coverage The site area available for 'mixed use' (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity.</p>	<p>For 'mixed use' activities: AO 3.1 The site has a minimum area of 1500 m². Note: Mixed use activities are a combination of Business, Community or Entertainment activities co-located with Accommodation activities.</p>
<p>PO 4 Setbacks Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and commercial character of the centre's streets; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and (c) minimise overshadowing and overlooking of adjoining residential premises; and (d) provide adequate separation and buffering between residential and non-residential premises. 	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 5 Height The height of buildings is compatible with and complementary to the existing character of the District centre Zone, and does not unduly reduce privacy on adjoining land.</p>	
Amenity	
Advertising signage – refer to the Operational works advertising devices code	
<p>Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy</p>	
<p>PO 6 General amenity The operation of <i>Business and Community activities</i> are not unduly detrimentally affected by the proximity of <i>Dwellings</i>.</p>	<p>AO 6.1 <i>Business and community activities</i> maintain a level of impact on the immediate area comparable to a normal expectation for that use, even where adjacent to accommodation uses.</p> <p>AO 6.2 <i>Centre and entertainment activities</i> preserve residential amenity within and surrounding the District centre zone outside of operating hours.</p>
<p>PO 7 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 7.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space.</p> <p>Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 8 Outbuildings and ancillary storage Outbuildings and other ancillary storage structures shall not compromise the amenity of the District centre zone.</p>	<p>AO 8.1 The size of outbuildings is restricted to structures a maximum of 4.2 m height.</p> <p>AO 8.2 A maximum of one shipping container used for storage that is incidental to the primary land use, is permitted at the premises.</p> <p>AO 8.3 The use of a shipping container for storage that is incidental to the primary land use is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> (a) is located behind the principal building and is screened from any road frontage and/or adjoining property through the use of landscaping, fencing or other suitable screening structures (i.e. lattice); (b) includes a stormwater discharge system in accordance with the Building Code of Australia and

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties;</p> <ul style="list-style-type: none"> (c) does not exceed 3 m in height and a total length of 12 m; (d) is uniform in colour and compliments the principal building to which it is ancillary; (e) is in good repair with no visual rust marks; (f) is not used as fencing or screening; (g) is not used as an advertising device; and (h) is not used for human habitation; (i) does not contain any sanitary facilities; and (j) is not located within 250 m of a heritage or character building. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of storage that is ancillary to the primary land use.</p>
<p>PO 9 Existing character The design of development recognises and responds to the surrounding commercial character of the centre.</p>	<p>AO 9.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Cultural heritage and character places policy gives guidelines for integrating new development into the existing streetscape and surrounds.</p>
<p>PO 10 Pedestrian comfort Footpaths are provided for pedestrian comfort.</p>	<p>AO 10.1 Footpaths are provided for the length of the property frontage.</p>
<p>PO 11 Active frontage Active frontages provide interest, and assist in the maintenance and development of the town's centre as a social space.</p>	<p>AO 11.1 Each lot has direct pedestrian access to the primary frontage.</p>
<p>PO 12 Streetscape Buildings and structures within the district centre streets complement the existing commercial character of the main street.</p>	
<p>PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Landscaping and fencing	
Landscaping – refer to the Operational works landscaping code	
<p>PO 14 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sight lines at intersections for traffic. 	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a state-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport and the Department of Main Roads Road Landscape Manual</i>.</p>
<p>PO 15 Fencing Where adjoining <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p>AO 15.1 Sites for <i>Business Community and Entertainment activities</i> that adjoin land that is proposed to be used or is already used, for <i>Accommodation activities</i> is to be fenced along the common boundaries; and</p> <p>AO 15.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
Avoiding nuisance	
<p>PO 16 Operating Hours Uses are operated in a manner that ensures the local amenity is protected.</p>	<p>AO 16.1 Where adjoining sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 17 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 17.1 Where within 100 m of sensitive land uses, loading and unloading of goods occurs:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00pm Saturday <p>AO 17.2 No loading or unloading occurs on Sundays or Public Holidays.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 18 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary adjoining sensitive land uses. Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 20 Refuse storage Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 20.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of a maximum transparency of 50%.</p> <p>AO 20.2 Service vehicle access and manoeuvring areas are to be provided on site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
ENGINEERING	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
<i>Erosion Control</i>	
<p>PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 21.1 During construction, soil erosion and sediment is managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
<i>Provision of services</i>	
<p>PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 23 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 23.1 Premises are connected to Council's reticulated water system.</p> <p>AO 23.2 Construction over Council water infrastructure requires approval from the relevant Council department prior to the commencement of works at the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 23.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
<p>PO 24 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other waste water; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 24.1 Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i>.</p> <p>AO 24.2 No buildings are constructed over sewerage disposal infrastructure.</p> <p>AO 24.3 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage disposal infrastructure for maintenance and upgrade purposes.</p>
Stormwater and drainage	
<p>PO 25 Stormwater and inter-allotment drainage Stormwater is collected and discharged so as to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes 	<p>AO 25.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>AO 25.2 No buildings are constructed over stormwater infrastructure including trunk mains and manholes.</p> <p>AO 25.3 A clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
Roads and rail	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
<p>PO 26 Protection of State-controlled roads Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 26.1 Lots with primary access to a State-controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction.</p> <p>AO 26.2 Where access is available to a road other than a State-controlled road from the lot, access shall be from the local road.</p>
<p>PO 27 Roads An all-weather road is provided between the premises and the existing road network.</p>	<p>AO 27.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 27.2 Premises have an approved access to the existing road network.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Access, parking and manoeuvring	
<p>PO 28 Vehicle access Vehicle access to a road is provided to a standard appropriate for the District centre Zone.</p>	<p>AO 28.1 Access roads are to be sealed, and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 28.2 Kerb and channelling 5 m either side of new crossovers is to be constructed or renewed.</p> <p>AO 28.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but to exclude continued functioning during natural hazard events such as fire and flood.</p>
<p>PO 29 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.</p> <p>Note: Council will consider provision of off-site car parking in lieu of Schedule 9, Parking Standards requirements.</p>	<p>AO 29.1 Where existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the District centre, there is nil car parking number requirements for that existing portion of floor area.</p> <p>AO 29.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 29.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 29.4 All car parking, access and manoeuvring areas have a serviceable, all-weather surface.</p> <p>AO 29.5 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
<p>PO 30 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 31 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 31.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 31.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 32 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners. 	
SAFETY AND RESILIENCE TO HAZARDS	
<p>Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.</p>	
ACCOMMODATION ACTIVITIES - additional requirements	
<p>Accommodation activities – see also the Accommodation activities use code</p>	
<p>Home-based business – see also the Home-based business use code</p>	
<p>BUSINESS ACTIVITIES - additional requirements Note: Business activities (Agricultural supplies store, Bulk landscape supplies, Food and drink outlet, Garden centre, Hardware and trade supplies, Office, Outdoor sales, Market, Sales office, Shop, Shopping centre, Showroom, Veterinary services) are code assessable, accepted development subject to requirements or accepted development in the District centre zone.</p>	
<p>Market – see also the Market code</p>	
<p>PO 33 Veterinary services The scale of <i>Veterinary services</i> does not impact adversely on the amenity of the District centre Zone.</p>	<p>AO 33.1 <i>Veterinary services</i> activities are conducted solely indoors.</p>
<p>CENTRE ACTIVITIES - additional requirements Note: Centre activities (Bar, Caretaker’s accommodation, Child care centre, Club, Food and drink outlet, Function facility, Health care services, Market, Nightclub entertainment facility, Office, Sales office, Service industry, Shop, Shopping centre, Showroom, Theatre) are code assessable or accepted development subject to requirements in the District centre zone.</p>	
<p>Market – see also the Market code</p>	
<p>COMMUNITY ACTIVITIES - additional requirements Note: Community activities (Child care centre, Club, Community use, Health care services) are code assessable in the District centre zone.</p>	
<p>ENTERTAINMENT ACTIVITIES - additional requirements Note: Entertainment activities (Bar, Club, Function facility, Nightclub entertainment facility, Theatre, Tourist attraction) are code assessable or accepted development subject to requirements in the District centre zone.</p>	
<p>INDUSTRY ACTIVITIES - additional requirements Note: Industry activities (Service industry) are code assessable in the District centre zone.</p>	
<p>RECREATION ACTIVITIES - additional requirements Note: Recreation activities (Park) are code assessable in the District centre zone.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
RURAL ACTIVITIES - additional requirements Note: all rural activities are impact assessable in the District centre zone.	
OTHER ACTIVITIES - additional requirements Note: Other activities (Advertising device, Emergency services, Roads, Telecommunications facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the District centre zone.	
Advertising device – see also the Advertising devices code	
PO 34 Telecommunications facility - location <i>Telecommunication facilities</i> must be located where there is convenient access.	AO 34.1 The site is accessed by an all-weather road.
PO 35 Telecommunications facility - visual impact <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	
PO 36 Utility installation Local <i>Utility installations</i> are positioned unobtrusively, and do not have an undue adverse impact on their surroundings.	AO 36.1 <i>Utility installations</i> have a maximum total use area of 100 m ² .

6.2.8 Industry Zone Code

6.2.8.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Industry zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Industry zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.8.2 Purpose

The purpose of the industry zone code is to:

- (a) provide for a range of service, low, medium, or high impact industrial uses including non-industrial and business uses that support industrial activities providing they do not compromise the long-term use of the land for industrial purposes.
- (b) provide for the needs of the gas and oil industry in the region (including providing sites for non-resident worker's accommodation for extended temporary periods) while also maintaining the viability of those industries that support the region's traditional (agricultural) enterprises.
- (c) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.8.3 Overall Outcomes

The overall outcomes sought for the Industry zone code are as follows:

- (a) industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
- (b) development is sited having regard to its servicing capabilities in terms of transport, water, sewerage, electricity, gas, telecommunications infrastructure, proximity to airports, road and rail, other associated industries and workforce;
- (c) access to the appropriate level of transport infrastructure (for example railways, highways and airports) is provided;
- (d) development within the Roma airport precinct maintains the safety and integrity of the Roma airport while catering for uses that are complementary to the airport and that benefit from co-location with the airport;
- (e) development is designed to maximise energy efficiency and water conservation;
- (f) non-industrial uses such as offices, non-resident worker's accommodation (for temporary periods) and retail uses that are ancillary to and directly support the industrial area are facilitated;
- (g) development has access to appropriate infrastructure and essential services;
- (h) existing and future industrial activities are protected from the intrusion of incompatible uses;
- (i) development responds to land constraints including topography and flooding;

- (j) industrial uses are adequately separated from sensitive land uses to avoid the occurrence of environmental harm or environmental nuisance; and,
- (k) development is appropriately coordinated and sequenced to ensure the most effective use of land in, and adjacent to the Industry zone.

6.2.8.4 Assessment benchmarks

Table 6.2.8.4.1: Benchmarks for accepted development subject to requirements and assessable development

INDUSTRY ZONE CODE	
for all the Industry zone:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale Development is at a scale sufficient to:</p> <ul style="list-style-type: none"> (a) adequately contain all activities associated with the use at the site; (b) not prejudice the operation and viability of other uses or activities in the Industry zone or other zones; and (c) meet all car parking and manoeuvring needs on site. 	
<p>PO 2 Location Uses other than <i>Industry activities (industry)</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-industry uses in other more appropriate areas; (b) not to impact adversely on the continuing function and operation of <i>industrial activities</i> in the Industry zone. (c) to be co-located with other non-industrial wherever possible; and (d) to be located on the major road network rather than local roads. <p>Note: Non-industrial uses are any uses that are not associated with an Industrial activities use.</p>	
<p>PO 3 Density and site coverage Over-intensification does not adversely impact on the efficient functioning of the Industry zone.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Setbacks</p> <p>Setbacks from boundaries ensure:</p> <ul style="list-style-type: none"> (a) the functional amenity of the Industry zone is preserved; (b) areas within the site are set aside for landscaping; and (c) efficient traffic movement within the street. 	<p>AO 4.1</p> <p>The front boundary clearance is:</p> <ul style="list-style-type: none"> (a) a minimum of 4 m to any single storey building or structure; and/or (b) a minimum of 8 m to any building or structure exceeding a single storey in height. <p>AO 4.2</p> <p>The side boundary clearance for any building or structure is a minimum of 3 m or more; and</p> <p>AO 4.3</p> <p>Rear boundary clearances are a minimum of 4 m from property boundary; and/or</p> <p>AO 4.4</p> <p>Where adjoining the General residential zone, the setback along the common boundary is a minimum of 6 m.</p> <p>Note: 'Adjoining' includes where a designated road is positioned between the zoning.</p>
<p>PO 5 Height</p> <p>The height of buildings does not:</p> <ul style="list-style-type: none"> (a) impact adversely on the continuing function and operation of <i>industry activities</i> within the Industry zone, or activities in other areas, and (b) unduly reduce access to sunlight on adjoining land. 	<p>AO 5.1</p> <p>Where adjoining the General residential zone, the height of buildings and structures does not exceed 10 m above natural ground level.</p> <p>AO 5.2</p> <p>Where a building or structure is within 100 m of an aerodrome or airport, the height of the building or structure does not exceed 7.5 m.</p> <p>Note: 'Adjoining' includes where a designated road is positioned between the zoning.</p>
<p>PO 6 Separation</p> <p><i>Industry activities</i> are sufficiently separated from any existing or planned residential or rural residential area or other <i>sensitive land use</i> to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p><i>For Medium impact industry and High impact industry:</i></p> <p>AO 6.1</p> <p>The use area for <i>Medium and high impact industry</i> and any ancillary activity is located a minimum distance of 100 m from sensitive land uses.</p> <p><i>For Special industry:</i></p> <p>AO 6.3</p> <p>The use area for <i>Special industry</i> and any ancillary activity is located a minimum distance of 500 m from sensitive land uses.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 7 Buffers</p> <p>The visual impact of <i>Industry activities</i> is minimised to integrate with the surrounding landscape and to the extent practical, is screened from the General residential, Rural residential or Community use zones and sensitive land uses, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site and surrounding area; and (b) the desired visual character of the locality. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 7.1</p> <p>For <i>industry activities</i> adjoining the General residential, Rural residential or Community use zones, a buffer of a minimum of 6 m width is provided.</p> <p>Note: 'Adjoining' includes where a designated road is positioned between the zoning.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>
<p>PO 8 Sensitive land</p> <p>Industrial land uses are protected from encroaching incompatible land uses.</p>	<p>AO 8.1</p> <p>Sensitive land uses:</p> <ul style="list-style-type: none"> (a) do not compromise the viability of existing or future industrial development, including industrial land within an Sensitive Development Area (SDA), or the enterprise opportunity area or employment opportunity area identified in a regional plan; (b) do not compromise the viability of major sport, recreation and entertainment facilities; (c) do not compromise the operation of major hazard facilities, Intensive Animal Industries or explosive facilities and reserves; and (d) are not located within close proximity to waste and sewage treatment plants. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>Amenity</p>	
<p>Advertising signage – refer to the Operational works advertising devices code</p>	
<p>Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy</p>	
<p>PO 9 General amenity</p> <p>Uses established in the Industry zone:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the functional amenity of the Industry zone; (b) do not prejudice the landscape values of the town; and (c) do not result in sensitive land uses experiencing a lower standard of amenity as a result of industrial air, noise and odour emissions. 	<p>Note: Sensitive land uses are defined in the State Planning Policy</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 10 Building appearance Buildings are designed and finished to a high standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 10.1 Mechanical equipment and water tanks, material or equipment storage areas and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 11 Character Buildings are designed and finished to a high aesthetic standard.</p>	
<p>PO 12 Streetscape Buildings in the Industry zone: (a) address the street frontage; and (b) have a clearly defined front entry or entry path that is visible from the street.</p>	<p>AO 12.1 The office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
Landscaping, privacy and fencing	
Landscaping – refer to the Operational works landscaping code	
<p>PO 14 Landscaping Street trees and landscaping at the site shall: (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses; (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic.</p>	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works. Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i>.</p>
<p>PO 15 Fencing Where <i>Industry activities</i> are within the proximity of sensitive land uses, fencing provides adequate separation.</p>	<p>AO 15.1 Where the site adjoins sensitive land uses, or is within 200 m of the boundary of a site containing a sensitive land use, fencing is to be provided along the boundary facing the sensitive land use in addition to requirements for landscaping.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 15.2 The constructed fence is to consist of a 2 m high solid structure and must provide an acoustic barrier.</p> <p>AO 15.3 Designated car parking areas are to be delineated from manoeuvring or laydown areas with appropriate fencing.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy</p>
Avoiding nuisance	
<p>PO 16 Operating hours Operating hours within the Industry zone are extended and the amenity of adjacent areas is protected.</p>	<p>AO 16.1 Where within 100 m of sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm, otherwise no solution specified.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy</p>
<p>PO 17 Delivery of goods Loading and unloading times within the Industry zone are extended and the amenity of adjacent areas is protected.</p>	<p>AO 17.1 Where within 100 m of sensitive land uses loading and unloading of goods occurs:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 17.2 Where within 100 m of sensitive land uses no loading or unloading occurs on Sundays or Public Holidays.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy</p>
<p>PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy</p>
<p>PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 19.1 All lighting does not exceed 8 lux at 1.5 m beyond the boundary of the site.</p>
<p>PO 20 Refuse storage Refuse storage areas are:</p> <ol style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 20.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>AO 20.2 Service vehicle access and manoeuvring areas for waste collection are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
Erosion Control	
<p>PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 21.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Provision of services	
<p>PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 23 Gas supply Where a reticulated gas supply is available:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 23.1 Where available, premises are connected to Council’s reticulated gas system.</p>
<p>PO 24 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 24.1 Premises are connected to Council’s reticulated water system, or</p> <p>AO 24.2 Premises have an approved water allocation as provided by the relevant agency and have a rainwater tank connected to the premises with a minimum capacity of 45 000 litres.</p> <p>AO 24.3 No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p> <p>AO 24.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 25 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 25.1 Premises are connected to Council's reticulated sewerage system; or</p> <p>AO 25.2 Premises are connected to an on-site effluent disposal system in accordance with <i>AS/NZS 1547:2012</i>.</p> <p>AO 25.3 No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and</p> <p>AO 25.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
Stormwater and drainage	
<p>PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes. 	<p>AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>AO 26.2 No buildings are constructed over stormwater infrastructure including trunk mains and manholes.</p> <p>AO 26.3 A clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
Roads and rail	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
<p>PO 27 Protection of State-controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 27.1 No direct access to State-controlled roads is permitted except at existing intersections.</p>
<p>PO 28 Roads The local road network is protected from an undue load, and a sealed road is provided between the premises and the existing sealed road network.</p>	<p>AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 28.2 Premises have an approved access to the existing road network.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Access, parking and manoeuvring	
<p>PO 29 Vehicle access Vehicle access is provided to a standard appropriate for the use.</p>	<p>AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 29.2 Kerb and channelling 5 m on either side of new crossovers are to be renewed.</p> <p>AO 29.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.</p>
<p>PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 30.1 Where an existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Industry zone, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p> <p>AO 30.5 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
<p>PO 31 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy</p>
<p>PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 32.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency.</p> <p>AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 33 Vegetation retention Development retains vegetation not mapped as MSES where it is:</p> <ul style="list-style-type: none"> (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting identified habitat; or (c) minimising soil erosion. 	<p>Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).</p>
<p>PO 34 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO 34.1 Development avoids the introduction of non-native pest species.</p> <p>AO 34.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p>
<p>PO 35 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO 35.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.</p>
<p>PO 36 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p>	<p>AO 36.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p> <p>AO 36.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.</p>
<p>PO 37 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	<p>AO 37.1 Stormwater systems are to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 38 Sloping land Development is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. 	<p>AO 38.1 Development is not undertaken on slopes greater than 15%.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<p><i>Airport environs – refer to the Airport and aviation facilities overlay code</i> where areas are mapped in the SPP mapping as within an area of interest of an airport.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><i>Flooding – refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.</p>	
<p>ACCOMMODATION ACTIVITIES - additional requirements</p>	
<p>Accommodation activities – see also the Accommodation activities use code</p>	
<p>BUSINESS ACTIVITIES - additional requirements Note: Business activities (Agricultural supplies store, Bulk landscape supplies, Food and drink outlet, Garden centre, Hardware and trade supplies, Outdoor sales, Sales office, Service station, Showroom, Veterinary services) are code assessable or accepted development subject to requirements in the Industry zone.</p>	
<p>PO 39 Service station <i>Service stations and Accommodation activities</i> are adequately separated.</p>	<p>AO 39.1 <i>Service stations do not share boundaries with Accommodation activities, except for the activity Caretaker’s accommodation.</i></p>
<p>CENTRE ACTIVITIES - additional requirements Note: Centre activities (Caretaker’s accommodation, Food and drink outlet, Sales office, Service industry, Service station, Showroom) are code assessable in the Industry zone.</p>	
<p>Accommodation activities – see also the Accommodation activities use code</p>	
<p>COMMUNITY ACTIVITIES - additional requirements Note: Community activities (Funeral parlour) are code assessable in the Industry zone.</p>	
<p>ENTERTAINMENT ACTIVITIES - additional requirements Note: all entertainment activities are impact assessable in the Industry zone.</p>	
<p>INDUSTRY ACTIVITIES - additional requirements Note: Industry activities (Car wash, High impact industry, Low impact industry, Medium impact industry, Research and technology industry, Service industry, Transport depot, Warehouse) are code assessable or accepted development subject to requirements in the Industry zone.</p>	
<p>RECREATION ACTIVITIES - additional requirements Note: Recreation activities (Indoor sport and recreation) are code assessable in the Industry zone.</p>	
<p>RURAL ACTIVITIES - additional requirements Note: Rural activities (Rural industry) are code assessable in the Industry zone.</p>	
<p>OTHER ACTIVITIES - additional requirements Note: Other activities (Adult store, Advertising device, Emergency services, Parking station, Roads, Telecommunications facility, Utility installation, Wholesale nursery) are either code assessable, accepted development subject to requirements or accepted development in the Industry zone.</p>	
<p>Advertising devices – see also the Advertising devices code</p>	
<p>PO 40 Telecommunications facility - location <i>Telecommunication facilities</i> must be located where there is convenient access.</p>	<p>AO 40.1 The site is accessed by an all-weather road.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 41 Utility installation Local <i>Utility installations</i> are positioned unobtrusively, and do not have an undue adverse impact on their surroundings.</p>	<p>AO 41.1 <i>Utility installations</i> have a maximum total use area of 200 m².</p>

6.2.9 Community Facilities Zone Code

6.2.9.1 Application

This code applies to assessable development:

- (a) within the Community facilities zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.9.2 Purpose

The purpose of the Community facilities zone is to:

- (a) provide for community-related activities and facilities whether under public or private ownership. 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;
- (b) provide a clear community benefit; and,
- (c) maintain the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.9.3 Overall Outcomes

The overall outcomes sought for the Community facilities zone code are as follows:

- (a) special uses and works that are owned or operated by federal, state or local government, which may include municipal services, public utilities, low-cost housing and transport networks are all generally supported in the Community facilities zone;
- (b) facilities are located in highly accessible locations and are generally consistent in scale, height and bulk with that of surrounding developments;
- (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (d) development is supported by the necessary transport infrastructure and is designed to provide and promote safe and efficient public transport use, as well as encouraging walking and cycling;
- (e) adverse impacts on natural features and processes, both on-site and at adjoining areas are avoided. Any unavoidable impacts are minimised through effective location, design, operation and management of the facility;
- (f) the viability of special facilities is protected by excluding development that could limit the ongoing operation of those existing facilities, or that could prejudice appropriate new activities at the facility;
- (g) the form of the development is specific to the facility, in recognition of particular operational, functional and locational needs that are specific to the use therein; and,

- (h) the use of land is maximised to ensure the community gains maximum social, environmental and economic benefit.

6.2.9.4 Assessment benchmarks

Table 6.2.9.4.1: Benchmarks for accepted development subject to requirements and assessable development

COMMUNITY FACILITIES ZONE CODE	
for all the Community facilities zone:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale Development is at a scale sufficient to:</p> <ul style="list-style-type: none"> (a) adequately contain all activities associated with the use at the site; (b) not prejudice the operation and viability of other uses or activities in the Community facilities zone or other zones; and (c) have all car parking and manoeuvring needs met on site. 	
<p>PO 2 Location <i>Community purpose activities</i> are conveniently connected to the Principal, Major, District or Township centres. <i>Uses other than Community purpose activities (Community facilities)</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-community uses in other more appropriate areas; (b) not to impact adversely on the continuing function and operation of community facilities activities in the zone. (c) to be co-located with other non-community uses wherever possible; (d) to be accessible for, and provide a service to, the local population; and (e) to be located on the major road network rather than local residential streets. <p>Note: Non-community uses are any uses that are not associated with a Community activities use.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 3 Density and site coverage</p> <p>The density of residential uses associated with a hospital or educational establishment does not impact adversely on the residential amenity of adjoining lots.</p> <p>The site area available for mixed use (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity.</p>	<p>For all uses:</p> <p>AO 3.1</p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p> <p>For Accommodation activities:</p> <p>AO 3.2</p> <p>No more than one <i>dwelling</i> is permitted per 200 m² of site area.</p>
<p>PO 4 Setbacks</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (c) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering between residential and non-residential premises. 	<p>Where there is one adjoining zone:</p> <p>AO 4.1</p> <p>Setbacks conform to the setbacks required within the adjoining zone.</p> <p>Where there is more than one adjoining zone:</p> <p>AO 4.2</p> <p>Setbacks conform to the setbacks of the zone that has the greatest length of boundary adjoining the particular area of the Community facilities zone within which the development is proposed.</p>
<p>PO 5 Height</p> <p>The height of buildings is compatible with, and complementary to, the existing character of the Community facilities zone, and does not unduly reduce privacy or sunlight on adjoining land.</p>	<p>AO 5.2</p> <p>Where a building or structure is within 100 m of an aerodrome or airport, the height of the building or structure does not exceed 7.5 m.</p>
<p>PO 6 Separation from incompatible land uses</p> <p>Adequate separation distances are provided between uses in the Rural residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised. 	
<p>PO 7 Buffers</p> <p>Adequate buffers are provided to protect community purpose uses from agricultural, transport and industrial activities.</p> <p>Note: A Community facilities use has a category of assessment other than Impact Assessment in the Community facilities zone.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 8 Outbuildings The amenity of surrounding urban areas is to be maintained, and outbuildings are not used for activities not associated with a community facilities use.</p> <p>Note: A community facility use has a category of assessment other than Impact Assessment in the Community facilities zone.</p>	<p>AO 8.1 Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and</p> <p>AO 8.2 Outbuildings for community facilities uses may be up to 4.2 m in height and 120 m² floor area.</p> <p>AO 8.3 The combined site coverage of all outbuildings is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p>
<p>Amenity</p>	
<p>Advertising signage – refer to the Operational works advertising devices code</p>	
<p>Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy</p>	
<p>PO 9 General amenity Uses established in the Community facilities zone:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the amenity of the Community facilities zone or other adjoining zones; and (b) do not prejudice the landscape values of the town. 	
<p>PO 10 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 10.1 Mechanical equipment and water tanks, material or equipment storage areas and areas where work takes place are located or screened so as not to be visible from the road or public open space.</p> <p>Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 11 Pedestrian Comfort Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Community facilities zone.</p>	<p>AO 11.1 All commercial buildings are to have an awning:</p> <ul style="list-style-type: none"> (a) spanning the width of the entry to the building; and (b) providing a significant sheltered area at the front of the building protecting pedestrians from the weather. <p>AO 11.2 All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 11.3 Footpaths are provided for the full length of the site frontage.</p> <p>Note: Commercial buildings provide space for business, centre, community, or entertainment activities.</p>
<p>PO 12 Neighbourhood character The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p>AO 12.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Cultural heritage and character places policy give guidelines for integrating new development into the existing streetscape and surroundings.</p>
<p>PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
<p>Landscaping, privacy and fencing</p>	
<p><i>Landscaping – refer to the Operational works landscaping code</i></p>	
<p>PO 14 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic. 	<p>AO 14.1 Landscaping around sporting grounds is planted to a minimum width of 2 m using species which will provide an effective screen of at least 1.5 m height within two years of planting.</p> <p>AO 14.2 Landscaping around other community and recreation activities is to occur within building setbacks to a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries.</p> <p>AO 14.3 Landscaping around airfields does not use features or vegetation that would attract birds.</p> <p>AO 14.4 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p>AO 14.5 Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within four years of planting.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a state-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i>.</p>
<p>PO 15 Fencing Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p><i>For uses other than Accommodation activities:</i></p> <p>AO 15.1 Fencing is provided along all boundaries shared with <i>Accommodation activities</i>.</p> <p>AO 15.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
<p><i>Avoiding nuisance</i></p>	
<p>PO 16 Operating hours Uses are operated in a manner that ensures the local amenity is protected.</p>	<p><i>For Business and Industry activities:</i></p> <p>AO 16.1 Uses are operated between the hours of 7.00 am and 8.00 pm.</p> <p><i>For Recreation activities:</i></p> <p>AO 16.2 Uses are operated between the hours of 7.00 am and 11.00 pm.</p> <p><i>For all other activities:</i></p> <p>AO 16.3 No solution specified.</p>
<p>PO 17 Delivery of goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 17.1 Where within 100 m of sensitive land uses loading and unloading of goods occurs:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 17.2 No loading or unloading occurs on Sundays or Public Holidays.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond the boundary of the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 20 Refuse storage Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 20.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>AO 20.2 Service vehicle access and manoeuvring areas for waste collection are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
ENGINEERING	
Earthworks – refer to the Operational works excavation or filling code	
Infrastructure – refer to the Operational works infrastructure code	
Erosion Control	
<p>PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 21.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Provision of services	
<p>PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.</p>	<p>AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or</p> <p>AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 23 Gas supply Where a reticulated gas supply is available:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 23.1 Where available, premises are connected to Council’s reticulated gas system.</p>
<p>PO 24 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 24.1 Premises are connected to Council’s reticulated water system, or</p> <p>AO 24.2 Premises have an approved water allocation as provided by the relevant agency and have a rainwater tank connected to the premises with a minimum capacity of 45 000 litres.</p> <p>AO 24.3 No buildings are constructed over water supply infrastructure including trunk mains and manholes.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 24.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
<p>PO 25 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 25.1 Premises are connected to Council's reticulated sewerage system; or</p> <p>AO 25.2 Premises are connected to an on-site effluent disposal system in accordance with <i>AS/NZS 1547:2012</i>.</p> <p>AO 25.3 No buildings are constructed over sewerage infrastructure including trunk mains and manholes; and</p> <p>AO 25.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
Stormwater and drainage	
<p>PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes 	<p>AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>AO 26.2 No buildings are constructed over stormwater infrastructure including trunk mains and manholes.</p> <p>AO 26.3 A clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.</p>
Roads and rail	
<p>Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.</p>	
<p>PO 27 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 27.1 No direct access to State-controlled roads is permitted except at existing intersections.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 28 Roads A sealed road is provided between the premises and the existing sealed road network.</p>	<p>AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 28.2 Premises have an approved access to the existing road network.</p>
<p>Access, parking and manoeuvring</p>	
<p>PO 29 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.</p>	<p>AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 29.2 Kerb and channelling 5 m on either side of new crossovers is to be constructed or renewed.</p> <p>AO 29.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all- weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.</p>
<p>PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 30.1 Where an existing floor area is redeveloped for an alternate use listed as accepted development or code assessable in the Community facilities zone, there are nil car parking number requirements for that existing portion of floor area.</p> <p>AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p> <p>AO 30.5 All vehicles drive forward when entering and exiting the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENVIRONMENTAL	
Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.	
<p>PO 31 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 32.1 Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p>AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>
<p>PO 33 Vegetation retention Development retains vegetation not mapped as MSES where it is:</p> <ul style="list-style-type: none"> (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting an identified habitat; or (c) protection of soil quality and the minimisation of soil erosion; and, (d) establishment of open space corridors and networks. 	<p>Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).</p>
<p>PO 34 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO 34.1 Development avoids the introduction of non-native pest species.</p> <p>AO 34.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p>
<p>PO 35 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO 35.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.</p>
<p>PO 36 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p>	<p>AO 36.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p> <p>AO 36.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 37 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	<p>AO 37.1 Stormwater systems are to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 38 Sloping land Development is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. 	<p>AO 38.1 Development is not undertaken on slopes greater than 15%.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<p>Airport environs – refer to the Airport and aviation facilities overlay code where areas are mapped in the SPP mapping as within an area of interest of an airport.</p>	
<p>Bushfire – refer to the Bushfire hazard areas overlay code where mapped in the SPP mapping as medium bushfire hazard or above.</p>	
<p>Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.</p>	
ACCOMMODATION ACTIVITIES - additional requirements	
<p>Accommodation activities – see also the Accommodation activities use code</p>	
<p>BUSINESS ACTIVITIES - additional requirements Note: Business activities (Food and drink outlet, Market, Outdoor sales) are code assessable in the Community facilities zone.</p>	
<p>Market – see also the Market code</p>	
<p>PO 39 Service station Service stations and <i>Accommodation activities</i> are adequately separated.</p>	<p>AO 39.1 Service stations do not share boundaries with Accommodation activities, except for the activity Caretaker’s accommodation.</p>
<p>CENTRE ACTIVITIES - additional requirements Note: Centre activities (Caretaker’s accommodation, Food and drink outlet, Sales office, Service Community facilities, Service station, Showroom) impact assessable, code assessable, accepted development subject to requirements or accepted development in the Community facilities zone.</p>	
<p>Accommodation activities – see also the Accommodation activities use code</p>	
<p>COMMUNITY ACTIVITIES - additional requirements Note: Community activities (Cemetery, Club, Community use, Crematorium, Educational establishment, Funeral parlour, Place of worship, Hospital) are code assessable, accepted development subject to requirements or accepted development in the Community facilities zone.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>ENTERTAINMENT ACTIVITIES - additional requirements Note: all entertainment activities are impact assessable in the Community facilities zone.</p>	
<p>INDUSTRY ACTIVITIES - additional requirements Note: all industry activities are impact assessable in the Community facilities zone.</p>	
<p>RECREATION ACTIVITIES - additional requirements Note: Recreation activities (Indoor sport and recreation, Major sport recreation and entertainment facility, Outdoor sport and recreation) are code assessable or accepted development subject to requirements in the Community facilities zone.</p>	
<p>RURAL ACTIVITIES - additional requirements Note: Rural activities (Cropping, Environment facility) are code assessable or accepted development subject to requirements in the Community facilities zone.</p>	
<p>Rural activities – see also the Rural activities code</p>	
<p>OTHER ACTIVITIES - additional requirements Note: Other activities (Advertising device, Air services, Emergency services, Parking station, Roads, Telecommunications facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the Community facilities zone.</p>	
<p>Advertising devices – see also the Advertising devices code</p>	
<p>PO 40 Telecommunications facility - location <i>Telecommunications facilities</i> must be located where there is convenient access.</p>	
<p>PO 41 Telecommunications facility - visual impact <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	
<p>PO 42 Utility installation Local <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.</p>	<p>AO 42.1 <i>Utility installations</i> have a maximum total use area of 200 m².</p>

6.2.10 Recreation and Open Space Zone Code

6.2.10.1 Application

This code applies to assessable development and accepted development subject to requirements

- (a) within the Recreation and open space zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Recreation and open space zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.10.2 Purpose

The purpose of the Recreation and open space zone is to:

- (a) provide for a range of sporting, recreation, leisure, cultural and educational activities. The zone also provides for local, district and regional scale parks which serve the open space and recreation needs of residents and visitors and may include areas for conservation;
- (b) keep areas within the zone such as parks, playing fields and playgrounds accessible to the public; although access may be limited in certain areas and at certain times;
- (c) include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, racecourses, showgrounds, golf courses, sports fields and other infrastructure to support sporting, recreation, leisure, cultural and educational activities;
- (d) provide for a variety of either organised or informal recreation where the built form is not essential to the enjoyment of the space, and is determined by the nature of the activities at that space; and,
- (e) maintain the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.10.3 Overall Outcomes

The overall outcomes sought for the Recreation and open space zone code are as follows:

- (a) areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;
- (b) impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;
- (c) opportunities for multiple sporting clubs using playing fields to establish club facilities are facilitated;
- (d) open space is accessible to the general public for a range of outdoor sport and recreation activities;
- (e) a range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors;
- (f) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;

- (g) development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient, walking and cycling;
- (h) ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary;
- (i) land susceptible to flooding or drainage problems, including high groundwater tables, is protected from development that would impede the flow of water;
- (j) where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are avoided or minimised;
- (k) sport and recreation areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas; and,
- (l) the use of sport and recreation areas does not affect the amenity of adjacent areas particularly residential areas.

6.2.10.4 Assessment benchmarks

Table 6.2.10.4.1: Benchmarks for accepted development subject to requirements and assessable development

RECREATION AND OPEN SPACE ZONE CODE	
for all the Recreation and open space zone:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale Development is at a scale that protects the amenity of the area.</p>	
<p>PO 2 Location Recreation and open space is conveniently connected to the Principal, Major, District or Township centres. Uses other than <i>Recreation activities (recreation and open space)</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-recreational uses in other more appropriate areas; (b) to be co-located with other non-recreational uses wherever possible; (c) to be accessible for, and provide a service to, the local population; and (d) to be located on the major road network rather than local residential streets. <p>Note: Non-recreational uses are any uses that are not associated with a Recreational activities use.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 3 Density and site coverage The density of buildings associated with <i>recreation activities</i> does not impact adversely on residential amenity in adjoining premises.</p>	<p>AO 3.1 Site coverage, not including paths, residential outbuildings and carports shall not exceed 10% of the premises.</p> <p>AO 3.2 Outbuildings are not to exceed 15% of the remaining available area without buildings already constructed upon it.</p>
<p>PO 4 Setbacks Building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the Recreation and open space zone in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises. 	<p>AO 4.1 Buildings and car parking areas are set back a minimum of 15 m from the primary street frontage, 15 m from any secondary frontage and 5 m from side and rear.</p>
<p>PO 5 Height The height of buildings is compatible with, and complementary to, the character of the recreation and open space environment and the surrounding environments and does not unduly reduce privacy on adjoining land.</p>	
<p>PO 6 Outbuildings The amenity of surrounding urban areas is to be maintained, and outbuildings are not used for activities not associated with a recreation and open space use.</p> <p>Note: A recreation and open space use has a category of assessment other than Impact Assessment in the Recreation and open space zone.</p>	<p>AO 6.1 Outbuildings are to be located a minimum of 5 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and</p> <p>AO 6.2 Outbuildings for recreation and open space uses may be up to 4.2 m in height and 120 m² floor area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 7 Separation from incompatible land uses Adequate separation distances are provided between uses in the Recreation and open space zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised. 	<p><i>For Major sport, recreation and entertainment facilities and Outdoor sport and recreation facilities:</i> AO 7.1 The use area for <i>Major sport, recreation and entertainment facilities</i> and <i>Outdoor sport and recreation facilities</i> and any ancillary activity is located a minimum distance of 100 m from sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 8 Buffers Adequate buffers are provided to protect Recreation and open space uses from agricultural, transport and industrial activities.</p> <p>Note: Recreation and open space use has a category of assessment other than Impact Assessment in the Recreation and open space zone.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>	
Amenity	
<i>Advertising signage – refer to the Advertising devices code</i>	
<i>Heritage places – in addition, refer to the Heritage overlay code</i> where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy	
<p>PO 9 Building appearance Buildings are designed to a high aesthetic standard.</p> <p>Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>AO 9.1 Mechanical equipment and water tanks, material or equipment storage areas and areas where work takes place are located or screened so as not to be visible from the road or public open space.</p> <p>Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p>PO 10 Footpaths Footpaths are provided for pedestrian comfort.</p>	<p>AO 10.1 Footpaths are provided for the full length of the site frontage where there is a footpath fronting an adjoining property on the same road.</p>
<p>PO 11 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 11.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Landscaping	
<i>Landscaping – refer to the Operational works landscaping code</i>	
<p>PO 12 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic. 	<p>AO 12.1 Landscaping around sporting grounds is planted to a minimum width of 2 m using species which will provide an effective screen of at least 1.5 m height within two years of planting.</p> <p>AO 12.2 Landscaping around other community and recreation activities is to occur within building setbacks to a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries.</p> <p>AO 12.3 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p>AO 12.4 Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within four years of planting.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a state-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i></p>
<i>Avoiding nuisance</i>	
<p>PO 13 Operating Hours Uses are operated in a manner that ensures the local amenity is protected.</p>	<p><i>For Entertainment activities:</i></p> <p>AO 13.1 Uses are operated between the hours of 7.00 am and 8.00 pm.</p> <p><i>For Recreation activities:</i></p> <p>AO 13.2 Uses are operated between the hours of 7.00 am and 11.00 pm.</p> <p><i>For all other activities:</i></p> <p>AO 13.3 No solution specified.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 14 Delivery of goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>AO 14.1 Where within 100 m of sensitive land uses loading and unloading of goods occurs:</p> <ul style="list-style-type: none"> • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday <p>AO 14.2 No loading or unloading occurs on Sundays or Public Holidays. Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 15 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 16 Lighting Lighting is designed to ensure that surrounding areas are protected from poorly directed lighting, undue glare or lighting overspill.</p>	<p>AO 16.1 All lighting does not exceed 8.0 lux at 1.5 m beyond the site boundary.</p>
<p>PO 17 Refuse storage Refuse storage areas are:</p> <ol style="list-style-type: none"> located in convenient and unobtrusive positions; screened from the street and adjoining uses; and capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 17.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>AO 17.2 Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
<p>PO 18 Refuse tips and effluent treatment plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and the operation of activities is not compromised.</p>	<p>AO 18.1 Premises are not constructed within 100 m from the boundary of a refuse tip or effluent treatment plant.</p>
ENGINEERING	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
Erosion Control	
<p>PO 19 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 19.1 During construction, soil erosion and sediment is managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Provision of services	
<p>PO 20 Electricity supply Premises are provided with a supply of electricity adequate for the activity</p>	<p>AO 20.1 Premises are connected to the reticulated electricity infrastructure. The connection is to</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>be approved by the relevant energy regulatory authority; and/or</p> <p>AO 20.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.</p>
<p>PO 21 Gas supply Where a reticulated gas supply is available:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 21.1 Where available, premises are connected to Council's reticulated gas system.</p>
<p>PO 22 Water supply To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 22.1 Premises are connected to Council's reticulated water system; or,</p> <p>AO 22.2 Premises have an approved water allocation as provided by the relevant agency and, in addition to the requirements under the <i>Queensland Development Code MP 4.2</i>, a rainwater tank connected to the premises with a minimum capacity of 45 000 litres for fire-fighting purposes.</p> <p>AO 22.3 No buildings are constructed over water supply infrastructure including trunk mains and manholes</p> <p>AO 22.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
<p>PO 23 Effluent disposal To ensure that public health and environmental values are preserved:</p> <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>AO 23.1 Premises are connected to Council's reticulated sewerage system; or</p> <p>AO 23.2 Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i>.</p> <p>AO 23.3 No buildings are constructed over sewerage disposal infrastructure including trunk mains and manholes</p> <p>AO 23.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage disposal infrastructure including</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	trunk mains and manholes for maintenance and upgrade purposes.
Stormwater and drainage	
<p>PO 24 Stormwater and inter-allotment drainage</p> <p>Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes 	<p>AO 24.1</p> <p>Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and</p> <p>AO 24.2</p> <p>No buildings are constructed over stormwater infrastructure including trunk mains and manholes.</p>
Roads and rail	
<p>Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.</p>	
<p>PO 25 Protection of State controlled roads</p> <p>Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 25.1</p> <p>No direct access to State-controlled roads is permitted except at existing intersections.</p>
<p>PO 26 Roads</p> <p>An all-weather road is provided between the premises and the existing road network.</p>	<p>AO 26.1</p> <p>Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 26.2</p> <p>Premises have an approved access to the existing road network.</p>
Access, parking and manoeuvring	
<p>PO 27 Vehicle access</p> <p>Vehicle access to a road is provided to a standard appropriate for the activity.</p>	<p>AO 27.1</p> <p>Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 27.2</p> <p>Kerb and channelling 5 m on either side of new crossovers is to be constructed or renewed.</p> <p>AO 27.3</p> <p>Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An ‘all-weather’ road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 28 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 28.1 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p>AO 28.2 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p>AO 28.3 All car parking, access and manoeuvring areas have a serviceable, all-weather surface.</p> <p>AO 28.4 All vehicles drive forward when entering and exiting the site.</p>
ENVIRONMENTAL	
<i>Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.</i>	
<p>PO 29 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
<p>PO 30 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>AO 30.1 Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p>AO 30.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>
<p>PO 31 Vegetation retention Development retains vegetation not mapped as MSES for the:</p> <ul style="list-style-type: none"> (a) purposes of scenic quality; (b) protection of water quality; (c) protection of watercourses; (d) protection of general habitat; (e) protection of soil quality and the minimisation of soil erosion; and, (f) establishment of open space corridors and networks. 	<p>Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).</p>
<p>PO 32 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO 32.1 Development avoids the introduction of non-native pest species.</p> <p>AO 32.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p>
<p>PO 33 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO 33.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	any watercourse. Buffer areas include a cover of vegetation, including grasses.
<p>PO 34 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p>	<p>AO 34.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p> <p>AO 34.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.</p>
<p>PO 35 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	<p>AO 35.1 Stormwater systems are to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 36 Sloping land Development is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. 	<p>AO 36.1 Development is not undertaken on slopes greater than 15%.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<i>Airport environs – refer to the Airport and aviation facilities overlay code</i> where areas are mapped in the SPP mapping as within an area of interest of an airport.	
<i>Bushfire – refer to the Bushfire hazard areas overlay code</i> where mapped in the SPP mapping as medium bushfire hazard or above.	
<i>Flooding – refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.	
ACCOMMODATION ACTIVITIES - additional requirements	
<i>Caretaker's accommodation – see also the Accommodation activities code</i>	
BUSINESS ACTIVITIES - additional requirements Note: Business activities (<i>Market</i>) are code assessable in the Recreation and open space zone.	
<i>Market – see also the Market code</i>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
CENTRE ACTIVITIES - additional requirements	
Note: all centre activities are impact assessable in the Recreation and open space zone.	
COMMUNITY ACTIVITIES - additional requirements	
Note: Community activities (Community use) are code assessable in the Recreation and open space zone.	
ENTERTAINMENT ACTIVITIES - additional requirements	
Note: Entertainment activities (Club, Function facility, Tourist attraction) are code assessable in the Recreation and open space zone.	
INDUSTRY ACTIVITIES - additional requirements	
Note: all industry activities are impact assessable in the Recreation and open space zone.	
RECREATION ACTIVITIES - additional requirements	
Note: Recreation activities (Environment facility, Indoor sport and recreation, Major sport, Recreation and entertainment facility, Outdoor sport and recreation, Park) are code assessable or accepted development in the Recreation and open space zone.	
RURAL ACTIVITIES - additional requirements	
Note: all rural activities are impact assessable in the Recreation and open space zone.	
WATERFRONT ACTIVITIES (recreation and open space) - additional requirements	
Note: Waterfront activities (Landing) are code assessable in the Recreation and open space zone.	
OTHER ACTIVITIES - additional requirements	
Note: Other activities (Emergency services, Parking station, Roads, Telecommunications facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the Recreation and open space zone.	
PO 38 Telecommunications facility - location <i>Telecommunications facilities</i> must be located where there is convenient access.	AO 38.1 The site is accessed by an all-weather road.
PO 39 Telecommunications facility - visual impact <i>Telecommunications facilities</i> have visually integrated the landscape or townscape to not be visually dominant or unduly visually obtrusive.	
PO 40 Utility installation Local <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.	AO 40.1 <i>Utility installations</i> have a maximum total use area of 100 m ² .

Part 7. Local plans and precinct codes

7.1 Preliminary

- 1) Local plans and precinct codes address matters at the local or district level and may provide more detailed planning.
- 2) Local plans and precinct codes are mapped and included in Schedule 2: Mapping.
- 3) A precinct may be identified as part of a local plan.
- 4) The categories of development and assessment for development in a local plan or precinct code are in Part 5: Tables of assessment.
- 5) Assessment benchmarks for local plans and precinct codes are contained in a local plan code or precinct code.
- 6) Each local plan and precinct code identifies the following:
 - (a) the application of the local plan or precinct code;
 - (b) the purpose of the local plan or precinct code;
 - (c) the overall outcomes that achieve the purpose of the local plan or precinct code;
 - (d) the performance outcomes that achieve the overall outcomes of the local plan or precinct code;
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan or precinct code;
- 7) The following are the local plan or precinct codes for the planning scheme:
 - (a) Injune local plan code.
 - (b) Mitchell local plan code.
 - (c) Roma local plan code.
 - (d) Surat local plan code.
 - (e) Wallumbilla local plan code.
 - (f) Yuleba local plan code.
 - (g) Central living precinct code.
 - (h) Roma airport precinct code.
 - (i) Wallumbilla South gas hub precinct code.

7.2 Local plans and precinct codes

7.2.1 Injune local plan code

7.2.1.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Injune local plan area as identified on the local plan maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Injune local plan code by the tables of assessment in Part 5 (Tables of assessment).

7.2.1.2 Purpose and overall outcomes

The purpose of the Injune local plan code is to provide guidance for development in the Injune district in a manner that encourages the growth of a complete and vibrant Injune community with a focus on:

- *Community life;*
 - (a) ensuring that the individual identity and character of the local community is maintained.
 - (b) the inclusion of art-scapes in town beautification precincts and appropriate public areas (such as the Injune Multipurpose Centre).
- *Active healthy community;*
 - (c) developing quality, well-maintained multipurpose sport and recreational facilities designed to meet existing and projected community needs.
 - (d) relocating the golf club into town so that all sporting facilities are easily accessible.
 - (e) increasing the provision of lighting for sporting fields and recreational spaces.
- *Naturally sustainable environment;*
 - (f) encouraging the cleanliness and positive presentation of public spaces and streetscapes by the development of rest stop areas.
- *Community placemaking;*
 - (g) increasing the availability of residential and rural residential land in and around Injune to accommodate future growth.
 - (h) developing a town beautification master plan including streetscaping, town entrances, open spaces, public precincts and recreational areas.
 - (i) developing and maintain a footpath / walkway network which connects community service infrastructure within Injune and provides for restricted mobility areas.
- *Maranoa on the move;*
 - (j) providing appropriate parking areas and signage for the wide variety of vehicles within and visiting Injune including passenger vehicles, buses, trucks, car and caravan or trailer combinations.

- *Foundations for the future;*
 - (k) developing and delivering educational tourism opportunities relating to local industries to expand visitor experiences and engage the local community.
 - (l) encouraging the establishment of sustainable small businesses, retail and professional services to meet identified community need.
 - (m) increasing the availability of industrial zoned land in the Injune industrial area.

The code recognises the Maranoa Placemaking Strategy, Injune as a guide to the further development of the Injune commercial centre and the main access through the town, the Carnarvon Highway. Where development is proposed within these areas, the intent of the placemaking strategy should be considered and promoted wherever possible.

7.2.1.3 Assessment benchmarks

Table 7.2.1.3.1: Benchmarks for accepted development subject to requirements and assessable development

THE INJUNE LOCAL PLAN CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 1 Community life</p> <p>Ensure that Maranoa is a region well known for its friendly, relaxed and welcoming community spirit and where every resident is a valued respected member of our community.</p> <p>Create an environment where our elderly residents are safe, secure, valued, included and continue to actively participate in community life.</p> <p>Create an environment where our children and young people are cared for, safe, actively engaged and have access to support networks and developmental pathways which will encourage and stimulate them to reach their full potential.</p> <p>Create Maranoa as a region that is proud of its heritage, culturally dynamic, nurtures inspiring artistic expression and stimulates viable creative enterprises.</p>	<p>AO 1.1</p> <p>Development promotes the identified goals of the Injune community as represented in the <i>Injune, Bymount, Eumamurrin Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives of the Local Plan.</p>
<p>PO 2 Active healthy community</p> <p>Deliver a high standard of healthcare that is holistic, innovative and services the needs of all residents locally with an emphasis on preventative health programs.</p> <p>Contribute to community wellbeing through the provision of a diverse range of sporting and recreational opportunities, facilities and open spaces for all residents which encourage active lifestyle options and high levels of participation and facility utilisation.</p>	<p>AO 2.1</p> <p>Development promotes the identified goals of the Injune community as represented in the <i>Injune, Bymount, Eumamurrin Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 of the Local Plan</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 3 Naturally sustainable environment Actively strive to conserve, restore and enhance the Maranoa’s natural environment and assets by engaging and empowering residents, business and industry to proactively seek out opportunities to reduce our ecological footprint at a local level.</p>	<p>AO 3.1 Development promotes the identified goals of the Injune community as represented in the <i>Injune, Bymount, Eumamurrin Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan</p>
<p>PO 4 Where we live Provide a diverse and balanced supply of accommodation options that meet the lifecycle needs of all existing and potential residents and where housing needs are met in safe, liveable, affordable, well-planned and sustainable neighbourhoods. Provide and maintain public facilities and infrastructure which enhances the liveability of the Maranoa region, are well utilised and service the existing and futuristic needs of all residents in a balanced, timely, well-planned and cost-efficient manner.</p>	<p>AO 4.1 Development promotes the identified goals of the Injune community as represented in the <i>Injune, Bymount, Eumamurrin Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 of the Local Plan.</p>
<p>PO 5 Maranoa on the move Provide the community with a safe, accessible, reliable, sustainable, cost-effective and affordable transport system that is well connected and enables the efficient movement of people and products throughout the Maranoa region and successfully integrates into regional, state and national transport network systems.</p>	<p>AO 5.1 Development promotes the identified goals of the Injune community as represented in the <i>Injune, Bymount, Eumamurrin Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives of the Local Plan.</p>
<p>PO 6 Foundations for the future Provide learning and skill development pathways which are innovative, locally accessible to all residents, address regional skill deficits and encourage investment in a person’s capacity to prosper and contribute throughout life. Achieve a smart economy that fosters innovation and sustainable growth and is characterised by diverse and adaptable industry, and business and commercial sectors which are underpinned by a highly skilled and energetic labour force. Communicate globally through reliable contemporary telecommunications technologies and networking systems. Contribute to making the Maranoa a prominent destination for outback tourists, events and visitor experiences.</p>	<p>AO 6.1 Development promotes the identified goals of the Injune community as represented in the <i>Injune, Bymount, Eumamurrin Local Plan 2018</i> by maintaining, and wherever possible contributing to objectives 5.1 of the Local Plan.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 7 Progressive, inclusive and strong local leadership Continue to foster a network of community, business and industry organisations which have long term plans combined with innovative and responsive leadership.</p>	<p>AO 7.1 Development promotes the identified goals of the Injune community as represented in the <i>Injune, Bymount, Eumamurrin Local Plan 2018</i> by maintaining, and wherever possible contributing to objectives 7.1 of the Local Plan.</p>
<p>PO 8 Placemaking Where development is proposed in the Injune commercial centre, or along the main street (the Carnarvon Highway), the <i>Maranoa Placemaking Strategy - Injune</i> is used as a guide for the treatment of public spaces adjacent to the development.</p>	<p>AO 8.1 Development within the Injune commercial centre, or along the Carnarvon Highway within the town, adopts the intent of the <i>Maranoa Placemaking Strategy - Injune</i> where applicable.</p>

7.2.2 Mitchell Local Plan Code

7.2.2.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Mitchell local plan area as identified on the local plan maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Mitchell local plan code by the tables of assessment in Part 5 (Tables of assessment).

7.2.2.2 Purpose and overall outcomes

The purpose of the Mitchell local plan code is to provide guidance for development in the Mitchell district in a manner that encourages the growth of a complete and vibrant Mitchell community with a focus on:

- *Community life;*
 - (a) the provision of affordable accommodation options to enable young people to live and work within the local community and reverse youth migration;
 - (b) development of a youth precinct in Mitchell which provides safe environments in which young people can socialise and interact in a positive manner and that engenders a sense of belonging;
 - (c) support of local heritage and cultural groups to preserve, present and share local history and cultural assets with residents and visitors eg. Booringa Heritage Museum, The Old Schoolhouse Yumba Museum , heritage trails and interpretative displays at Mitchell, Amby and Mungallala; and,
 - (d) the inclusion of public art in open spaces within the local communities which convey the essence and character of the community eg. Think Tanks Project, A-Maze-In Gates Installation.
- *Active healthy community;*
 - (e) the implementation of appropriate strategies to ensure that residents and visitors can undertake physical exercise and activities in a safe environment eg. walking paths, adequate lighting and animal control; and,
 - (f) promotion and provision of access to existing local sporting facilities for residents of Amby, Dunkeld and Mungallala eg. golf courses, multipurpose courts, etc.
- *Naturally sustainable environment;*
 - (g) exploring opportunities and implement strategies to reduce and manage waste generation and disposal within Mitchell and surrounding districts including rural properties, local businesses and industries.
- *Community placemaking;*
 - (h) facilitate the provision of land for industrial and residential development; and,
 - (i) implement strategies and initiatives to stimulate private investment and development of quality housing and rental stocks within Mitchell and the district.

- *Maranoa on the move;*
 - (j) maintaining and upgrading Warrego Highway truck stop areas and infrastructure to a standard which can safely accommodate the high levels of passenger and heavy vehicle usage; and,
 - (k) developing a strategy to promote the use of active transport options, and identify appropriate infrastructure development requirements within Mitchell, for example, the provision of bicycle racks and connected pathways.
- *Foundations for the future;*
 - (l) the development of a well-resourced training facility;
 - (m) the delivery of business development and succession planning programs for local business owners targeting small business and the rural industry sectors;
 - (n) developing and implementing a strategic plan and marketing resources to encourage a sustainable visitor industry which focuses on increasing visitor numbers, extending the duration of their stay and extending the peak visitor season; and,
 - (o) fostering and developing effective partnerships and networks which will enhance economic development.

The code recognises the Maranoa Placemaking Strategy, Mitchell and Amby as guides to the further development of the Mitchell commercial centre and the main access through each of the towns, the Warrego Highway. Where development is proposed within these areas, the intent of the placemaking strategy should be considered and promoted wherever possible.

7.2.2.3 Assessment benchmarks

Table 7.2.2.3.1: Benchmarks for accepted development subject to requirements and assessable development

THE MITCHELL LOCAL PLAN CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 1 Community life</p> <p>Ensure that Maranoa is a region well known for its friendly, relaxed and welcoming community spirit and where every resident is a valued respected member of our community.</p> <p>Create an environment where our older residents are safe, secure, valued, included and continue to actively participate in community life.</p> <p>Create an environment where our children and young people are cared for, safe, actively engaged and have access to support networks and developmental pathways which will encourage and stimulate them to reach their full potential.</p> <p>Create Maranoa as a region which is proud of its heritage, culturally dynamic, nurtures inspiring artistic expression and stimulates viable creative enterprises.</p>	<p>AO 1.1</p> <p>Development promotes the identified goals of the Mitchell community as represented in the <i>Mitchell, Dunkeld and Begonia and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p> <p>AO 1.2</p> <p>Development promotes the identified goals of the Mungallala community as represented in the <i>Mungallala Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p> <p>AO 1.3</p> <p>Development promotes the identified goals of the Amby community as represented in the <i>Amby Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 2 Active healthy community Deliver a high standard of healthcare which is holistic, innovative and services the needs of all residents locally with an emphasis on preventative health programs.</p> <p>Contribute to community wellbeing through the provision of a diverse range of sporting and recreational opportunities, facilities and open spaces for all residents which encourage active lifestyle options and high levels of participation and facility utilisation.</p>	<p>AO 2.1 Development promotes the identified goals of the Mitchell community as represented in the <i>Mitchell, Dunkeld and Begonia and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p> <p>AO 2.2 Development promotes the identified goals of the Mungallala community as represented in the <i>Mungallala Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p> <p>AO 2.3 Development promotes the identified goals of the Amby community as represented in the <i>Amby Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p>
<p>PO 3 Naturally sustainable environment Actively strive to conserve, restore and enhance the Maranoa’s natural environment and assets by engaging and empowering residents, business and industry to proactively seek out opportunities to reduce our ecological footprint at a local level.</p>	<p>AO 3.1 Development promotes the identified goals of the Mitchell community as represented in the <i>Mitchell, Dunkeld and Begonia and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p> <p>AO 3.2 Development promotes the identified goals of the Mungallala community as represented in the <i>Mungallala Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p> <p>AO 3.3 Development promotes the identified goals of the Amby community as represented in the <i>Amby Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p>
<p>PO 4 Where we live Provide a diverse and balanced supply of accommodation options which meet the lifecycle needs of all existing and potential residents and where housing needs are met in safe, liveable, affordable, well-planned and sustainable neighbourhoods.</p> <p>Provide and maintain public facilities and infrastructure which enhances the liveability of the Maranoa region, are well utilised and service the existing and futuristic needs of all residents in a balanced, timely, well-planned and cost-efficient manner.</p>	<p>AO 4.1 Development promotes the identified goals of the Mitchell community as represented in the <i>Mitchell, Dunkeld and Begonia and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p> <p>AO 4.2 Development promotes the identified goals of the Mungallala community as represented in the <i>Mungallala Local Plan 2018</i> by maintaining, and wherever possible</p>

	<p>contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p> <p>AO 4.3 Development promotes the identified goals of the Amby community as represented in the <i>Amby Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p>
<p>PO 5 Maranoa on the move Provide the community with a safe, accessible, reliable, sustainable, cost-effective and affordable transport system that is well connected and enables the efficient movement of people and products throughout the Maranoa region and successfully integrates into regional, state and national transport network systems.</p>	<p>AO 5.1 Development promotes the identified goals of the Mitchell community as represented in the <i>Mitchell, Dunkeld and Begonia and District Local Plan 2018</i> 2018 by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p> <p>AO 5.2 Development promotes the identified goals of the Mungallala community as represented in the <i>Mungallala Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p> <p>AO 5.3 Development promotes the identified goals of the Amby community as represented in the <i>Amby Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p>
<p>PO 6 Foundations for the future Provide learning and skill development pathways which are innovative, locally accessible to all residents, address regional skill deficits and encourage investment in a person’s capacity to prosper and contribute throughout life.</p> <p>Achieve a smart economy that fosters innovation and sustainable growth and is characterised by diverse and adaptable industry, business and commercial sectors which are underpinned by a highly skilled and energetic labour force.</p> <p>Communicate globally through reliable contemporary telecommunications technologies and networking systems.</p> <p>Contribute to making the Maranoa a prominent destination for outback tourists, events and visitor experiences.</p>	<p>AO 6.1 Development promotes the identified goals of the Mitchell community as represented in the <i>Mitchell, Dunkeld and Begonia and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p> <p>AO 6.2 Development promotes the identified goals of the Mungallala community as represented in the <i>Mungallala Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p> <p>AO 6.3 Development promotes the identified goals of the Amby community as represented in the <i>Amby Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p>
<p>PO 7 Progressive, inclusive and strong local leadership Continue to foster a network of community, business and industry organisations which have long term plans combined with innovative and responsive leadership.</p>	<p>AO 7.1 Development promotes the identified goals of the Mitchell community as represented in the <i>Mitchell, Dunkeld and Begonia and District Local Plan 2018</i> by maintaining, and</p>

	<p>wherever possible contributing to identified objectives 7.1 of the Local Plan.</p> <p>AO 7.2 Development promotes the identified goals of the Mungallala community as represented in the <i>Mungallala Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p> <p>AO 7.3 Development promotes the identified goals of the Amby community as represented in the <i>Amby Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p>
<p>PO 8 Placemaking Where development is proposed in the Mitchell commercial centre, or along the main street in Amby or Mitchell (the Warrego Highway), the <i>Maranoa Placemaking Strategy, Mitchell and Amby</i> are used as a guide for the treatment of public spaces adjacent to the development.</p>	<p>AO 8.1 Development within the Mitchell commercial centre, or along the Warrego Highway within the town or in Amby, adopts the intent of the <i>Maranoa Placemaking Strategy, Mitchell and Amby</i> where applicable.</p>

7.2.3 Roma Local Plan Code

7.2.3.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Roma local plan area as identified on the local plan maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Roma local plan code by the tables of assessment in Part 5 (Tables of assessment).

7.2.3.2 Purpose and overall outcomes

The purpose of the Roma local plan code is to provide guidance for development in the Roma district in a manner that encourages the growth of a complete and vibrant Roma community with a focus on:

- *Community life;*
 - (a) continuing to develop the Roma Community Arts Centre as a sustainable centralised community arts and cultural resource hub, providing spaces for learning, skill development, cultural, activities, art studios and exhibitions;
 - (b) implementation of initiatives and programs to record, preserve and share the social history of Roma and district with the wider community;
 - (c) sites of cultural and historical importance throughout Roma and district being identified and treated with respect and sensitivity;
 - (d) the inclusion of public art in community precincts and recreational areas which is relevant and conceptual yet also reflects the cultural and artistic identity of the community;
 - (e) provision of affordable and reliable public transport options to serve the needs of the elderly (medical and personal) both within the Roma area and the broader Maranoa Region;
 - (f) increasing the disabled or mobility restricted access to the Roma CBD and other key areas;
 - (g) provision of quality affordable housing and accommodation facilities specifically for young people who are studying, completing apprenticeships or traineeships (student village or youth housing);
 - (h) providing opportunities for young people to be actively involved with development, design and planning of public spaces which are safe and welcoming and encourage social interaction between all generations; and,
 - (i) including aesthetically pleasing visual landscapes or art-scapes in town beautification projects and town planning which are sympathetic and complement the environment in which they are located.
- *Active healthy community;*
 - (j) increased local healthcare services in Roma, including dental, mental health, general, allied and specialist services;
 - (k) investigate the feasibility of upgrading Bassett Park as a multipurpose entertainment, sporting and recreational facility to meet the existing and future needs of both the Roma community and the wider Maranoa community; and,

- (l) investigate and develop if appropriate, an off-leash area in Roma to allow social opportunities for dogs (and their owners).
- *Naturally sustainable environment;*
 - (m) implement programs that encourage the cleanliness and positive presentation of the CBD, roadsides and public areas; and,
 - (n) preserve and maintain the integrity of the local natural environment and assets within Roma and the surrounding district.
- *Community placemaking;*
 - (o) encourage the development of safe, family-friendly liveable neighbourhoods which incorporate the principles of sustainable urban design and construction technologies, and include open space areas;
 - (p) increase community safety through the provision of well-lit streets and public areas;
 - (q) ensure an even distribution of multi-dwelling housing development throughout Roma to avoid high-density housing pockets.
- *Maranoa on the move;*
 - (r) develop and maintain Roma airport infrastructure to accommodate a high demand for airport services and passenger traffic, including significant terminal modernisation and upgrade to cater for industry and domestic passenger needs; and,
 - (s) providing local public transport which is effective, reliable, accessible and affordable to residents.
- *Foundations for the future;*
 - (t) the revitalising of the existing commercial and retail hub of Roma, which is easily accessible, vibrant, safe, well-designed and meets the retail, hospitality and commercial needs and wants of the local community; and,
 - (u) encourage the development of business and professional enterprises in Roma to service the retail, business, and personal needs of local residents and visitors.

The code recognises the Maranoa Placemaking Strategy, Roma as a guide to the further development of the Roma commercial centre. Where development is proposed within the Principal centre, the intent of the placemaking strategy should be considered and promoted wherever possible.

7.2.3.3 Assessment benchmarks

Table 7.2.3.3.1: Benchmarks for accepted development subject to requirements and assessable development

THE ROMA LOCAL PLAN CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 1 Community life</p> <p>Ensure that Maranoa is a region well known for its friendly, relaxed and welcoming community spirit and where every resident is a valued respected member of our community.</p> <p>Create an environment where our elderly residents are safe, secure, valued, included and continue to actively participate in community life.</p> <p>Create an environment where our children and young people are cared for, safe, actively engaged and have access to support networks and developmental pathways which will encourage and stimulate them to reach their full potential.</p> <p>Create Maranoa as a region that is proud of its heritage, culturally dynamic, nurtures inspiring artistic expression and stimulates viable creative enterprises.</p>	<p>AO 1.1</p> <p>Development promotes the identified goals of the Roma community as represented in the <i>Roma, Hodgson, Orange Hill and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p> <p>AO 1.2</p> <p>Development promotes the identified goals of the Muckadilla community as represented in the <i>Muckadilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p>
<p>PO 2 Active healthy community</p> <p>Deliver a high standard of healthcare that is holistic, innovative and services the needs of all residents locally with an emphasis on preventative health programs.</p> <p>Contribute to community wellbeing through the provision of a diverse range of sporting and recreational opportunities, facilities and open spaces for all residents which encourage active lifestyle options and high levels of participation and facility utilisation.</p>	<p>AO 2.1</p> <p>Development promotes the identified goals of the Roma community as represented in the <i>Roma, Hodgson, Orange Hill and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p> <p>AO 2.2</p> <p>Development promotes the identified goals of the Muckadilla community as represented in the <i>Muckadilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p>
<p>PO 3 Naturally sustainable environment</p> <p>Actively strive to conserve, restore and enhance the Maranoa’s natural environment and assets by engaging and empowering residents, business and industry to proactively seek out opportunities to reduce our ecological footprint at a local level.</p>	<p>AO 3.1</p> <p>Development promotes the identified goals of the Roma community as represented in the <i>Roma, Hodgson, Orange Hill and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p> <p>AO 3.2</p> <p>Development promotes the identified goals of the Muckadilla community as represented in the <i>Muckadilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Where we live</p> <p>Provide a diverse and balanced supply of accommodation options that meet the lifecycle needs of all existing and potential residents and where housing needs are met in safe, liveable, affordable, well-planned and sustainable neighbourhoods.</p> <p>Provide and maintain public facilities and infrastructure which enhances the liveability of the Maranoa region, are well utilised and service the existing and futuristic needs of all residents in a balanced, timely, well-planned and cost-efficient manner.</p>	<p>AO 4.1</p> <p>Development promotes the identified goals of the Roma community as represented in the <i>Roma, Hodgson, Orange Hill and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p> <p>AO 4.2</p> <p>Development promotes the identified goals of the Muckadilla community as represented in the <i>Muckadilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p>
<p>PO 5 Maranoa on the move</p> <p>Provide the community with a safe, accessible, reliable, sustainable, cost-effective and affordable transport system that is well connected and enables the efficient movement of people and products throughout the Maranoa region and successfully integrates into regional, state and national transport network systems.</p>	<p>AO 5.1</p> <p>Development promotes the identified goals of the Roma community as represented in the <i>Roma, Hodgson, Orange Hill and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p> <p>AO 5.2</p> <p>Development promotes the identified goals of the Muckadilla community as represented in the <i>Muckadilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p>
<p>PO 6 Foundations for the future</p> <p>Provide learning and skill development pathways which are innovative, locally accessible to all residents, address regional skill deficits and encourage investment in a person’s capacity to prosper and contribute throughout life.</p> <p>Achieve a smart economy that fosters innovation and sustainable growth and is characterised by diverse and adaptable industry, business and commercial sectors which are underpinned by a highly skilled and energetic labour force.</p> <p>Communicate globally through reliable contemporary telecommunications technologies and networking systems.</p> <p>Contribute to making the Maranoa a prominent destination for outback tourists, events and visitor experiences.</p>	<p>AO 6.1</p> <p>Development promotes the identified goals of the Roma community as represented in the <i>Roma, Hodgson, Orange Hill and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p> <p>AO 6.2</p> <p>Development promotes the identified goals of the Muckadilla community as represented in the <i>Muckadilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p>

<p>PO 7 Progressive, inclusive and strong local leadership</p> <p>Continue to foster a network of community, business and industry organisations which have long term plans combined with innovative and responsive leadership.</p>	<p>AO 7.1</p> <p>Development promotes the identified goals of the Roma community as represented in the <i>Roma, Hodgson, Orange Hill and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p> <p>AO 7.2</p> <p>Development promotes the identified goals of the Muckadilla community as represented in the <i>Muckadilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p>
<p>PO 8 Placemaking</p> <p>Where development is proposed in the Roma commercial centre, the <i>Maranoa Placemaking Strategy, Roma</i> is used as a guide for the treatment of public spaces adjacent to the development.</p>	<p>AO 8.1</p> <p>Development within the Roma commercial centre, development adopts the intent of the <i>Maranoa Placemaking Strategy, Roma</i> where applicable.</p>

7.2.4 Surat Local Plan Code

7.2.4.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Surat local plan area as identified on the local plan maps contained in Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Surat local plan code by the tables of assessment in Part 5 (Tables of assessment).

7.2.4.2 Purpose and overall outcomes

The purpose of the Surat local plan code is to provide guidance for development in the Surat district in a manner that: encourages the growth of a complete and vibrant Surat community with a focus on:

- *Community life;*
 - (a) identifying and implementing activities and programs that promote intergenerational interaction and create socialisation opportunities for the elderly (community nursing services, combined youth activities, men's shed, community gardens);
 - (b) providing affordable accommodation options for the elderly to meet their individual needs including independent' semi-independent, respite and residential care;
 - (c) engaging the community in the development of public art precincts and town beautification projects (Surat streetscape, Surat riverscape, community precincts and public parks); and
 - (d) investigating the opportunities and commercial viability of promoting and selling local produce, products, services and materials to enhance community pride and sustainability.
- *Active healthy community;*
 - (e) developing quality and resourced multipurpose sporting and recreational facilities including the development of master plans for local clubs and facilities (Surat recreation oval, Surat showgrounds, and the combined sporting club model); and,
 - (f) providing well-planned, managed and maintained public recreation spaces within the Surat district which are safe and welcoming and encourage social interaction between all generations.
- *Naturally sustainable environment;*
 - (g) public landscaping projects that incorporate elements of responsible and sustainable design and are sensitive to the natural environment; and
 - (h) providing assistance programs to encourage responsible water usage and management within the community including installation of water tanks, water reuse, water saving devices and solar power.

- *Community placemaking;*
 - (i) Stimulating investment and development in the local housing industry sector to provide appropriate accommodation options for new and existing residents and meet their various accommodation requirements and preferences;
 - (j) investigating opportunities to combine appropriate sports clubs and sporting facilities within Surat to lower ongoing operational cost and use surplus funds to improve and upgrade integrated facilities; and,
 - (k) continuing to ensure that public amenities throughout Surat are appropriately signed, cleaned, regularly maintained, upgrade as necessary and provide disabled access for use by residents and visitors.
- *Maranoa on the move;*
 - (l) maintain airport infrastructure to the standards as set by the Civil Aviation Standards Authority and upgrade infrastructure to enable safe day and night aircraft landing;
 - (m) create a public footpath network which provides mobility restricted access within the Surat township and links the hospital, recreational oval, school, pool and CBD and encourages safe and environmentally friendly transportation alternatives.
- *Foundations for the future;*
 - (n) maintaining and advancing the visual street appeal of local businesses; and,
 - (o) improve telecommunication and transmission services with a particular focus on efficient and expanded mobile phone coverage enhanced television reception and internet service coverage, including provision of reliable high speed internet access.

The code recognises the Maranoa Placemaking Strategy, Surat as a guide to the further development of the Surat commercial centre and the main access through the town, the Carnarvon Highway. Where development is proposed within these areas, the intent of the placemaking strategy should be considered and promoted wherever possible.

7.2.4.3 Assessment benchmarks

Table 7.2.4.3.1: Benchmarks for accepted development subject to requirements and assessable development

THE SURAT LOCAL PLAN CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 1 Community life Ensure that Maranoa is a region well known for its friendly, relaxed and welcoming community spirit and where every resident is a valued respected member of our community. Create an environment where our elderly residents are safe, secure, valued, included and continue to actively participate in community life. Create an environment where our children and young people are cared for, safe, actively engaged and have access to support networks and developmental pathways which will encourage and stimulate them to reach their full potential. Create Maranoa as a region that is proud of its heritage, culturally dynamic, nurtures inspiring artistic expression and stimulates viable creative enterprises.</p>	<p>AO 1.1 Development promotes the identified goals of the Surat community as represented in the <i>Surat, Begonia, Wycombe and Teelba District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p>
<p>PO 2 Active healthy community Deliver a high standard of healthcare that is holistic, innovative and services the needs of all residents locally with an emphasis on preventative health programs. Contribute to community wellbeing through the provision of a diverse range of sporting and recreational opportunities, facilities and open spaces for all residents which encourage active lifestyle options and high levels of participation and facility utilisation.</p>	<p>AO 2.1 Development promotes the identified goals of the Surat community as represented in the <i>Surat, Begonia, Wycombe and Teelba District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p>
<p>PO 3 Naturally sustainable environment Actively strive to conserve, restore and enhance the Maranoa’s natural environment and assets by engaging and empowering residents, business and industry to proactively seek out opportunities to reduce our ecological footprint at a local level.</p>	<p>AO 3.1 Development promotes the identified goals of the Surat community as represented in the <i>Surat, Begonia, Wycombe and Teelba District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p>
<p>PO 4 Where we live Provide a diverse and balanced supply of accommodation options which meet the lifecycle needs of all existing and potential residents and where housing needs are met in safe, liveable, affordable, well-planned and sustainable neighbourhoods. Provide and maintain public facilities and infrastructure which enhances the liveability of the Maranoa, are well utilised and service</p>	<p>AO 4.1 Development promotes the identified goals of the Surat community as represented in the <i>Surat, Begonia, Wycombe and Teelba District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
the existing and futuristic needs of all residents in a balanced, timely, well-planned and cost-efficient manner.	
<p>PO 5 Maranoa on the move Provide the community with a safe, accessible, reliable, sustainable, cost-effective and affordable transport system that is well connected and enables the efficient movement of people and products throughout the Maranoa and successfully integrates into regional, state and national transport network systems.</p>	<p>AO 5.1 Development promotes the identified goals of the Surat community as represented in the <i>Surat, Begonia, Wycombe and Teelba District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p>
<p>PO 6 Foundations for the future Provide learning and skill development pathways which are innovative, locally accessible to all residents, address regional skill deficits and encourage investment in a person’s capacity to prosper and contribute throughout life. Achieve a smart economy which fosters innovation and sustain able growth and is characterised by diverse and adaptable industry, business and commercial sectors which are underpinned by a highly skilled and energetic labour force. Communicate globally through reliable contemporary telecommunications technologies and networking systems. Contribute to making the Maranoa a prominent destination for outback tourists, events and visitor experiences.</p>	<p>AO 6.1 Development promotes the identified goals of the Surat community as represented in the <i>Surat, Begonia, Wycombe and Teelba District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p>
<p>PO 7 Progressive, Inclusive and Strong Local Leadership Continue to foster a network of community, business and industry organisations which have long term plans combined with innovative and responsive leadership.</p>	<p>AO 7.1 Development promotes the identified goals of the Surat community as represented in the <i>Surat, Begonia, Wycombe and Teelba District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p>
<p>PO 8 Placemaking Where development is proposed in the Surat commercial centre, or along the main street (the Carnarvon Highway), the <i>Maranoa Placemaking Strategy, Surat</i> is used as a guide for the treatment of public spaces adjacent to the development.</p>	<p>AO 8.1 Development within the Surat commercial centre, or along the Carnarvon Highway within the town, adopts the intent of the <i>Maranoa Placemaking Strategy, Surat</i> where applicable.</p>

7.2.5 Wallumbilla Local Plan Code

7.2.5.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Wallumbilla local plan area as identified on the local plan maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Wallumbilla local plan code by the tables of assessment in Part 5 (Tables of assessment).

7.2.5.2 Purpose and overall outcomes

The purpose of the Wallumbilla local plan code is to provide guidance for development in the Wallumbilla district in a manner that encourages the growth of a complete and vibrant Wallumbilla community with a focus on:

- *Community life;*
 - (a) providing opportunities for people of all ages and abilities to participate meaningfully in community life including social, sporting and recreational pursuits;
 - (b) partnering with the Wallumbilla Heritage Association to sensitively and respectfully preserve and present objects and site of historical and cultural significance; and,
 - (c) celebrating and retaining the culture and history of Wallumbilla.
- *Active healthy community;*
 - (d) continuing to develop an attractive functional recreation park area within Wallumbilla which includes safe creative play areas for younger children; and,
 - (e) providing facilities and activities which encourage and assist residents to improve their general health and wellbeing including the development and maintenance of footpaths, walking trails and installation of public exercise equipment and spaces.
- *Naturally sustainable environment;*
 - (f) implementation of strategies to restore and maintain the natural integrity of the areas within and surrounding Wallumbilla (Wallumbilla Creek bank restoration, weed and pest management control); and,
 - (g) ensuring that Wallumbilla's reticulated water supply is maintained and upgraded to ensure that water supplies meet safe drinking water standards.
- *Community placemaking;*
 - (h) providing appropriate accommodation options for young people and community members with specific needs (elderly, persons with a disability, or those requiring respite care) so that they may reside in their own community;
 - (i) increasing the availability of additional residential land in Wallumbilla to accommodate future growth and development including additional residential housing and accommodation;
 - (j) engaging the Wallumbilla community in the development of a Master Plan for the upgrade and ongoing management of the Wallumbilla Showgrounds as a

well equipped multipurpose sporting and recreational facility designed to meet the existing and future needs of the community; and,

- (k) developing, in consultation with the community, a town beautification strategy and open space plan which incorporates streetscaping projects, installation of a town cenotaph or monument, Wallumbilla Creek beautification, a well-planned community hub precinct, sustainable and well-designed parts and landscaped areas incorporating street furniture and BBQs, town entrances areas, Calico Cottage precinct and safe engaging children play areas.
- *Maranoa on the move;*
 - (l) ensure that increasing traffic flows and heavy vehicle usage associated with resource industry sector activity can be safely accommodated; and,
 - (m) enable residents to have transport options that enable them to travel within their community and connect with other transport networks to facilitate travel outside their community.
- *Foundations for the future;*
 - (n) encourage the establishment of sustainable small businesses and industry services to meet identified community and industry need; and
 - (o) investigate opportunities to develop a light industrial area within the Wallumbilla district.

The code recognises the Maranoa Placemaking Strategy, Wallumbilla as a guide to the further development of Wallumbilla and the main access through the town, the Warrego Highway. Where development is proposed within these areas, the intent of the placemaking strategy should be considered and promoted wherever possible.

7.2.5.3 Assessment benchmarks

Table 7.2.5.3.1: Benchmarks for accepted development subject to requirements and assessable development

THE WALLUMBILLA LOCAL PLAN CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 1 Community life Ensure that Maranoa is a region well known for its friendly, relaxed and welcoming community spirit and where every resident is a valued respected member of our community.</p> <p>Create an environment where our elderly residents are safe, secure, valued, included and continue to actively participate in community life.</p> <p>Create an environment where our children and young people are cared for, safe, actively engaged and have access to support networks and developmental pathways which will encourage and stimulate them to reach their full potential.</p> <p>Create Maranoa as a region that is proud of its heritage, culturally dynamic, nurtures inspiring artistic expression and stimulates viable creative enterprises.</p>	<p>AO 1.1 Development promotes the identified goals of the Wallumbilla community as represented in the <i>Wallumbilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p>
<p>PO 2 Active healthy community Deliver a high standard of healthcare that is holistic, innovative and services the needs of all residents locally with an emphasis on preventative health programs.</p> <p>Contribute to community wellbeing through the provision of a diverse range of sporting and recreational opportunities, facilities and open spaces for all residents which encourage active lifestyle options and high levels of participation and facility utilisation.</p>	<p>AO 2.1 Development promotes the identified goals of the Wallumbilla community as represented in the <i>Wallumbilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p>
<p>PO 3 Naturally sustainable environment Actively strive to conserve, restore and enhance the Maranoa's natural environment and assets by engaging and empowering residents, business and industry to proactively seek out opportunities to reduce our ecological footprint at a local level.</p>	<p>AO 3.1 Development promotes the identified goals of the Wallumbilla community as represented in the <i>Wallumbilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan</p>
<p>PO 4 Community placemaking Provide a diverse and balanced supply of accommodation options that meet the lifecycle needs of all existing and potential residents and where housing needs are met in safe, liveable, affordable, well-planned and sustainable neighbourhoods.</p> <p>Provide and maintain public facilities and infrastructure which enhances the liveability</p>	<p>AO 4.1 Development promotes the identified goals of the Wallumbilla community as represented in the <i>Wallumbilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>of the Maranoa region, are well utilised and service the existing and futuristic needs of all residents in a balanced, timely, well-planned and cost-efficient manner.</p>	
<p>PO 5 Maranoa on the move Provide the community with a safe, accessible, reliable, sustainable, cost-effective and affordable transport system that is well connected and enables the efficient movement of people and products throughout the Maranoa region and successfully integrates into regional, state and national transport network systems.</p>	<p>AO 5.1 Development promotes the identified goals of the Wallumbilla community as represented in the <i>Wallumbilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p>
<p>PO 6 Foundations for the future Provide learning and skill development pathways which are innovative, locally accessible to all residents, address regional skill deficits and encourage investment in a person’s capacity to prosper and contribute throughout life.</p> <p>Achieve a smart economy that fosters innovation and sustainable growth and is characterised by diverse and adaptable industry, business and commercial sectors which are underpinned by a highly skilled and energetic labour force.</p> <p>Communicate globally through reliable contemporary telecommunications technologies and networking systems.</p> <p>Contribute to making the Maranoa a prominent destination for outback tourists, events and visitor experiences.</p>	<p>AO 6.1 Development promotes the identified goals of the Wallumbilla community as represented in the <i>Wallumbilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p>
<p>PO 7 Progressive, inclusive and strong local leadership Continue to foster a network of community, business and industry organisations which have long term plans combined with innovative and responsive leadership.</p>	<p>AO 7.1 Development promotes the identified goals of the Wallumbilla community as represented in the <i>Wallumbilla Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p>
<p>PO 8 Placemaking Where development is proposed in Wallumbilla, the <i>Maranoa Placemaking Strategy, Wallumbilla</i> is used as a guide for the treatment of public spaces adjacent to the development.</p>	<p>AO 8.1 Development within Wallumbilla, or along the Warrego Highway within the town, adopts the intent of the <i>Maranoa Placemaking Strategy, Wallumbilla</i> where applicable.</p>

7.2.6 Yuleba Local Plan Code

7.2.6.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Yuleba local plan area as identified on the local plan maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Yuleba local plan code by the tables of assessment in Part 5 (Tables of assessment).

7.2.6.2 Purpose and overall outcomes

The purpose of the Yuleba local plan code is to provide guidance for development in the Yuleba district in a manner that encourages the growth of a complete and vibrant Yuleba community with a focus on:

- *Community life;*
 - (a) preserving and promoting cultural identity and the unique essence of each community with projects, events and activities (installation of Cobb & Co way interpretive signage, public murals, The Old Play Shed in Jackson);
 - (b) continuing the footpath network within Yuleba to allow greater pedestrian mobility for the elderly;
 - (c) the delivery of affordable transport services to enable the elderly to travel to other centres to attend appointments and social activities; and,
 - (d) a town cenotaph or monument and flag pole in Yuleba at Garth Cox Park and the preservation of the Yuleba Hall War Memorial Mural.
- *Active healthy community;*
 - (e) the preparation of a master plan for the development of a well-maintained sporting field/precinct with appropriate infrastructure and amenities to host team and individual sporting activities;
 - (f) the development of a multipurpose outdoor recreational space in Yuleba for young people which encourages physical activity and exercise and provides opportunities for people of all ages to socially interact;
 - (g) the development of an attractive functional recreation park area within Yuleba which includes a safe creative play area for young children; and,
 - (h) the provision of facilities and activities which encourage and assist residents to improve their general health and wellbeing including the development and maintenance of footpaths and walking trails (Yuleba and Judd's Lagoon) and installation of public exercise equipment and spaces.
- *Naturally sustainable environment;*
 - (i) the implementation of strategies to restore and maintain the natural integrity of the areas within and surrounding the communities of Yuleba, Jackson and Noonga; and,
 - (j) investigating new technologies for the installation and ongoing maintenance of a dump point system at an appropriate location in Yuleba and install directional signage to the nearest dump point site.

- *Community placemaking;*
 - (k) increase the availability of residential land for the development of affordable housing and to attract new residents (first home buyers, couples, families and retirees);
 - (l) develop in consultation with the residents of Yuleba a town beautification strategy and open space plan which incorporates streetscaping projects, installation of a town cenotaph or monument, a well-planned community hub precinct, sustainable and well-designed parks (Garth Cox Park, Cobb & Co Park) and landscaped areas incorporating street furniture and BBQs, town entrance areas, community garden and safe engaging children play areas; and,
 - (m) enhancing and maintaining the amenity of the Judd's Lagoon area to include public amenities, BBQs and walking trails.
- *Maranoa on the move;*
 - (n) access to transport options which enable residents to travel within their community and connect with other transport networks to facilitate travel outside their community; and
 - (o) providing for safe pedestrian rail crossing between Garth Cox Park and Garden Street including the installation of the appropriate signage and lighting.
- *Foundations for the future;*
 - (p) the development of the Yuleba business precinct in a way that is visually appealing and complementary to the character of the community; and,
 - (q) improving telecommunication and transmission services with a particular focus on efficient and expanded mobile phone coverage, enhanced television reception and internet service including the provision of high-speed internet.

The code recognises the Maranoa Placemaking Strategy, Yuleba as a guide to the further development of the Yuleba. Where development is proposed within these areas, the intent of the placemaking strategy should be considered and promoted wherever possible.

7.2.6.3 Assessment benchmarks

Table 7.2.6.3.1: Benchmarks for accepted development subject to requirements and assessable development

THE YULEBA LOCAL PLAN CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 1 Community life</p> <p>Ensure that Maranoa is a region well known for its friendly, relaxed and welcoming community spirit and where every resident is a valued respected member of our community.</p> <p>Create an environment where our elderly residents are safe, secure, valued, included and continue to actively participate in community life.</p> <p>Create an environment where our children and young people are cared for, safe, actively engaged and have access to support networks and developmental pathways which will encourage and stimulate them to reach their full potential.</p> <p>Create Maranoa as a region that is proud of its heritage, culturally dynamic, nurtures inspiring artistic expression and stimulates viable creative enterprises.</p>	<p>AO 1.1</p> <p>Development promotes the identified goals of the Yuleba community as represented in the <i>Yuleba Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p> <p>AO 1.2</p> <p>Development promotes the identified goals of the Jackson, Noonga and District community as represented in the <i>Jackson, Noonga and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 1.1 to 1.4 of the Local Plan.</p>
<p>PO 2 Active healthy community</p> <p>Deliver a high standard of healthcare that is holistic, innovative and services the needs of all residents locally with an emphasis on preventative health programs.</p> <p>Contribute to community wellbeing through the provision of a diverse range of sporting and recreational opportunities, facilities and open spaces for all residents which encourage active lifestyle options and high levels of participation and facility utilisation.</p>	<p>AO 2.1</p> <p>Development promotes the identified goals of the Yuleba community as represented in the <i>Yuleba Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p> <p>AO 2.2</p> <p>Development promotes the identified goals of the Jackson, Noonga and District community as represented in the <i>Jackson, Noonga and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 2.1 to 2.2 of the Local Plan.</p>
<p>PO 3 Naturally sustainable environment</p> <p>Actively strive to conserve, restore and enhance the Maranoa's natural environment and assets by engaging and empowering residents, business and industry to proactively seek out opportunities to reduce our ecological footprint at a local level.</p>	<p>AO 3.1</p> <p>Development promotes the identified goals of the Yuleba community as represented in the <i>Yuleba Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 3.1 of the Local Plan.</p> <p>AO 3.2</p> <p>Development promotes the identified goals of the Jackson, Noonga and District community as represented in the <i>Jackson, Noonga and District Local Plan 2018</i> by maintaining, and wherever possible</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	contributing to identified objectives 3.1 of the Local Plan.
<p>PO 4 Where we live Provide a diverse and balanced supply of accommodation options that meet the lifecycle needs of all existing and potential residents and where housing needs are met in safe, liveable, affordable, well-planned and sustainable neighbourhoods.</p> <p>Provide and maintain public facilities and infrastructure which enhances the liveability of the Maranoa region, are well utilised and service the existing and futuristic needs of all residents in a balanced, timely, well-planned and cost-efficient manner.</p>	<p>AO 4.1 Development promotes the identified of the Yuleba community as represented in the <i>Yuleba Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p> <p>AO 4.2 Development promotes the identified of the Jackson, Noonga and District community as represented in the <i>Jackson, Noonga and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 4.1 to 4.2 of the Local Plan.</p>
<p>PO 5 Maranoa on the move Provide the community with a safe, accessible, reliable, sustainable, cost-effective and affordable transport system that is well connected and enables the efficient movement of people and products throughout the Maranoa region and successfully integrates into regional, state and national transport network systems.</p>	<p>AO 5.1 Development promotes the identified goals of the Yuleba community as represented in the <i>Yuleba Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p> <p>AO 5.2 Development promotes the identified goals of the Jackson, Noonga and District community as represented in the <i>Jackson, Noonga and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 5.1 of the Local Plan.</p>
<p>PO 6 Foundations for the future Provide learning and skill development pathways which are innovative, locally accessible to all residents, address regional skill deficits and encourage investment in a person's capacity to prosper and contribute throughout life.</p> <p>Achieve a smart economy that fosters innovation and sustainable growth and is characterised by diverse and adaptable industry, business and commercial sectors which are underpinned by a highly skilled and energetic labour force.</p> <p>Communicate globally through reliable contemporary telecommunications technologies and networking systems.</p> <p>Contribute to making the Maranoa a prominent destination for outback tourists, events and visitor experiences.</p>	<p>AO 6.1 Development promotes the identified goals of the Yuleba community as represented in the <i>Yuleba Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p> <p>AO 6.2 Development promotes the identified goals of the Jackson, Noonga and District community as represented in the <i>Jackson, Noonga and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 6.1 to 6.4 of the Local Plan.</p>
<p>PO 7 Progressive, inclusive and strong local leadership Continue to foster a network of community, business and industry organisations which have long term plans combined with innovative and responsive leadership.</p>	<p>AO 7.1 Development promotes the identified goals of the Yuleba community as represented in the <i>Yuleba Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 7.2 Development promotes the identified goals of the Jackson, Noonga and District community as represented in the <i>Jackson, Noonga and District Local Plan 2018</i> by maintaining, and wherever possible contributing to identified objectives 7.1 of the Local Plan.</p>
<p>PO 8 Placemaking Where development is proposed in the Yuleba commercial centre, the <i>Maranoa Placemaking Strategy</i>, <i>Yuleba</i> is used as a guide for the treatment of public spaces adjacent to the development.</p>	<p>AO 8.1 Development within the Yuleba, adopts the intent of the <i>Maranoa Placemaking Strategy</i>, <i>Yuleba</i> where applicable.</p>

7.2.7 Central living precinct code

7.2.7.1 Application

This code applies to assessing material change of use for development within the Central living precinct as identified on the maps contained in Schedule 2: Mapping.

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

7.2.7.2 Purpose

The purpose of the Central living precinct code is to:

- (a) provide areas for medium density residential development close to existing facilities;
- (b) encourage increased economic activity within the principal centre by providing opportunities to increase residential densities in flood-free areas adjacent to the Principal centre; and,
- (c) maximise the use of existing infrastructure.

7.2.7.3 Overall outcomes

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

- (a) an increase in population within walking distance to the Roma town centre;
- (b) increased economic activity within the Principal centre resulting from an increasing population in close proximity to the Principal centre;
- (c) an increase in affordable housing within the precinct; and,
- (d) an increase in housing options available to satisfy the needs of a broad demographic within the precinct.

7.2.7.4 Assessment benchmarks

Table 7.2.7.4.1: Central living precinct – Accepted development subject to requirements and assessable development

Central living precinct code	
for all the Central living precinct:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
General residential zone requirements – refer to the General residential zone code for all development within the precinct.	

7.2.8 Roma Airport precinct code

7.2.8.1 Application

This code applies to assessing material change of use for development within the Roma Airport precinct as identified on the zoning maps contained in Schedule 2: Mapping.

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

Note: Development proponents are advised to consult the Civil Aviation Safety Authority with proposals for development within the precinct, (within both the airside and groundside areas of the precinct).

7.2.8.2 Purpose

The purpose of the Roma Airport precinct code is to:

- (a) allow for the continuation and expansion of the air transport services provided by the Roma Airport;
- (b) provide the opportunity for airport-related industries (especially transport and logistics activities) to co-locate with the Roma Airport and thereby benefit from the resultant convenience and efficiencies of co-location; and
- (c) to allow for the establishment of a range of airport-related services and industries that support the air transport services provided by the Roma Airport.

7.2.8.3 Overall outcomes

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

- (a) An increase in economic activity throughout the region by increasing the efficiency of the region's transport services.
- (b) Industries established in the precinct generally support the primary transport service role of the Roma Airport.
- (c) Industries within the precinct are of appropriate scale, intensity and impact for the precinct, and do not prejudice the continuation and expansion of the airport and the Roma Airport precinct.
- (d) Airside activities are restricted to activities that are directly related to the operation, loading, storage and servicing of aircraft and are accepted by the relevant governing airport authority (Civil Aviation Safety Authority).

7.2.8.4 Assessment benchmarks

Table 7.2.8.4.1: Roma Airport precinct – Accepted development subject to requirements and assessable development

ROMA AIRPORT PRECINCT CODE	
for all the airport precinct:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>Industry zone requirements – refer to the Industry zone code</i> for all development within the precinct.	
<i>Infrastructure – refer to the Infrastructure overlay code</i> for development in the proximity of, or potentially affecting infrastructure (including airport infrastructure).	

7.2.9 Wallumbilla South gas hub precinct code

7.2.9.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Wallumbilla South gas hub precinct as identified on the local plan maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Wallumbilla South gas hub precinct code by the tables of assessment in Part 5 (Tables of assessment).

7.2.9.2 Purpose

The purpose of the Wallumbilla South gas hub precinct code is to protect and maintain sustainable and viable use of the Precinct Core for gas transmission infrastructure, ancillary land uses and development, by allowing existing and related land uses to operate and expand, and preventing the encroachment of incompatible development in the Precinct Core.

7.2.9.3 Overall outcomes

The purpose of the code will be achieved by ensuring that development in, and surrounding the Wallumbilla South gas hub:

- (a) supports the ongoing operation of existing co-located gas transmission infrastructure;
- (b) encourages future related development in the precinct where ancillary to, or giving co-locational benefits with, existing gas pipelines and infrastructure;
- (c) minimises emissions and hazard risks by locating similar uses (to those existing) within the Precinct Core;
- (d) allows for expansion of existing land uses in the Precinct Core to support continuity of gas supply and effective gas transmission operations;
- (e) protects the Precinct Core from encroachment by sensitive land uses (including accommodation activities), and uses involving the congregation of persons, that have potential to impact on:
 - a. the ongoing operation of existing gas transmission infrastructure, or
 - b. the expansion of existing gas transmission infrastructure, or
 - c. the development of related uses.

Note: Sensitive land uses are defined in the State Planning Policy, and sensitive receptors are listed in the Environmental Protection (Noise) Policy 2008.

7.2.9.4 Assessment benchmarks

Table 7.2.9.4.1: Wallumbilla South gas hub precinct – Accepted development subject to requirements and assessable development

THE WALLUMBILLA SOUTH GAS HUB PRECINCT CODE	
For the Wallumbilla South gas hub precinct as identified in Schedule 2: Mapping.	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
Use	
For all uses within the Precinct Core	
<p>PO 1 Precinct Core - Use</p> <ul style="list-style-type: none"> (a) Development within the Precinct Core expands, supports or is directly related to the existing gas transmission infrastructure within the precinct; and (b) Additional related uses do not compromise the future expansion of existing development for the purposes of gas transmission infrastructure. 	<p>AO 1.1</p> <p>Development within the Precinct Core is:</p> <ul style="list-style-type: none"> (a) Gas processing, compression and transmission infrastructure; (b) A use directly associated with gas processing, compression and transmission infrastructure (ie. either supporting or ancillary); or (c) A temporary or non-intensive use compatible with existing and future gas processing, compression and transmission infrastructure and its operations.

Part 8. Overlays

8.1 Preliminary

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

8.2 Overlays

8.2.1 Agricultural Land overlay code

8.2.1.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) mapped as Agricultural Land Classification (ALC) Class A and Class B land within the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.1.2 Purpose

The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that leads to its alienation, fragmentation or diminished productivity.

8.2.1.3 Overall Outcomes

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

- That the ongoing productive use of Agricultural Land Classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:
 - ALC Class A and Class B land is only used for appropriate rural and complementary uses;
 - conflict between farming activities and sensitive land uses is avoided;
 - further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
 - development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

8.2.1.4 Assessment benchmarks

Table 8.2.1.4.1: Benchmarks for Accepted development subject to requirements and assessable development

AGRICULTURAL LAND OVERLAY CODE	
for agricultural land classification Class A and Class B land identified in the SPP agricultural land mapping	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use and density</i>	
<p>PO 1 Use Development on ALC Class A and Class B land are limited to:</p> <ul style="list-style-type: none"> (a) rural uses that make use of, and rely upon, the quality of the agricultural land resource; (b) complementary uses that are essential to on-site farming practice. 	<p>AO 1.1 Development on ALC Class A and Class B land are limited to the following:</p> <ul style="list-style-type: none"> (a) uses in the Rural activities activity group, excluding permanent plantation; (b) complementary uses in the form of caretaker’s accommodation, dwelling house, home-based business, landing and nature-based tourism. <p>AO 1.2 Development ensures that for any site, the total area of ALC Class A and Class B land covered by all of the following does not exceed 1,000 m²:</p> <ul style="list-style-type: none"> (a) buildings and structures except for buildings and structures associated with the primary agricultural use, and used for a productive purpose; (b) on-site car and truck parking, access and manoeuvring areas; (c) on-site wastewater treatment systems and subsurface irrigation areas. <p>Note: Other uses or development will only be permitted to occur on ALC Class A and Class B land where:</p> <ul style="list-style-type: none"> (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation of ALC Class A and Class B land is minimised to the extent possible.
<p>PO 2 Separation – residential uses Development for residential activities and other sensitive land uses does not adversely impact the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 2.1 No acceptable outcome provided.</p> <p>Note: To demonstrate compliance with this performance outcome, an assessment of appropriate separation distances and buffers between the proposed development and areas of ALC Class A and Class B land may need to be undertaken in accordance with the <i>State Planning Policy Guideline: State Interest—Agriculture</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 3 Fragmentation - subdivision Reconfiguring a lot involving ALC Class A and Class B land does not result in lot sizes or lot configurations that lead to:</p> <ul style="list-style-type: none"> (a) fragmentation of rural land and loss of land for viable rural production; (b) proposed lots intended for general residential or rural residential use; (c) loss of flexibility in the way landholdings are used for agricultural production. 	<p>AO 3.1 Development ensures that the lot size of all created lots complies with the minimum lot sizes required by the reconfiguring a lot code.</p>
<p>PO4 Fragmentation – boundary realignment The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:</p> <ul style="list-style-type: none"> (a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; (b) provide for better land management; and (c) not give rise to, or worsen, land use conflicts between agricultural and residential land uses. 	<p>AO 4.1 No acceptable outcome provided.</p>
ENGINEERING	
Stormwater and Drainage	
<p>PO5 Stormwater and Drainage Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.</p>	<p>AO5 No acceptable outcome provided.</p>

8.2.2 Extractive resources overlay code

8.2.2.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the key resource areas identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.2.2 Purpose

The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources by preventing incompatible development and land uses from encroaching on extractive resource/processing areas and associated separation areas and transport routes.

8.2.2.3 Overall Outcomes

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

- development occurring within or adjacent to extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;
- development occurring within or adjacent to transport routes for extractive resources does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the extractive resource;
- the potential negative impacts of extractive industries on sensitive land uses within or adjacent to extractive resource areas and associated transport routes are mitigated to maintain high levels of safety and amenity.

8.2.2.4 Assessment benchmarks

Table 8.2.2.4.1: Benchmarks for accepted development subject to requirements and assessable development

EXTRACTIVE RESOURCES OVERLAY CODE	
for key resource areas identified in the SPP extractive resources mapping.	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
Extractive industry uses – for all extractive industries also refer to the Extractive industry code	
<p>PO 1 Resource processing area - use Development within a resource processing area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of extractive resources.</p>	<p>AO 1.1 Development within the resource/processing area is limited to: (a) extractive industry uses; (b) uses that are directly associated with an extractive industry; or (c) temporary or non-intensive uses that are compatible with future extractive industry operations.</p>
<p>PO 2 Extractive resource separation area - use Development minimises the potential adverse impacts arising from existing or future extractive industry operations upon people working or congregating within the extractive resource separation area.</p>	<p>AO 2.1 Development within the extractive resource separation area is compatible with the potential adverse impacts arising from existing or future extractive industry operations; and, AO 2.2 Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels.</p>
Avoiding nuisance	
<p>PO 3 Separation – extractive industry Extractive industry development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extraction and processing operations and residential uses beyond the separation area.</p>	<p>AO 3.1 Development for an extractive industry use is not located within the extractive resource separation area. AO 3.2 Extractive industry in the separation area is acceptable if adequate buffering can be provided for sensitive uses.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Separation – residential uses Development does not materially increase the number of people living within an extractive resource separation area, or a transport route separation area.</p>	<p>AO 4.1 Development does not result in an increase in the scale or density of residential uses within an extractive resource separation area or a transport route separation area.</p> <p>AO 4.2 Reconfiguring a lot within an extractive resource separation area:</p> <ul style="list-style-type: none"> (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource or processing area.
<p>PO 5 Separation - Sensitive land uses Development involving a sensitive land use within a transport route separation area maintains an acceptable level of amenity. Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 5.1 Development involving a sensitive land use within a transport route separation area ensures an acceptable level of amenity by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances; and (b) incorporating mitigation measures such as landscape buffer strips, mounding and screening.
ENGINEERING	
Roads	
<p>PO 6 Key resource area transport routes Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a key resource area transport route.</p>	<p>AO 6.1 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a transport route.</p>

8.2.3 Biodiversity areas overlay code

8.2.3.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within biodiversity mapping areas identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Biodiversity areas overlay code by the tables of assessment in Part 5 (Tables of assessment).

The planning scheme exempts existing lawful uses authorised under the *Forestry Act 1959* (including timber harvesting and quarry materials removed) and the *Vegetation Management Act 1999* (a forest practice).

8.2.3.2 Purpose and overall outcomes

The purpose of the Biodiversity areas overlay code is to ensure that:

- areas of environmental significance are protected;
- ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated;
- wetlands and watercourses are protected, maintained, rehabilitated and enhanced.

8.2.3.3 Overall outcomes

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

- development conserves and enhances the Maranoa region's biodiversity values and associated ecosystems;
- development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;
- development protects known populations and the supporting habitat of:
 - (a) endangered, vulnerable and near-threatened flora and fauna species, as listed in the (State) *Nature Conservation Act 1992*, *Nature Conservation (Wildlife) Regulation 2006*;
 - (b) threatened species and ecological communities as listed in the (Commonwealth) *Environment Protection and Biodiversity Conservation Act 1999*;
- development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*;
- development protects and enhances ecological values and processes within watercourses and wetlands; and
- development provides effective buffering and maintains the physical extent of watercourses and wetlands.

8.2.3.4 Assessment benchmarks

Table 8.2.3.4.1: Benchmarks for accepted development subject to requirements and assessable development

BIODIVERSITY AREAS OVERLAY CODE	
for areas identified in the SPP Biodiversity mapping.	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENVIRONMENTAL	
<p>PO 1 Biodiversity</p> <p>(a) Development is located in areas that avoid significant adverse impacts on matters of state environmental significance;</p> <p>(a) facilitates the protection and enhancement of matters of state environmental significance; and,</p> <p>(b) preserves or enhances ecological connectivity.</p>	
<p>PO 2 Protected environment</p> <p>Development retains environments and vegetation described as matters of state environmental significance (MSES), protected under the following legislation:</p> <ul style="list-style-type: none"> • <i>Nature Conservation Act 1992</i> • <i>Fisheries Act 1994</i> • <i>Environmental Protection Act 1994</i> • <i>Vegetation Management Act 1999</i> • <i>Environmental Offsets Act 2014.</i> 	<p>AO 2.1</p> <p>Development located on sites containing matters of state environmental significance is located outside of those areas of environmental significance and does not result in a significant impact on the relevant environmental values; or</p> <p>Where development occurs within areas of mapped state environmental significance, that development is located, designed and operated to mitigate significant impacts on the relevant environmental values.</p> <p>Note: a report certified by an appropriately qualified person may be required to demonstrate:</p> <p>(a) that the development will not result in significant impacts on relevant environmental values;</p> <p>(b) that a site does not contain any matters of environmental significance, or that the extent of the area of environmental significance is different to that mapped;</p> <p>(c) how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>
Watercourses and wetlands	
<p>PO3 Wetland buffers</p> <p>An adequate buffer to wetlands is provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.</p>	<p>AO 3.1</p> <p>A wetland buffer is provided and maintained which has a minimum width of:</p> <p>(a) 50 m where the wetland is located within an urban or rural residential zoned area; or</p> <p>(b) 200 m where the wetland is located outside an urban or rural residential zoned area.</p> <p>An alternative wetland buffer may be provided and maintained, the width of which</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>is supported by an evaluation of the environmental values and potential threats to the wetland.</p> <p>AO 3.2 Development involving vegetation clearing or high impact earthworks does not occur in a wetland buffer.</p> <p>Editor's note: High impact earthworks has the meaning given in the <i>Planning Regulation 2017</i>.</p>
<p>PO4 Watercourses Development:</p> <ul style="list-style-type: none"> (a) retains, enhances and maintains the environmental values and functioning of watercourses; (b) provides and maintains adequate vegetated buffers and setbacks to watercourses; (c) maintains and restores connectivity between aquatic habitats and access for fish along watercourses/waterways and into key habitats. <p>Note: In reference to AO 4.3: A rehabilitation plan should include:</p> <ul style="list-style-type: none"> (a) appropriate rehabilitation and restoration methods for bed/banks and in-stream and watercourse vegetation for watercourses; (b) management measures of weed species; (c) consideration of fauna habitat (including relevant international agreements such as CAMBA, JAMBA and Ramsar); (d) provision of buffers in the form of riparian vegetation and separation by way of the distance between the development and the vegetated buffers; (e) proposed planting regimes (utilising species appropriate to the area); and (f) proposed measures for the protection of vegetation and habitat whilst rehabilitation works are being undertaken. 	<p>AO 4.1 A minimum width buffer is provided on either side of a MSES watercourse (Stream Order 1 or 2: 25 m, Stream order 3 or 4: 50 m, Stream order 5 or greater: 100 m).</p> <p>AO 4.2 Development does not involve the removal of native vegetation from a watercourse or watercourse buffer.</p> <p>AO 4.3 Cleared, degraded or disturbed watercourses and watercourse buffer areas within the site are rehabilitated along their full length in accordance with a detailed rehabilitation plan. Note: See adjacent Note.</p> <p>AO 4.4 Site layout does not impact the natural drainage systems associated with the primary watercourse.</p> <p>AO 4.5 Development is undertaken in accordance with an approved environmental management plan that sufficiently protects the watercourse.</p> <p>AO 4.6 All in-stream development works ensure that the movement of fish across watercourse/waterway barriers is catered for and that lateral and longitudinal migrations can be maintained within the whole of the system.</p>
Vegetation retention	
<p>PO 5 Vegetation corridors Existing ecological corridors are protected and where possible enhanced, and have dimensions and characteristics that will:</p> <ul style="list-style-type: none"> (a) effectively link habitats on and/or adjacent to the development site; (b) facilitate the effective movement of terrestrial or aquatic fauna using the development site as habitat. 	<p>AO 5.1 Where development is within a corridor, native vegetation is retained, regenerated and rehabilitated.</p> <p>AO 5.2 Development within an ecological corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements, including (but not limited to):</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(a) ensuring that development (eg. roads, pedestrian access, in-stream structures) during both the construction and operation phases does not create barriers to the movement of fauna along or within ecological corridors;</p> <p>(b) providing wildlife movement infrastructure where necessary and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area;</p> <p>(c) separating fauna from potential hazards (eg. through appropriate fencing).</p> <p>Note: Where an ecological corridor is required to facilitate fauna movement, access or use of on-site habitat, the dimensions and characteristics of the ecological corridor will need to be determined by a site-specific ecological assessment.</p>
<p>PO 6 Habitat Development protects the habitat of endangered, vulnerable and near-threatened species and local species of significance.</p>	<p>AO 6.1 Development incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site.</p> <p>AO 6.2 Other forms of potential human disturbance to these areas, such as the presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts, are avoided, or alternatively, adverse impacts are sufficiently mitigated to retain critical life stage ecological processes (such as feeding, breeding or roosting).</p>

8.2.4 Heritage overlay code

8.2.4.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) that is a cultural heritage place identified in the SPP interactive mapping system (plan making); or
- (b) is identified within the schedules of local heritage places contained in SC6.2 Planning Scheme policy – Cultural heritage and character places;
- (c) is identified as requiring assessment against the Heritage overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.4.2 Purpose

The purpose of the Heritage overlay code is to:

- a) ensure that development on, or adjoining a cultural heritage place is compatible with the cultural heritage significance of that place; and,
- b) ensure that development on, or adjoining a local heritage place is compatible with the cultural heritage significance of that place.

8.2.4.3 Overall outcomes

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

- a) places and sites of cultural heritage significance are protected and enhanced;
- b) development on a local heritage place is compatible with the cultural heritage significance of the place by:
 - preventing the demolition or removal of the local heritage place;
 - maintaining or encouraging the appropriate use (including adaptive reuse) of the local heritage place, whilst protecting the amenity of adjacent uses;
 - protecting the materials and setting of the local heritage place;
 - ensuring that any exposed archaeological artefact/s and/or features are identified and managed prior to the redevelopment of a site;
 - ensuring development on the local heritage place is compatible with the cultural heritage significance of the place;
 - development adjoining a local or Queensland heritage place or a national heritage place is sympathetic to the cultural heritage significance of that place;

8.2.4.4 Assessment benchmarks

Table 8.2.4.4.1: Benchmarks for accepted development subject to requirements and assessable development

HERITAGE OVERLAY CODE	
for development on or adjoining a scheduled local heritage place or a cultural heritage place mapped in the SPP Cultural heritage mapping.	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use density and built form</i>	
<p>PO 1 Scale, location and design Development does not adversely affect the cultural value, character, setting or appearance of the local heritage place</p>	<p>AO 1.1 The scale, location and design of the development are compatible with the character, setting and appearance of the local heritage place.</p>
<p>PO 2 Change of use Any proposed change of use for the heritage place is compatible with the conservation and/or management of the cultural significance of that heritage place.</p>	<p>AO 2.1 Development is undertaken in accordance with the The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013.</p>
<p>PO 3 Adjoining lots Where on a lot or premises adjoining a heritage place, development is designed and constructed in a manner that does not adversely affect the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology.</p>	<p>AO 3.1 The scale, location and design of development adjoining a heritage place is compatible with the cultural heritage significance of the adjoining heritage place, including its context, setting and appearance.</p> <p>AO 3.2 Where the site adjoins a heritage place that has been identified as an archaeological place, an archaeological investigation is carried out for development that will involve a high level of sub-surface disturbance.</p>
<p>PO 4 Separation distances Distances between development and the heritage place maintain and preserve the heritage value of the place.</p>	<p>AO 4.1 Generally, distances between development and the heritage place shall be the maximum practical distance that is possible.</p>
<i>Amenity</i>	
<p>PO 5 Advertising devices Advertising devices located at a heritage place are sited and designed in a manner that:-</p> <ul style="list-style-type: none"> a) is compatible with the cultural heritage significance of the place; b) does not obscure the appearance or prominence of the heritage place when viewed from the street or other public places. 	<p>AO 5.1 Advertising devices meet the requirements of the Advertising devices code and in addition, are to be considered primarily informational, providing directions, or naming uses and places within the site for the convenience of the public.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 6 Streetscape Development on, or adjoining a heritage place does not result in the heritage place being severed or obscured from public view.</p>	<p>AO 6.1 Development does not occur between the heritage place and the street.</p> <p>AO 6.2 Where the heritage place includes a building, and development is proposed adjoining or beside the heritage place, the front boundary clearances of the development match or are greater than the heritage place.</p>
<p>PO 7 Preservation Development conserves and is subservient to the features and values of the heritage place that contribute to its cultural heritage significance.</p>	<p>AO 7.1 Development:</p> <ul style="list-style-type: none"> a) does not alter, remove or conceal significant features of the local heritage place; or b) is minor and necessary to maintain a significant use for the local heritage place.
<p>PO 8 Material changes Material changes to a local heritage place are appropriately managed.</p>	<p>AO 8.1 Development is compatible with a conservation management plan prepared in accordance with the <i>The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013</i>.</p>
<p>PO 9 Archival record Where development changes or removes elements of the heritage place, the state prior to development is recorded, and the changes during construction are recorded.</p>	<p>AO 9.1 An archival quality photographic and documentary record is made of the features of the place that are destroyed because of the development.</p> <p>Note: The record shall meet the standards outlined in the Guideline: Archival Recording of Heritage Places (Department of Environment and Heritage Protection).</p>
Landscaping	
<p>PO 10 Landscape setting The landscape setting of the heritage place is preserved or enhanced by development.</p>	<p>AO 10.1 Existing vegetation that forms part of the local heritage place is retained and incorporated into the design and layout of development.</p> <p>AO 10.2 Development proposals include a landscape analysis that identifies significant landscape elements, and proposes design and planting that contributes to the character of the heritage place.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
Earthworks	
<p>PO 11 Earthworks Excavation or other earthworks at a heritage place do not have a detrimental impact on archaeological values.</p>	<p>AO 11.1 The impact on excavation is minor and limited to parts of the heritage place that have been disturbed by previous excavation.</p> <p>AO 11.2 An archaeological investigation is carried out for development on a local heritage place involving a high level of sub-surface disturbance.</p>
Access	
<p>PO 12 Access Where the heritage place is a public place, reconfiguring a lot does not reduce public access to the heritage place.</p>	<p>AO 12.1 Access to a public heritage place is maintained.</p>

8.2.5 Flood hazard overlay code

8.2.5.1 Application

This code applies to assessable development and accepted development subject to requirements:

- a) subject to the Flood hazard overlay shown on the overlay maps contained within Schedule 2: Mapping;
- b) identified as a Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system (plan making); and/or
- c) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.5.2 Purpose

The purpose of the Flood hazard overlay code is to ensure that development (carried out under all categories of development or assessment) successfully mitigates the potential impacts of riparian flooding on property, and ensures the safety of people during flood events to the greatest extent possible. 'Property' includes all adjoining and all potentially affected property. The code, through the control of further development in known flood-affected areas, also seeks to:

- preserve the existing levels of economic activity during and after flood events in affected towns;
- protect the environment from flood-related erosion and pollution; and
- protect emergency services personnel from unnecessary risk during flood events.

8.2.5.3 Overall Outcomes

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

Development in the Significant, High and Extreme flood hazard areas shown on the Flood hazard overlay maps:

- maintains and enhances the hydrological function of the land;
- does not involve filling (earthworks) or changes to an existing landform or drainage lines that result in a loss of the flood conveyance and flood storage capacity of the land;
- does not include further subdivision;
- is limited to:
 - a) floodproofed Recreation activities;
 - b) rural activities for animal husbandry, cropping, and permanent plantation;
 - c) floodproofed local utility installations;
 - 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.

Development in the Low flood hazard areas shown on the Flood hazard overlay maps:

- minimises risk to life and property;

- elevates habitable rooms for all Accommodation activities above the Defined flood level; and
- elevates the minimum floor level for all buildings housing uses other than Accommodation activities above the Defined flood level.

8.2.5.4 Assessment benchmarks

Table 8.2.5.4.1: Benchmarks for accepted development subject to requirements and assessable development

FLOOD HAZARD OVERLAY CODE	
for areas within the defined flood area, or mapped as flood prone in the SPP online mapping:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale The scale of development within the Defined flood area does not increase.</p>	
<p>PO 2 Location Premises are located to:</p> <ul style="list-style-type: none"> (a) avoid flooding; (b) protect life and property; and (c) avoid changing the extent and magnitude of flooding. 	<p>AO 2.1 Where the development site is in any part, within the defined flood area: Development is sited on areas within the site that would not be subject to flooding during a Defined flood event; or</p>
<p>Note: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).</p>	<p>AO 2.2 Development conforms to the Performance Outcomes within this code.</p> <p>AO 2.3 Where outside the Defined flood area, but mapped as flood prone in the SPP online mapping: Development maintains personal safety at all times; and is resilient to flood events by avoiding the potential risk of flooding.</p>
<p>PO 3 Density and site coverage The number of people requiring assistance during flood events is minimised.</p>	<p>AO 3.1 There is no increase in people living or working within the significant, high and extreme flood hazard areas.</p> <p>AO 3.2 Within the low flood hazard areas, increases in population are minimal, and uses are of a low density, and</p> <p>AO 3.3 In rural areas subject to flooding, occupied uses are located outside flood affected areas.</p> <p>Note: The Reconfiguring a Lot Code also prevents any additional lots being created within the Defined flood area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Amenity	
<p>PO 4 General amenity Surrounding land does not suffer a reduction in use value as a result of development within the floodplain.</p> <p>Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.</p>	<p>AO 4.1 For rural areas: Areas mapped as flood areas within this scheme, or by the SPP online mapping, may not be physically altered by any works, including vegetation clearing.</p> <p>AO 4.2 For urban areas: Works do not involve any physical alteration to a watercourse or floodway, including vegetation clearing, and involve no net filling exceeding 50 m³ of fill; or</p> <p>AO 4.3 For urban areas: The development complies with any applicable development criteria set out in a floodplain management plan; or</p> <p>AO 4.4 For urban areas: If a floodplain management plan does not exist, the proposed works either:</p> <ul style="list-style-type: none"> (a) avoid any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of floodwaters of all floods up to and including a Defined flood event; or (b) do not change the flood characteristic at the Defined flood event flood level outside the subject site in ways that would result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of or changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 5 Building standards Buildings are designed to be resilient to flooding.</p> <p>Note: The relevant building assessment provisions under the <i>Building Act 1975</i>, including QDC MP 3.5 – Construction of buildings in flood hazard areas, apply to building work within a flood hazard area.</p>	<p>AO 5.1 Buildings meet the requirements of <i>Queensland Development Code MP 3.5 – Construction of buildings in flood hazard areas</i>.</p> <p>AO 5.2 Dwellings are sited so that the base of the bearers of floors of all habitable rooms can be located at least 300 mm above the defined flood event; or</p> <p>AO 5.3 Where involving an extension to an existing dwelling house with a finished floor level below the Defined flood event flood level:</p> <p>(a) the extension must not be for the purpose of adding a secondary dwelling; and</p> <p>(b) the extension must not have a finished floor level that is lower than the finished floor level of the existing dwelling.</p>
<p>PO 6 Building materials and techniques Where construction is below the Defined flood level, materials and building techniques are used that minimise the need for repair after a flood event.</p>	<p>AO 6.1 Building materials and surface treatments used under the Defined flood level are resistant to water damage and do not include wall cavities that would collect water and sediment during a flood event.</p>
<p>PO 7 Essential community infrastructure Essential community infrastructure maintains functionality during and after a Defined flood event.</p>	<p>AO 7.1 Essential community infrastructure is not located within the Defined flood area.</p> <p>Note: Essential community infrastructure includes emergency services and emergency shelters, police facilities, and hospitals and associated facilities.</p>
ENGINEERING	
Floodwater	
<p>PO 8 Flood storage capacity and the Defined flood area Development does not directly, indirectly or cumulatively change flood characteristics in a manner that may cause adverse impacts external to the development site.</p> <p>Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.</p>	<p>AO 8.1 Development within the Defined flood area does not result in a reduction in flood storage capacity.</p> <p>AO 8.2 Development does not increase the duration of flooding or the depth and velocity of floodwaters external to the development site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Access and parking	
<p>PO 9 Access An escape/safety route is identified and maintained for all development within the Defined flood area.</p>	<p>AO 9.1 For all development within the Defined flood area, a direct route passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained.</p>
<p>PO 10 Parking and manoeuvring Vehicle parking and service vehicle provision maybe provided within the Defined flood area where the vehicles can be removed before flooding occurs.</p>	<p>AO 10.1 A direct access route suitable for the stored vehicles passing only through areas of lower hazard ratings and suitable for the predicted warning time is defined and maintained.</p> <p>AO 10.2 All car parking, access and manoeuvring areas are to be sealed with an impervious surface.</p>
ENVIRONMENTAL	
<p>PO 11 Water quality The environment and so too public safety are not affected by the detrimental impacts of hazardous materials released to the environment during a flood event.</p>	<p>AO 11.1 The manufacture, storage and use of hazardous materials: (a) takes place above the Defined flood level; or (b) takes place in a structure that is designed to exclude floodwater intrusion.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<p>PO 12 Personal safety Development maintains the safety of people during all floods up to and including a Defined Flood Event. Note: Where no local flood hazard map is available, assessment of potential flooding impacts will take account of the Level 1 Flood hazard area in the Queensland floodplain mapping in the SPP interactive mapping system online (plan making).</p>	
<p>PO 13 Temporary or movable structures For development involving temporary or movable residential structures, clear escape from flooding is available, identified and maintained.</p>	<p>AO 13.1 There is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including a Defined flood event; and</p> <p>AO 13.2 A flood evacuation management plan is made available to all occupants of the site; and</p> <p>AO 13.3 The premises are located in an area where there is sufficient flood warning time to enable safe evacuation or safe refuge is available within the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 14 Protection of essential services Essential services infrastructure maintains functionality during and after a Defined flood event.</p> <p>Note: Essential services infrastructure includes, but is not limited to, on-site electricity, gas, water supply, sewerage and telecommunications services.</p>	<p>AO 14.1 Components of infrastructure that are likely to fail to function or may result in contamination when inundated by floodwater (eg. electrical switchgear and motors, water supply pipeline airvalves) are:</p> <ul style="list-style-type: none"> (a) located above the Defined flood level; or (b) designed and constructed to exclude flood water intrusion and/or infiltration, and to resist hydrostatic and hydrodynamic forces as a result of inundation by a Defined flood event.

8.2.6 Bushfire hazard overlay code

8.2.6.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (a) within bushfire hazard areas identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

Note: The Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire-prone areas. 'Designated bushfire-prone areas' for the purposes of the *Building Regulation 2006 (section 12)*, the BCA and QDC are identified as medium hazard, high hazard or very high hazard areas in the SPP interactive mapping system (plan making).

8.2.6.2 Purpose

The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

8.2.6.3 Overall outcomes

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

- development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
- the risk to people, property and the natural environment from bushfire hazard is minimised;
- wherever practical, community infrastructure essential to the health safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
- development does not result in a material increase in the extent or severity of bushfire hazard;
- the loss of vegetation through inappropriately located development is minimised;
- development is sited and designed to assist emergency services in responding to any bushfire threat.

8.2.6.4 Assessment benchmarks

Table 8.2.6.4.1: Benchmarks for accepted development subject to requirements and assessable development

BUSHFIRE HAZARD OVERLAY CODE	
for areas subject to bushfire hazard as identified in the SPP bushfire hazard mapping.	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Siting and density</i>	
PO 1 Density Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration	AO 1 Development that will materially increase the number of people living or congregating on-premises, including reconfiguring a lot, avoids

<p>of people living or congregating in bushfire hazard areas.</p>	<p>confirmed medium, high or very high bushfire hazard areas. This includes, but is not limited to, the following uses:</p> <ul style="list-style-type: none"> (a) child care centre; (b) community care centre; (c) community residence; (d) community use; (e) detention facility; (f) educational establishment; (g) emergency services; (h) hospital; (i) indoor sport, recreation and entertainment; (j) outdoor sport, recreation and entertainment; (k) relocatable home park; (l) residential care facility; (m) retirement facility; (n) tourist attraction; and (o) tourist park.
<p>PO 2 Lot design The lot layout of new development is designed to:</p> <ul style="list-style-type: none"> (a) mitigate any potential bushfire hazard; (b) provide safe building sites. 	<p>AO 2.1 Residential lots are designed so that their size and shape allow for efficient emergency access to buildings for fire-fighting appliances (eg. by avoiding battle axe/hatchet lots and long narrow lots with long access drives to buildings).</p> <p>AO 2.2 Residential lots are designed to provide building envelopes in the lowest bushfire hazard area within the lot.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
Provision of Services	
<p>PO 3 Water supply Dwellings are provided with an adequate water supply for fire-fighting purposes which is reliable, safely located and freely accessible.</p>	<p>AO 3.1 Premises are connected to the reticulated water supply infrastructure network; or, Where there is no reticulated water supply:-</p> <ul style="list-style-type: none"> (a) each dwelling is provided with a minimum water supply capacity of 45 000 Litres dedicated for fire-fighting purposes; (b) and the water supply dedicated for fire-fighting purposes is: <ul style="list-style-type: none"> (i) sourced from a separate tank; (ii) or where sourced from the main water supply tank for the dwelling, the building's take-off connection from the tank is at a level that allows 45 000 Litres to be dedicated for firefighting purposes; (iii) a swimming pool or dam equipped with the necessary improvements to enable access for firefighting purposes. <p>AO 3.2 The water supply outlet for firefighting purposes is:</p> <ul style="list-style-type: none"> (a) located remotely from any potential fire hazards such as venting gas bottles; (b) provided with an outlet pipe 50 mm in diameter and fitted with a 50 mm male camlock (standard rural fire brigade fitting); and, (c) provided with an accessible all-weather hardstand area for use by fire vehicles that is located within 6 m of the outlet, or the swimming pool or dam.
Roads	
<p>PO 4 Firefighting and escape routes Where development involves the provision of a new public or private road, the layout, design and construction of the road:</p> <ul style="list-style-type: none"> (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for firefighting and other emergency vehicles; and, (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire. 	<p>AO 4.1 Where additional lots are created, the road layout forms connected roads and wherever possible avoids cul-de-sacs and no-through roads.</p> <p>AO 4.2 Roads have a maximum gradient of 12.5%.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 5 Firebreaks</p> <p>Fire breaking trails are located, designed and constructed to prevent the spread of fire by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for firefighting and other emergency vehicles; (b) provides for alternative safe access and evacuation routes for both residents and emergency personnel should access in one direction be blocked in the event of a fire. (c) providing for the separation of developed areas and adjacent high or very high bushfire hazard areas. 	<p>AO 5.1</p> <p>Where development involves the creation of a new road, fire breaking trails are:</p> <ul style="list-style-type: none"> (a) provided along and within a cleared road reserve, and have a minimum width of 20 m; (b) have a maximum gradient of 12.5%; and, (c) located between the development site and hazardous vegetation. Or, <p>Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:</p> <ul style="list-style-type: none"> (a) have a cleared minimum width of 6 m; (b) have a maximum gradient of 12.5%; (c) provide continuous access for firefighting vehicles; (d) allow for vehicle access every 200 m; (e) provide passing bays and turning areas for firefighting appliances at frequent intervals; (f) have a minimum cleared height of 4 m; (g) have formed width, gradient and erosion control devices, and are provided to all-weather standard; and (h) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service.
SAFETY AND RESILIENCE TO HAZARDS	
<p>PO 6 Bushfire hazard mitigation plan</p> <p>Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the particular development; (e) bushfire history; (f) conservation values of the site; (g) ongoing maintenance. <p>Note: Where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (eg. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.</p>	<p>AO 6.1</p> <p>The level of bushfire hazard shown on the SPP interactive mapping system (plan making) is confirmed via the preparation of a site-specific bushfire hazard assessment and management plan; and, development is located, designed and operated in accordance with the bushfire hazard management plan.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 7 Community infrastructure Community infrastructure is able to function effectively during and immediately after bushfire events.</p>	<p>AO 7.1 Community infrastructure is located outside confirmed medium, high or very high bushfire hazard areas; or, Where located in a confirmed medium, high or very high bushfire hazard area, community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a bushfire hazard management plan.</p>
<p>PO 8 Hazardous substances Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials either manufactured or stored in bulk.</p>	<p>AO 8.1 Development involving the manufacture or storage of hazardous materials in bulk is not located within a medium or high or very high bushfire hazard area.</p>

8.2.7 Infrastructure overlay code

8.2.7.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (a) in the proximity of, or potentially affecting infrastructure;
- (b) in the proximity of, or potentially affecting infrastructure identified in the SPP interactive mapping system (plan making); and
- (c) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.7.2 Purpose and overall outcomes

The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the region:

- gas pipelines;
- major electricity infrastructure and electricity substations;
- wastewater treatment plants;
- waste management facilities;
- State controlled roads;
- railways (including cane railways); and
- stock routes.

8.2.7.3 Overall Outcomes

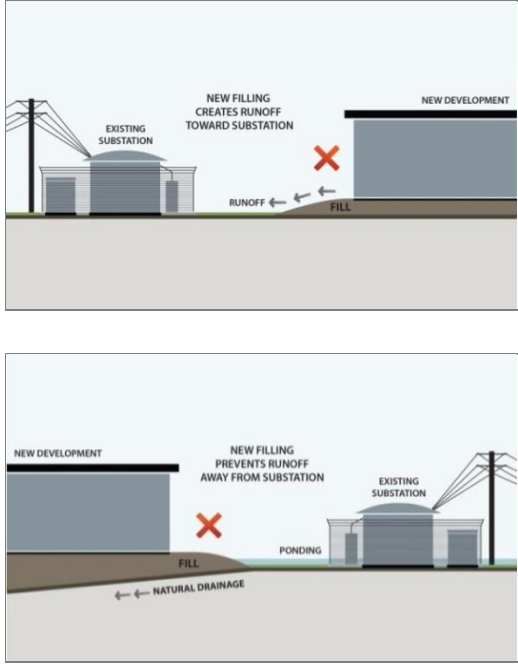
The purpose of the code will be achieved through the following overall outcomes:

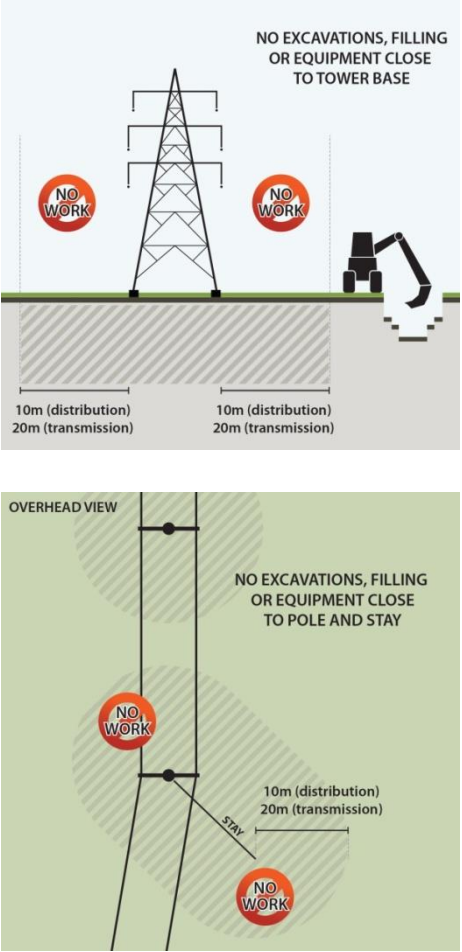
- development over or near major electricity and existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;
- development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
 - avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;
 - protect the amenity, health and safety of people and property; and
 - the number of people exposed to the potential adverse impacts emanating from existing and planned infrastructure facilities, networks and corridors are minimised.

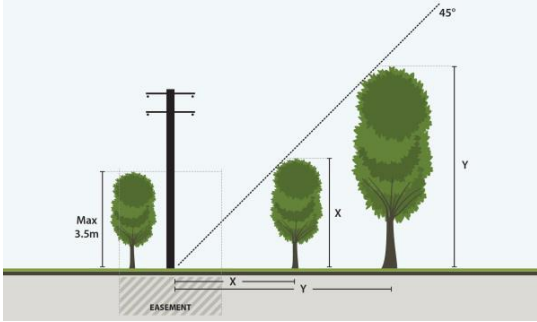
8.2.7.4 Assessment benchmarks

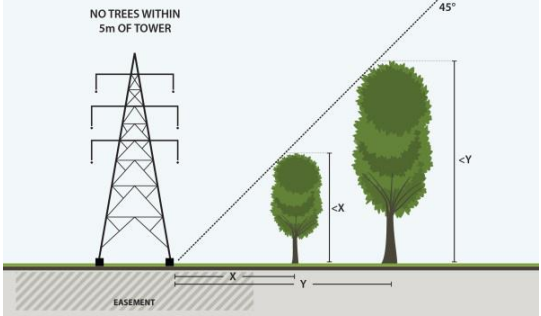
Table 8.2.7.4.1: Benchmarks for accepted development subject to requirements and assessable development

INFRASTRUCTURE OVERLAY CODE	
for development in the proximity of, or potentially affecting infrastructure.	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Gas pipelines	
<p>PO 1 Separation Development provides and maintains adequate separation between habitable buildings and a gas pipeline corridor so as to minimise the risk of harm to people and property.</p> <p>Note: 'Dial Before You Dig' maintains mapping of all flow, trunk and transmission gas lines for public reference.</p> <p>Note: MinesOnLine Mapping System website available at Note: Refer to GeoResGlobe for spatial mining and exploration data: https://georesglobe.information.qld.gov.au/</p>	<p>AO 1.1 Buildings are not constructed within 100 m on either side of gas or oil pipeline corridors.</p> <p>Note: Should a lesser setback distance be proposed, it is recommended that applicants consult with the relevant gas pipeline manager prior to the lodgement of any development application to help determine how compliance with the performance outcome can be achieved.</p>
<p>PO 2 Construction and operation Development, including uses and works, is constructed and operated to avoid:</p> <ul style="list-style-type: none"> (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas. 	<p>AO 2.1 No acceptable outcome provided.</p>
Bulk water supply infrastructure	
<p>PO 3 Buffers Development within a water supply infrastructure buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> (a) protect the integrity of the water supply infrastructure; (b) maintain adequate access for any required maintenance or upgrading work to the water supply infrastructure. 	<p>AO 3.1 Development does not involve works within a water supply infrastructure buffer.</p>
Major electricity infrastructure and electricity substations	
<p>PO 4 Access Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.</p>	<p>AO 4.1 Earthworks do not alter levels along the boundaries of or within existing or proposed easements by more than 100 mm and do not cause the worsening of inundation of electricity infrastructure.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 5 Erosion</p> <p>There is no worsening of flooding, drainage or erosion conditions affecting the bulk supply or linear infrastructure.</p>	<p>AO 5.1</p> <p>No acceptable outcome is nominated.</p>  <p>Note: The figures above illustrate the concept.</p>
<p>PO 6 Separation</p> <p>Development maintains a safe clearance from all powerlines.</p> <p>Vegetated buffers adjoining an electricity transmission line easement are maintained to provide:</p> <ul style="list-style-type: none"> (a) a visual buffer to the easement; and (b) a separation distance from the easement. 	<p>AO 6.1</p> <p>Development maintains the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i> or the current relevant standards.</p>
<p>PO 7 Earthworks</p> <p>Any earthworks are undertaken in a way which:</p> <ul style="list-style-type: none"> (a) ensures the stability of the land on or adjoining substations and major electricity infrastructure; (b) does not otherwise impact on the safety and reliability of the electricity infrastructure; and does not restrict the placement or use of the electricity provider's equipment. 	<p>AO 7.1</p> <p>No earthworks are undertaken:</p> <ul style="list-style-type: none"> (a) for overhead transmission infrastructure, within 20 m of a transmission tower, pole or stay; or (b) for overhead distribution infrastructure, within 10 m of a tower, pole or stay; or (c) for transmission substations, within 50 m of a property boundary shared with the substation; or (d) for distribution substations, within 10 m of a property boundary shared with the substation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	 <p>Note: The figures above illustrate the concept.</p> <p>AO 7.2 No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground power line.</p>
<p>PO 8 Other services Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact the safety and reliability of substations or major electricity infrastructure.</p>	<p>AO 8.1 Underground services are not located within:</p> <ul style="list-style-type: none"> (a) 20 m of a tower, pole, stay for transmission infrastructure; or, (b) 10 m of a tower, pole or stay for distribution infrastructure; or, (c) any easement that is currently vacant but is designated for community infrastructure for major electricity infrastructure; or, (d) 10 m of a substation property boundary. <p>AO 8.2 No valve pits occur within:</p> <ul style="list-style-type: none"> (a) for transmission infrastructure, 60 m of a tower, pole or stay; or, (b) for distribution infrastructure, 10 m of a tower, pole or stay; or,

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 8.3 Pipelines with cathodic protection systems, comply with <i>Part 13 of Electrical Safety Regulation 2013</i> or the current relevant standard.</p> <p>AO 8.4 Underground services traversing an easement, cross at right angles to the overhead or underground lines.</p> <p>AO 8.5 Trenches for services are backfilled to be compacted in 150 mm layers to at least 95% modified dry density compaction ratio.</p> <p>AO 8.6 Trenches under construction are not left open overnight.</p>
<p>PO 9 Vegetation Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.</p>	<p>AO 9.1 Where vegetation is planted within an easement of an overhead power line or, where there is no easement, it should be planted so that:</p> <ul style="list-style-type: none"> (a) it is not within the area of influence of a power line (not within 5 m on either side of the area directly below the conductors); (b) or within 20 m of a power line structure, pole or stay; and (c) has a mature height of no more than 3.5 m. <p>AO9.2 Vegetation planted within an underground powerline easement does not have a mature root system greater than 150 mm in depth and is not located within 1 m of the area directly above the powerline</p> <p>AO9.3 Vegetation adjoining easements complies with the clearance dimensions illustrated in the figure below.</p> 

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	 <p>AO 7.4 Planting complies with (as relevant to the infrastructure concerned):</p> <ul style="list-style-type: none"> • Energex’s <i>Safe Tree Guidelines</i>; or, • Ergon’s <i>Plant Smart</i> brochures (https://www.ergon.com.au/network/safety/home-safety/trees-and-powerlines/plant-smart); or, • Powerlink’s <i>Screening Your Home From Powerlines</i> information sheet (https://www.powerlink.com.au/easements)
<p>PO 8 Noise emissions Development avoids noise nuisance from substations.</p>	<p>AO 8.1 Noise emissions do not exceed 5dB(A) above background noise level at the fascia of a building measured in accordance with <i>AS 1055 Acoustics – Description Measurement of Environmental Noise – General Procedures</i>.</p> <p>AO 8.2 For reconfiguring a lot, lots are of sufficient size and depth to ensure buildings likely to be established on the site are not exposed to noise emissions greater than 5dB(A) above background noise level at the fascia of a building, measured in accordance with <i>AS 1055 Acoustics – Description Measurement of Environmental Noise – General Procedures</i>, without the use of acoustic fences or other screening devices.</p>
WASTEWATER TREATMENT PLANTS	
<p>PO 9 Separation Residential activities and other sensitive land uses are not adversely affected by odour emissions from existing or planned wastewater treatment plants.</p>	<p>AO 9.1 A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment plant buffer.</p> <p>AO 9.2 A sensitive land use (other than a residential activity) located within a wastewater treatment plant buffer demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the wastewater treatment plant.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 9.4 Reconfiguring a lot within a wastewater treatment plant buffer:-</p> <ul style="list-style-type: none"> (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the wastewater treatment plant. <p>Note: Buffer distances are identified in Schedule 8 Separation distances.</p> <p>Sensitive land uses are defined in the State Planning Policy.</p>
WASTE MANAGEMENT FACILITIES	
<p>PO 10 Noise emissions Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities.</p>	<p>AO10.1 A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer.</p> <p>AO10.2 A sensitive land use (other than a residential activity) located within a waste management facility buffer:-</p> <ul style="list-style-type: none"> (a) incorporates appropriate measures to minimise noise impacts; and (b) demonstrates that occupants and users will not be adversely affected by noise emissions from activities associated with the waste management facility. <p>AO10.3 Reconfiguring a lot within a waste management facility buffer:-</p> <ul style="list-style-type: none"> (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the waste management facility. <p>Note: Buffer distances are identified in Schedule 8 Separation distances.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
STATE-CONTROLLED ROADS	
<p>PO 11 Transport noise corridors Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity within the development.</p>	<p>AO 11.1 Buildings within transport noise corridors will be constructed in conformance with <i>Queensland Development Code MP 4.4</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
RAILWAYS	
<p>PO 12 Rail corridors Development adjacent to rail corridors does not prejudice the safety, speed and intended role of existing and future rail corridors.</p> <p>Note: Noise and vibration-sensitive developments (residential, educational and community) must ensure that noise and vibration levels resulting from rail activities are appropriately managed to achieve acceptable levels of amenity within the development.</p>	<p>AO 12.1 The design and construction of the development abutting a railway corridor ensure that the efficient function, operation and maintenance of railway services is maintained and that there are no adverse impacts on the corridor or on railway operations.</p>
STOCK ROUTES	
<p>PO 13 Stock routes Protect stock routes from any development that would compromise the network's primary use.</p>	<p>AO 13.1 The use of lots fronting the stock route network (including lot access) has no adverse impact on the operational efficiency or safety of the stock route.</p>

8.2.8 Airport environs overlay code

8.2.8.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (a) subject to the Airport environs overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Airport environs overlay code by the tables of assessment in Part 5 (Tables of assessment).

8.2.8.2 Purpose

The purpose of the Airport environs overlay code is to protect and maintain the operational efficiency and safety of the Roma Airport and aviation facilities and avoid land use conflicts.

8.2.8.3 Overall Outcomes

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

- the safety of aircraft operating within the airport's operational airspace is maintained and enhanced;
Note: Operational airspace includes the areas and vertical dimensions of an airport's obstacle limitation surface (OLS).
- sensitive land uses and other incompatible activities are appropriately located and designed to ensure that these uses and activities do not adversely impact airport operations;
- the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised;
- development protects aviation facilities including navigation, communication and surveillance facilities from incompatible land uses, buildings, structures and works.

8.2.8.4 Assessment benchmarks

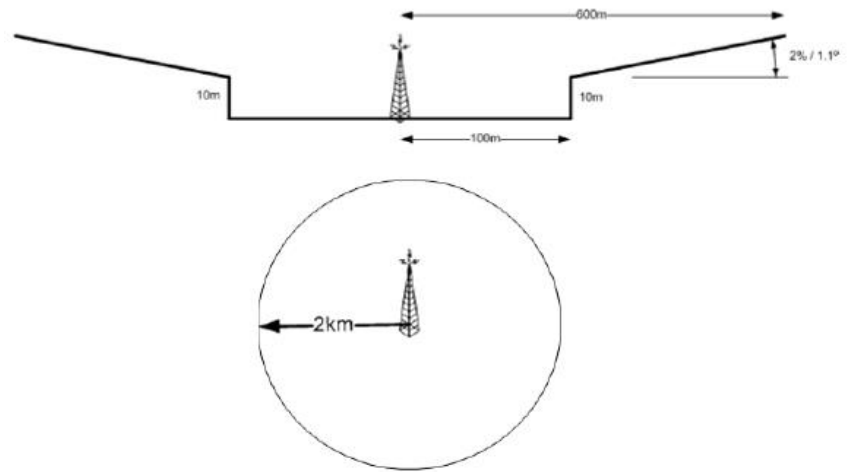
Table 8.2.8.4.1: Benchmarks for accepted development subject to requirements and assessable development

AIRPORT ENVIRONS OVERLAY CODE													
for areas within an area of interest of the SPP strategic airport and aviation facilities mapping.													
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES												
PLANNING													
USE, DENSITY AND BUILT FORM													
<p>PO 1 Height - OLS Development does not cause an obstruction or hazard to the safe movement of aircraft by any temporary or permanent intrusion of physical structures into the airport’s operational airspace.</p>	<p>AO 1.1 The Obstacle Limitation Surface (OLS) of the airport is not intruded upon by: (a) buildings; (b) structures (both freestanding or attached to buildings, including signs, masts or antennae); or, (c) vegetation; or (d) any temporary structures or equipment associated with the development construction.</p> <p>Note: Any development that may infringe the OLS of the airport, either during or post construction, will require referral to Airservices Australia and/or CASA for assessment. It is recommended to consult Airservices Australia and CASA prior to lodgement of any development application to determine how compliance with performance outcome PO1 can be achieved.</p>												
<p>PO 2 Height – Communications Development ensures that temporary or permanent physical structures located within an aviation facility’s building restricted area do not interfere with the safe and continued functioning of the aviation facility.</p>	<p>AO 2.1 Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #808080; color: white;">Building restricted area</th> <th style="background-color: #808080; color: white;">Description</th> <th style="background-color: #808080; color: white;">Action required</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Zone A</td> <td style="vertical-align: top;">If development is located: (a) within 100m of the VHF antenna OR (b) between 100-600 m from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2 degrees starting at 10mAGH).</td> <td style="vertical-align: top;">All applications must be referred to Airservices Australia for assessment. Applications should be assessed against the relevant provisions of the SPP code.</td> </tr> <tr> <td style="vertical-align: top;">Zone B</td> <td style="vertical-align: top;">If development is located between 100-600 m from the centre of the VHF antenna and the development will not cross the zone boundary.</td> <td style="vertical-align: top;">No requirements. Airservices Australia should be advised of proposals for large obstructions.</td> </tr> <tr> <td style="vertical-align: top;">Area of interest</td> <td style="vertical-align: top;">If development is located between 600-2000m from the antenna</td> <td style="vertical-align: top;">No requirements. Airservices Australia should be advised of proposals for large obstructions.</td> </tr> </tbody> </table> <p>General guidance:</p> <ul style="list-style-type: none"> The propagation distance for VHF signals is governed by the line of sight from the antenna at the transmitting site. Generally, the antenna is mounted so that it is clear of obstructions such as trees, buildings and hills. Substantial structures are generally prohibited within Zone A. 	Building restricted area	Description	Action required	Zone A	If development is located: (a) within 100m of the VHF antenna OR (b) between 100-600 m from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2 degrees starting at 10mAGH).	All applications must be referred to Airservices Australia for assessment. Applications should be assessed against the relevant provisions of the SPP code.	Zone B	If development is located between 100-600 m from the centre of the VHF antenna and the development will not cross the zone boundary.	No requirements. Airservices Australia should be advised of proposals for large obstructions.	Area of interest	If development is located between 600-2000m from the antenna	No requirements. Airservices Australia should be advised of proposals for large obstructions.
Building restricted area	Description	Action required											
Zone A	If development is located: (a) within 100m of the VHF antenna OR (b) between 100-600 m from the centre of the VHF antenna and the development will cross the zone boundary (defined as an elevation angle of 2 degrees starting at 10mAGH).	All applications must be referred to Airservices Australia for assessment. Applications should be assessed against the relevant provisions of the SPP code.											
Zone B	If development is located between 100-600 m from the centre of the VHF antenna and the development will not cross the zone boundary.	No requirements. Airservices Australia should be advised of proposals for large obstructions.											
Area of interest	If development is located between 600-2000m from the antenna	No requirements. Airservices Australia should be advised of proposals for large obstructions.											

PERFORMANCE OUTCOMES

ACCEPTABLE OUTCOMES

Figure 8.2.2A

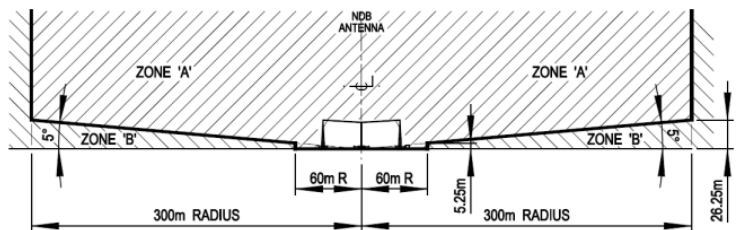


AO 2.2

Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area of the Roma Airport non-directional beacon (NDB) facility:

- (a) do not penetrate into 'Zone A' as identified in Figure 8.2.2B (Roma Airport NDB facility building restricted area); and
- (b) are wholly contained within 'Zone B' as identified in Figure 8.2.2B.

Figure 8.2.2B Roma Airport NDB facility building restricted area



AO 2.3

For all other aviation facilities—no acceptable outcome provided.

PO 3 Buffers

Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.

AO 3.1

Uses involving the bulk handling or disposal of putrescible waste, such as landfill and waste transfer facilities located within a wildlife hazard buffer zone (ie. within 13 km of an airport's runway), include measures to reduce the potential to attract birds and bats.

AO 3.2

Uses involving the following activities are not located within 3 km of an airport's runway:

- (a) aquaculture, except where using a recirculating aquaculture system contained within sheds;
- (b) intensive animal industry;
- (c) animal keeping, involving a wildlife or bird sanctuary; and
- (d) industrial uses, where involving food processing plants or stock handling or slaughtering.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 3.3 Where outdoor recreation and entertainment activities, or uses or activities listed in AO 3.2 (above) are located between 3 and 8 km of an airport's runway:</p> <ul style="list-style-type: none"> (a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and (b) development includes measures to reduce the potential to attract birds and bats. <p>AO 3.4AO Landscaping and drainage works (including artificial waterbodies) forming part of development located within 3 km of an airport's runway are designed and installed to minimise bird and bat attracting potential (such as avoidance of fruiting and/or flowering plant species).</p>
AVOIDING NUISANCE	
<p>PO 4 Lighting Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision or confuse the visual identification of the runway, approach or navigational lighting from the air.</p>	<p>AO 4.1 Outdoor lighting (including street lighting and security lighting) located within a lighting area buffer zone (ie. within 6 km of an airport's runway), does not involve:</p> <ul style="list-style-type: none"> (a) lighting that shines, projects or reflects above a horizontal plane; (b) coloured, flashing or sodium lighting; (c) flare plumes; or (d) configurations of lights in straight parallel lines greater than 500 m in length.
<p>PO 5 Particulate release Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect the aircraft engine performance.</p>	<p>AO 5.1 Development does not release the following emissions into operational airspace:</p> <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3 m per second; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.
<p>PO 6 Noise emissions Development and land uses that are sensitive to noise interference or noise nuisance:</p> <ul style="list-style-type: none"> (a) avoid noise affected areas surrounding the airport; or (b) are sited, designed and constructed to mitigate noise nuisance to acceptable levels. 	<p>AO 6.1 The following uses, or the creation of additional lots to accommodate these uses, are not located on land subject to the nominated Australian noise exposure forecast (ANEF) contour:</p> <ul style="list-style-type: none"> (a) permanent forms of residential accommodation within the 20 ANEF contour (or greater); (b) visitor or temporary accommodation uses including hotel, short-term accommodation and tourist park within the 25 ANEF contour (or greater); (c) community uses including child care centre, community care centre, community use, educational establishment, health care services and place of worship within the 20 ANEF contour (or greater);

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(d) business or entertainment uses including food and drink outlet, function facility, service industry, shop, shopping centre, showroom and tourist attraction within the 25 ANEF contour (or greater);</p> <p>(e) industry uses including low impact industry and research and technology industry within the 30 ANEF contour (or greater).</p> <p>OR</p> <p>Development located within the ANEF contours mentioned above is designed and constructed to attenuate aircraft noise in accordance with <i>Australian Standard AS 2021:2015 Acoustics Aircraft noise intrusion - Building siting and construction</i>.</p> <p>Note: <i>AS 2021:2015</i> considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require a separate assessment to determine whether noise levels can be mitigated to be within acceptable limits.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<p>PO 7 Public safety</p> <p>Development within the public safety areas located at the end of airport runways avoids:</p> <p>(a) a significant increase in the number of people living, working or congregating in those areas; and</p> <p>(b) the use or storage of hazardous materials.</p>	<p>AO 7.1</p> <p>Development within a public safety area does not introduce or intensify:</p> <p>(a) residential, business, entertainment, industrial, community or recreation activities; or</p> <p>(b) any uses involving the production, manufacture or bulk storage of flammable or hazardous goods or materials.</p>

Part 9. Development Codes

9.1 Preliminary

- 1) Development codes are codes for assessment where identified as an applicable code in Part 5 (Tables of assessment).
- 2) The following codes and requirements apply to development under Schedule 6 and Schedule 7 of the Regulation and are relevant for the planning scheme.
- 3) Use codes and other development codes are specific to each planning scheme area.
- 4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under Schedule 10, Part 12 and Schedule 10, Part 14 Division 2 of the Regulation.
- 5) The following are the use codes for the planning scheme:
 - (a) Accommodation activities code
 - (b) Extractive industry code
 - (c) Home-based business code
 - (d) Market code
 - (e) Rural activities code
- 6) The following are the other development codes for the planning scheme:
 - (a) Operational works advertising devices code
 - (b) Operational works excavation or filling code
 - (c) Operational works infrastructure code
 - (d) Operational works landscaping code
 - (e) Reconfiguring a lot code

9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017

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

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

9.3 Use codes

9.3.1 Accommodation activities code

9.3.1.1 Application

This code applies to assessing material change of use for development involving the following Accommodation activities in all zones:

- (a) Dwelling house;
- (b) Caretaker's accommodation;
- (c) Dual occupancy;
- (d) Multiple dwelling;
- (e) Residential care facility;
- (f) Retirement facility;
- (g) Relocatable home park;
- (h) Tourist park;
- (i) Short-term accommodation;
- (j) Non-resident workforce accommodation; and
- (k) Rural workers accommodation.

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

Note: Where a conflict exists between provisions of the Accommodation activities code and applicable zone code, the provisions of the Accommodation activities code take precedence.

9.3.1.2 Purpose

The purpose of the Accommodation activities code is to ensure that Accommodation activities are designed, located and operated to achieve an appropriate standard of amenity for residents and to maintain the amenity of surrounding neighbourhoods.

9.3.1.3 Overall Outcomes

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

- (a) the type, location, scale, density and setbacks of *Accommodation activities* is consistent with the character and amenity of the applicable zone/s;
- (b) the design of buildings and structures is compatible with surrounding development in terms of built form and scale;
- (c) *Accommodation activities* are provided with appropriate service areas to undertake daily activities;
- (d) *Accommodation activities* are provided with appropriate levels of landscaping, private open spaces and/or communal open space;
- (e) *Accommodation activities* incorporate crime prevention through environmental design principles and promote casual surveillance of the street;
- (f) *Tourist parks* support and enhance the caravan and recreation vehicle tourist industry; and

- (g) *Rural worker accommodation* is subordinate to the primary use of the premises for rural activities and is appropriate for the accommodation of permanent and/or temporary rural workers.

9.3.1.4 Assessment benchmarks

Table 9.3.1.4.1: Accommodation activities – Accepted development subject to requirements and assessable development

THE ACCOMMODATION ACTIVITIES CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
DWELLING HOUSE	
PLANNING	
Use, density and built form	
<p>PO 1 Density and site coverage The density, scale and built form of the <i>Dwelling house</i>:</p> <p>(a) does not compromise the predominate scale and character of the locality;</p> <p>(b) maintains an acceptable level of amenity for occupants of the <i>Dwelling house</i> and adjoining residential premises; and</p> <p>(c) integrates with any existing <i>Dwelling house</i> on the same allotment.</p>	<p>For development on allotments less than 100 ha:</p> <p>AO 1.1 No more than one <i>Dwelling house</i> including its secondary dwelling where:</p> <p>(a) located on a lot with a minimum site area of 800 m²; and</p> <p>(b) the secondary dwelling is attached to the primary dwelling house by:</p> <p>(i) sharing a common wall; or</p> <p>(ii) a garage/carport; or</p> <p>(iii) breezeway/walkway/covered patio;</p> <p>(iv) has a gross floor area not exceeding 80 m² or 50% of the gross floor area of the primary <i>Dwelling house</i>, whichever is the lesser;</p> <p>(v) includes building materials that are compatible and/or consistent with the primary <i>Dwelling house</i>; and</p> <p>(vi) includes a roof pitch that is consistent with the primary <i>Dwelling house</i>.</p> <p>For development on allotments more than 100 ha:</p> <p>AO 1.2 No more than one <i>Dwelling house</i> including its secondary dwelling per allotment.</p> <p>Note: The use of premises as a '<i>Dwelling house</i>' may include a secondary dwelling (refer <i>Schedule 1 – Definitions</i>). AO 1.1 sets the parameters within which a secondary dwelling is permitted on allotments less than 100 ha in area. The development of a secondary dwelling on allotments of more than 100 ha in area is not restricted.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Amenity	
<p>PO 2 Building appearance</p> <p>The <i>Dwelling house</i> is orientated to the street to:</p> <ol style="list-style-type: none"> provide visual interest and ensure the streetscape is not dominated by garages, bathrooms, toilets and laundries; and facilitate casual surveillance of the surrounding neighbourhood. 	<p>AO 2.1</p> <p>The building has a habitable room window or balcony that faces the primary road frontage and secondary road frontage (where applicable).</p> <p>AO 2.2</p> <p>Bathroom, laundry and toilet windows do not face the street unless they are obscured by glass or screened by privacy screens that have openings providing no more than 50% transparency.</p> <p>AO 2.3</p> <p>The opening to any outbuilding (garage/carport) associated with the <i>Dwelling house</i>, must not exceed a width of 6.0 m or 60% of the road frontage/s of the site, whichever is the lesser.</p>
CARETAKER'S ACCOMMODATION	
PLANNING	
Use, density and built form	
<p>PO 3 Scale and location</p> <p>The provision of <i>Caretaker's accommodation</i> does not compromise the role, function and operation of the prevailing zone or precinct.</p>	<p>AO 3.1</p> <p>Only one <i>Caretaker's accommodation</i> is established per allotment.</p> <p>AO 3.2</p> <p>A <i>Dwelling house</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>Note: <i>Caretaker's accommodation</i> may be occupied by members of the immediate family of the resident caretaker.</p>
DUAL OCCUPANCY, MULTIPLE DWELLING, RETIREMENT FACILITY AND RESIDENTIAL CARE FACILITY	
PLANNING	
Use, density and built form	
<p>PO 4 Density and site coverage</p> <p>The density of the development is appropriate for the capacity of the site having regard to:</p> <ol style="list-style-type: none"> site constraints; visual impacts; local amenity; waste disposal; vehicular access and parking; ecological impacts; and stormwater management. 	<p>AO 4.1</p> <p>Development is undertaken on allotments with a minimum street frontage of 20 m.</p> <p>For Dual occupancy:</p> <p>AO 4.2</p> <p>A minimum allotment size of 800 m² is required to accommodate the use.</p> <p>For Multiple dwelling:</p> <p>AO 4.3</p> <p>A minimum allotment size of 1000 m² is required to accommodate the use.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 4.4 No more than one dwelling unit is permitted per 200 m² of site area.</p>
Amenity	
<p>PO 5 Building appearance Buildings are orientated and designed to incorporate the articulation of roofs, building footprints and fragmentation of building bulk and appearance to:</p> <ul style="list-style-type: none"> (a) maximise the amenity of the development and add visual interest to the streetscape; (b) ensure the streetscape is not dominated by garages, bathrooms, toilets and laundries; (c) reduce building bulk; (d) provide differentiation between buildings by means of articulation; and (e) facilitate casual surveillance of the surrounding neighbourhood. 	<p>AO 5.1 Buildings incorporate:</p> <ul style="list-style-type: none"> (a) verandahs, porches or balconies; (b) roof overhangs; (c) window hoods/screens; (d) awning and shade structures; (e) variation to the roof and building lines; (f) windows recessed into the façade; (g) use of varying building materials and finishes; and (h) recesses. <p>AO 5.2 The length of any wall does not exceed 15 m in length without being offset a minimum of 1 m or punctuated by decks, balconies, verandahs and/or other projections.</p> <p>AO 5.3 Bathroom, laundry and toilet windows do not face the street unless they are obscured by glass or screened by privacy screens that have openings providing no more than 50% transparency.</p> <p>AO 5.4 Outbuildings are located under, behind or level with the front line of accommodation building/s.</p>
Landscaping, privacy and fencing	
<p>PO 6 Open space Open space is provided to meet the needs of occupants for privacy, relaxation, entertainment and direct access to daylight and open air.</p>	<p>For development providing independent living:</p> <p>AO 6.1 Each dwelling that has its main living area located at ground level is to be provided with private open space which has:</p> <ul style="list-style-type: none"> (a) a minimum area of 16 m²; (b) minimum dimensions of no less than 4 m; (c) direct access from a living room; and (d) fencing and/or screening with a minimum 50% opacity to achieve privacy for occupants. <p>AO 6.2 Each dwelling that has its main living area located above ground level is to be provided with private open space which has:</p> <ul style="list-style-type: none"> (a) a minimum of 8 m²; (b) a minimum dimension of 2.4 m; and (c) directly accessible from a living room.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 6.3 Where two or more dwellings do not have access to ground level private open space, communal open space is provided with: (a) a minimum area of 50 m²; and (b) minimum dimensions of 5 m.</p> <p><i>For Residential care facility and development providing non-independent living:</i></p> <p>AO 6.4 Communal recreational open space is provided with a minimum area equivalent to 16m² per <i>dwelling</i> and/or accommodation room within the development.</p> <p>Note: Areas provided for private and communal open space do not include areas provided for clothes drying.</p>
<p>PO 7 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering; (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic. 	<p>AO 7.1 All landscaping works are completed prior to commencement of the use.</p> <p>AO 7.2 Landscaping is provided with a minimum width of 1.5 m along any boundary fronting a public road and 1 m along the side and rear boundaries.</p> <p><i>For development comprising more than four dwellings and/or accommodation rooms:</i></p> <p>AO 7.3 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary shared with an accommodation activity.</p> <p>Note: AO 7.2 and AO 7.3 do not apply to development with boundary setbacks exceeding 50 m.</p> <p>AO 7.4 Mature street trees are planted at the site frontage/s in accordance with <i>SC6.2 Planning scheme policy – Landscaping</i>.</p> <p>Note: AO 7.4 does not apply to development with boundary setbacks exceeding 50 m or on allotments with fully sealed/paved footpaths.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport and the Department of Main Roads Road Landscape Manual</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 8 Privacy Building design ensures an acceptable level of privacy for residents of the premises and neighbouring properties.</p>	<p>AO 8.1 Where direct view exists into the private open space of an adjoining dwelling, from windows, landing stairs, terraces, decks and other private communal or public areas this view is obscured or screened by privacy screens that have openings that provide no greater than 50% transparency.</p>
<p>PO 9 Fencing Fencing is provided to ensure privacy and amenity for residents of the development and adjoining premises.</p>	<p><i>For development comprising more than four dwellings and/or accommodation rooms:</i> AO 9.1 Fencing is provided along all side and rear boundaries of the site.</p> <p>AO 9.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
<i>Refuse storage</i>	
<p>PO 10 Refuse storage Refuse storage and collection facilities are located in areas that:</p> <ul style="list-style-type: none"> (a) retain reasonable standards of amenity for occupants of the premises and adjoining properties; (b) are not visually obtrusive when viewed from the street; and (c) provide convenient access for service vehicles (where applicable). 	<p><i>For development comprising 5-8 dwelling units:</i> AO 10.1 A communal refuse storage area is provided for wheelie bins.</p> <p><i>For development comprising eight dwelling units or more:</i> AO 10.2 A communal refuse storage area is provided for a bulk refuse container/s and is serviced by a licensed contractor.</p> <p>AO 10.3 Communal refuse storage is located and designed that it:</p> <ul style="list-style-type: none"> (a) is provided within the building; or (b) is in an outdoor area that is: <ul style="list-style-type: none"> (i) no closer than 3 m to any frontage or dwelling and 1.5 m to any other site boundary; (ii) enclosed on a minimum of three sides with a screen wall extending 0.2 m above the height of all refuse containers; and (iii) screened by dense planting.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
Access, parking and manoeuvring	
<p>PO 11 Parking and manoeuvring Vehicle parking and manoeuvring areas do not detract from the amenity of the locality.</p>	<p>For development comprising more than four dwellings and/or accommodation rooms: AO 11.1 Vehicle parking and manoeuvring areas other than parking areas for visitors, are located under, behind or level with the front line of the building/s to enable for the provision of landscaping and to avoid large areas of visible hardstand.</p>
RELOCATABLE HOME PARK AND TOURIST PARK	
PLANNING	
Use, density and built form	
<p>PO 12 Scale and location Development is located on premises: (a) within or in close proximity to an urban area; (b) with convenient access to infrastructure, services and facilities; and (c) with sufficient area to: (i) provide adequate boundary setbacks, open space, access, car parking and landscaping; and (ii) ensure a reasonable standard of amenity is provided for occupants of the premises and adjoining properties.</p>	<p>AO 12.1 A minimum allotment size of 4000 m² is required to accommodate the use. For Tourist park: AO 12.2 Development is located on a major road and/or scenic route. Note: Major roads include State-controlled roads, Trunk Collectors, Major Collectors and Commercial streets.</p>
<p>PO 13 Density and site coverage The development provides suitable levels of buffering, amenity, privacy and recreation areas commensurate with the reasonable expectations of visitors and residents having regard to the nature of the accommodation use and the character of the locality.</p>	<p>AO 13.1 There is a maximum of one relocatable home, camping site, tourist or permanent accommodation unit for each 120 m² of site area. AO 13.2 Where accommodation is provided in units or cabins, the combined building footprint of all buildings and roofed structures does not exceed 40% of the total site area.</p>
<p>PO 14 Separation Separation distances are provided to ensure a reasonable level of privacy for all residents and visitors of the <i>Relocatable home park</i> or <i>Tourist park</i>.</p>	<p>AO 14.1 Relocatable homes, camping sites, tourist and permanent accommodation buildings are sited such that no part of the structure is within 3 m of any other relocatable home, camping site, tourist or permanent accommodation building. AO 14.2 No part of any relocatable home, camping site, tourist and/or permanent accommodation building is located within 2 m of any internal vehicle movement area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Amenity	
<p>PO 15 General amenity Amenities and facilities are conveniently located for the day-to-day living and comfort of visitors and residents.</p>	<p>AO 15.1 Toilet, laundry and ablution facilities are provided on the site for visitors and residents.</p> <p>AO 15.2 Where private facilities are not provided to each relocatable home, camping site, tourist and/or permanent accommodation building or the like, amenity buildings providing toilet, laundry or ablution facilities are to be located: (a) a maximum distance of 100 m from any site; and (b) no closer than 6 m to any site.</p>
<p>PO 16 Pedestrian Comfort Convenient access is provided for the comfort of people visiting and residing at the <i>Relocatable home park</i> or <i>Tourist park</i>.</p>	<p>AO 16.1 Pedestrian footpaths are provided adjacent to the road frontage/s of the premises and connected to any existing footpaths at the frontage of adjoining premises, in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: AO 16.1 does not apply to development located in the Rural residential zone or Rural zone, unless pedestrian footpaths exist at the frontage of adjoining premises.</p> <p>AO 16.2 Internal footpaths are provided between all accommodation sites and associated services and facilities on the premises.</p> <p>Note: Internal footpaths may be accommodated within the internal vehicle carriageways.</p>
Landscaping, privacy and fencing	
<p>PO 17 Open space Open space is provided to meet the needs of visitors and residents for privacy, relaxation, entertainment, recreation and direct access to daylight and open air.</p>	<p>AO 17.1 A minimum of 20% of the total site area, exclusive of landscaped setbacks, is provided for open space.</p> <p>AO 17.2 Each relocatable home, camping site, tourist and/or permanent accommodation building or the like, is provided with private open space that has a minimum dimension of 2.5 m x 2.5 m.</p> <p>Note: Areas provided for private and communal open space do not include areas provided for clothes drying.</p>
<p>PO 18 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, 	<p>AO 18.1 Landscaping is to be provided with a minimum width of 1.5 m along any boundary fronting a public road and 1 m along side and rear boundaries.</p> <p>AO 18.2 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary shared with an accommodation activity.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>(e) be located to avoid interference with electricity lines and other infrastructure; and</p> <p>(f) maintain sightlines at intersections for traffic.</p>	<p>AO 18.3 Relocatable home sites, cabins, tent sites and the like are clearly delineated and separated from adjoining sites by trees and/or shrubs.</p> <p>AO 18.4 Mature street trees are planted at the site frontage/s in accordance with <i>SC6.2 Planning scheme policy – Landscaping</i>.</p>
<p>PO 19 Fencing Fencing is provided to ensure privacy and amenity for visitors and residents of the development and adjoining premises.</p>	<p>AO 19.1 Fencing is provided along all side and rear boundaries of the site.</p> <p>AO 19.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
Avoiding nuisance	
<p>PO 20 Refuse storage Refuse storage and collection facilities are located in areas that:</p> <p>(a) retain reasonable standards of amenity for occupants of the premises and adjoining properties;</p> <p>(b) are not visually obtrusive from the street; and</p> <p>(c) provide convenient access for service vehicles.</p>	<p>AO 20.1 Refuse storage areas are located a minimum distance of 50 m from any relocatable home, camping site, tourist or permanent accommodation building.</p> <p>For Tourist park:</p> <p>AO 20.2 A central refuse storage area is provided for a bulk refuse container/s per every 40 accommodation sites or part thereof within the development and is serviced by a licensed contractor.</p> <p>AO 20.3 Central refuse storage areas are enclosed on a minimum of three sides with a screen wall extending 0.2 m above the height of all refuse containers and screened by dense planting.</p> <p>For Relocatable home park:</p> <p>AO 20.4 Refuse containers are provided for every relocatable home site.</p>
ENGINEERING	
Access, parking and manoeuvring	
<p>PO 21 Parking and manoeuvring The design and management of internal vehicle access, parking and manoeuvring areas facilitates the safe and convenient use of the <i>Relocatable home park</i> or <i>Tourist park</i>.</p>	<p>AO 21.1 Internal vehicle access and manoeuvring areas are provided to enable service and emergency vehicles to access each accommodation site and connect sites with amenities, recreational open space and external roads.</p> <p>AO 21.2 Internal vehicle movement areas:</p> <p>(a) have a carriageway width of no less than 6 m for two-way traffic and not less than 4 m for one-way traffic;</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(b) are constructed with a sealed pavement surface the width of the carriageway;</p> <p>(c) incorporate signposts/markings to indicate single direction vehicle movements;</p> <p>(d) are designed and signposted to discourage vehicle speeds in excess of 15 km per hour;</p> <p>(e) provide a loop circulation system with cul-de-sacs avoided or minimised; and</p> <p>(f) incorporate turning bays to enable conventional service vehicles to reverse direction with a maximum of two movements where cul-de-sacs are provided.</p> <p>AO 21.3 No relocatable home site has direct access to a public road.</p>
SHORT-TERM ACCOMMODATION	
PLANNING	
Use, density and built form	
<p>PO 22 Scale and location <i>Short-term accommodation</i> is located on premises:</p> <p>(a) within or in close proximity to the regions designated centres, community and tourist facilities.</p> <p>(b) with convenient access to infrastructure, services and facilities; and</p> <p>(c) with sufficient area to:</p> <p>(i) provide adequate boundary setbacks, open space, access, car parking and landscaping; and</p> <p>(ii) ensure a reasonable standard of amenity is provided for occupants of the premises and adjoining properties.</p>	<p>AO 22.1 A minimum allotment size of 2000 m² is required to accommodate the use.</p> <p>AO 22.2 <i>Short-term accommodation</i> is located on a major road.</p> <p>Note: Major roads include State-controlled roads, Trunk Collectors, Major Collectors and Commercial streets.</p> <p>AO 22.2 does not apply to farm stay accommodation.</p>
Amenity	
<p>PO 23 Building appearance Buildings are orientated and designed to incorporate the articulation of roofs, building footprints and fragmentation of building bulk and appearance to:</p> <p>(a) maximise the amenity of the development and add visual interest to the streetscape;</p> <p>(b) reduce building bulk;</p> <p>(c) provide differentiation between buildings by means of articulation; and</p> <p>(d) facilitate casual surveillance of the surrounding neighbourhood.</p>	<p>AO 23.1 Buildings incorporate:</p> <p>(a) verandahs, porches or balconies;</p> <p>(b) roof overhangs;</p> <p>(c) window hoods/screens;</p> <p>(d) awning and shade structures;</p> <p>(e) variation to the roof and building lines;</p> <p>(f) windows recessed into the façade;</p> <p>(g) use of varying building materials and finishes; and recesses.</p> <p>AO 23.2 The length of any wall does not exceed 15 m in length without being offset a minimum of 1 m or punctuated by decks, balconies, verandahs and/or other projections.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Landscaping, privacy and fencing	
<p>PO 24 Open space <i>Short-term accommodation</i> provides communal open space which contributes to liveability and provides for residents' needs.</p>	<p>AO 24.1 Communal open space is provided at ground level with a minimum area equivalent to 15% of the total site area or 50 m², exclusive of landscaped setbacks, whichever is the greater.</p>
<p>PO 25 Landscaping Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic. 	<p>AO 25.1 Landscaping is to be provided with a minimum width of 1.5 m along any boundary fronting a public road and 1 m along the side and rear boundaries.</p> <p>AO 25.2 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary shared with an accommodation activity.</p> <p>AO 25.3 Mature street trees are planted at the site frontage/s in accordance with <i>SC6.2 Planning scheme policy – Landscaping</i>.</p>
<p>PO 26 Fencing Fencing is provided to ensure privacy and amenity for occupants of the <i>Short-term accommodation</i> and adjoining premises.</p>	<p>AO 26.1 Fencing is provided along all the side and rear boundaries of the site.</p> <p>AO 26.2 The constructed fence is to consist of a 1.8 m high solid structure.</p>
<p>PO 27 Privacy Building design ensures an acceptable level of privacy for occupants of the premises and neighbouring properties.</p>	<p>AO 27.1 Where direct view exists into the private open space of an adjoining dwelling, from windows, landing stairs, terraces, decks and other private communal or public areas this view is obscured or screened by privacy screens that have openings that provide no greater than 50% transparency.</p>
Avoiding nuisance	
<p>PO 28 Noise emissions Premises are designed and sited to minimise the extent of noise generated beyond the site boundaries.</p>	<p>AO 28.1 Dining facilities are situated adjacent to the site frontage/s and set back a minimum distance of 6 m from any boundary shared with premises located in the General residential zone or Township zone.</p>
<p>PO 29 Refuse storage Refuse storage and collection facilities are located in areas that:</p> <ul style="list-style-type: none"> (a) retain reasonable standards of amenity for occupants of the premises and adjoining properties; (b) are not visually obtrusive when viewed from the street; and (c) provide convenient access for service vehicles. 	<p>AO 29.1 A central refuse storage area is provided for a bulk refuse container/s and is serviced by a licensed contractor.</p> <p>AO 29.2 Refuse storage is located and designed such that it:</p> <ul style="list-style-type: none"> (a) is provided within the building; or

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	(b) is in an outdoor area that is: <ul style="list-style-type: none"> (i) no closer than 3 m to any frontage or dwelling and 1.5 m to any other site boundary; (ii) enclosed on a minimum of three sides with a screen wall extending 0.2 m above the height of all refuse containers; and (iii) screened by dense planting.
NON-RESIDENT WORKFORCE ACCOMMODATION	
PLANNING	
Use, density and built form	
PO 30 Scale and location The character and amenity of the region's communities are not compromised by the location and density of <i>Non-resident workforce accommodation</i> .	AO 30.1 <i>Non-resident workforce accommodation</i> is established only on allotments located with the Industry zone and Rural zone.
PO 31 Density and site coverage The density of <i>Non-resident workforce accommodation</i> maintains an appropriate balance of building form and open space, and preserves the intended character of the zone.	AO 31.1 The development footprint does not exceed 40% site coverage. For development in the Rural zone: AO 31.3 A minimum allotment size of 20 ha is required to accommodate the use.
PO 32 Setbacks The siting of the <i>Non-resident workforce accommodation</i> does not adversely impact the character and amenity of the surrounding area.	AO 32.1 All dwelling units, ancillary buildings and car parking areas will be set back: <ul style="list-style-type: none"> (a) a minimum of 200 m from sensitive land uses; and (b) a minimum of 10 m from all site boundaries. Note: Sensitive land uses are defined in the State Planning Policy.
Amenity	
PO 33 Advertising signage Signage is sufficient for the display of information relevant in the case of an emergency, whilst not impacting upon the visual amenity of the locality.	AO 33.1 Signage is provided at the entrance to the site displaying information including: <ul style="list-style-type: none"> (a) owner of the site (b) manager of the site (c) specific rules for the camp area (d) map of the camp area (e) route for emergency vehicles (f) emergency contact phone number(s)
PO 34 General amenity The built form and layout of the <i>Non-resident workforce accommodation</i> provides an acceptable level of amenity for residents and does not detract from the amenity of the locality.	AO 34.1 The design and construction of all <i>Non-resident workforce accommodation</i> are in accordance with MP 3.3 of the <i>Queensland Development Code</i> .

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 35 Pedestrian Comfort Non-resident workers have convenient access to amenities and facilities.</p>	<p>AO 35.1 Footpaths are established between all dwelling units, amenities, outdoor areas, ancillary buildings and vehicle parking areas.</p>
<p>PO 36 Building appearance Building design does not detract from the amenity of the locality.</p>	<p>AO 36.1 Building materials and surface finishes are predominately within the colour range of the local landscape (eg. earth brown, vegetation green) to blend with the surrounding environment.</p> <p>AO 36.2 Buildings are not constructed with reflective cladding materials.</p>
<p>Landscaping, privacy and fencing</p>	
<p>PO 37 Open space Open space is provided to meet the needs of non-resident workers for privacy, relaxation, entertainment, recreation and direct access to daylight and open air.</p>	<p>AO 37.1 A minimum of 20% of the total site area, exclusive of landscaped setbacks, is provided for open space.</p> <p>Note: Areas provided for private and communal open space do not include areas provided for clothes drying.</p>
<p>PO 38 Landscaping Landscaping, fencing and open space are provided to:</p> <ul style="list-style-type: none"> (a) meet the private and communal recreation needs of non-resident workers; (b) soften the visual impact of the built environment; and (c) enhance the amenity of the site and surrounding area. 	<p>AO 38.1 Landscaping is provided with a minimum width of 3 m along any boundary fronting a public road.</p> <p>AO 38.2 All landscaping works are completed prior to commencement of the use.</p> <p>For development in the Industry zone:</p> <p>AO 38.3 Mature street trees are planted at the site frontage/s in accordance with <i>SC6.2 Planning scheme policy – Landscaping</i>.</p>
<p>PO 39 Fencing Fencing is provided to maintain and enhance the amenity of the locality and approaches to the region's towns.</p>	<p>AO 39.1 Feature/decorative perimeter fencing is provided in either side of the site access/s in lieu of chain mesh fencing, particularly where the development is highly visible from a public road, recognised tourist routes, or recreation or conservation areas.</p>
<p>Avoiding nuisance</p>	
<p>PO 40 Period of operation The ability to use the premises and surrounding allotments for their intended purpose under the planning scheme is not compromised by the long-term presence of <i>Non-resident workforce accommodation</i>.</p> <p>Note: <i>Non-resident workforce accommodation</i> is not considered necessary permanent infrastructure within the local government area, but recognised as essential to facilitate development in the short term.</p>	<p>AO 40.1 The operation of <i>Non-resident workforce accommodation</i> is limited to a period of two years.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 41 Refuse storage Refuse storage and collection facilities are provided in a manner that:</p> <ul style="list-style-type: none"> (a) is not visually obtrusive or unsanitary; and (b) is conveniently accessible by service vehicles. 	<p>AO 41.1 A designated refuse storage area is provided with adequate space for the wash down and maintenance of waste containers. The area is to be screened with a minimum 1.8 m high solid screen fence and accessible by a service vehicle.</p>
ENVIRONMENTAL	
Rehabilitation	
<p>PO 42 Site remediation Upon cessation of the <i>Non-resident workforce accommodation</i>, the site is reinstated and/or enhanced to enable the establishment of activities consistent with the intended use of the zone.</p>	<p>AO 42.1 All buildings and ancillary structures including waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site at the cessation of the approval period.</p>
SAFETY AND RESILIENCE TO HAZARDS	
Emergency events	
<p>PO 43 Safety <i>Non-resident workforce accommodation</i> maintains the safety of people at the site.</p>	<p>AO 43.1 All emergency services are adequately marked and located to ensure adequate emergency vehicle access.</p> <p>AO 43.2 <i>Non-resident workforce accommodation</i> incorporates measures for fire protection, including fire breaks, fire-fighting equipment and adequate water supplies, in accordance with the relevant legislation and direction from the local authority.</p> <p>AO 43.3 First aid facilities are provided in accordance with Health Department regulations.</p>
RURAL WORKER'S ACCOMMODATION	
PLANNING	
Use, density and built form	
<p>PO 44 Scale and location <i>Rural workers accommodation</i> is:</p> <ul style="list-style-type: none"> (a) directly associated with an agricultural-based rural activity on the same site; (b) commensurate with the scale of the agricultural operations; and (c) conveniently located in proximity to infrastructure and services. 	<p>AO 44.1 The <i>Rural worker's accommodation</i> building is limited to the accommodation of one rural worker for every 100 ha of site area utilised for agricultural-based rural activity and up to a maximum of 10 rural workers.</p> <p>AO 44.2 <i>Rural worker's accommodation</i> is provided to support agricultural-based rural activities occupying a minimum area of 100 ha.</p> <p>AO 44.3 <i>Rural workers accommodation</i> is located within 100 m of the Dwelling house or Caretaker's residence located on the same site.</p>

9.3.2 Home-based business code

9.3.2.1 Application

This code applies to assessing material change of use for home-based businesses and development for or associated with this purpose. When using this code, reference should be made to section 5.3.2 and where applicable, 5.3.3 located in Part 5 (Tables of assessment).

Note: Where conflict exists between provisions of the Home-based business code and the applicable zone code, the provisions of the Home-based business code take precedence.

9.3.2.2 Purpose

The purpose of the Home-based business code is to provide for the operation of home-based businesses which are consistent with the amenity and character of the adjoining residential area and to ensure that the business has a scale and intensity that does not adversely affect the viability of the planned commercial or industrial areas.

9.3.2.3 Overall outcomes

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

- (a) Home-based businesses are integrated visually and functionally into the neighbourhood.
- (b) The business does not require the services, facilities, accessibility or amenities of a commercial or industrial centre or would not be more appropriately located in a commercial or industrial centre.
- (c) The Home-based business does not have an adverse impact on the amenity and environment of the surrounding area.
- (d) In the case of a bed and breakfast or rural home/farm stay the built form of the use and the size and scale of the use are complementary to the neighbourhood in which the use is located and the facility is safe and attractive.

9.3.2.4 Assessment benchmarks

Table 9.3.2.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE HOME-BASED BUSINESS CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale – general requirements The <i>Home-based business</i> is limited in size and scale to ensure:</p> <ol style="list-style-type: none"> (a) the amenity of the existing neighbourhood is protected; and (b) the <i>Home-based business</i> remains ancillary to the use of the <i>Dwelling house</i> as a private permanent residence. 	<p>AO 1.1 The business is operated by persons residing in the dwelling.</p> <p>AO 1.2 The maximum number of business clients visiting the premises at any one time is two.</p> <p><i>Where in the General residential zone, Township zone, Principal centre zone, Major centre zone or District centre zone:</i></p> <p>AO 1.3</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>No more than one employee not residing on the premises is involved in the operation of the business.</p> <p>Where in the Rural residential or Rural zone:</p> <p>AO 1.4</p> <p>No more than two employees not residing on the premises are involved in the operation of the business.</p>
<p>PO 2 Scale – total floor area</p> <p>The <i>Home-based business</i> comprises only a minor portion of an existing residential premises.</p>	<p>Where in the General residential zone, Township zone, Principal centre zone, Major centre zone or District centre zone:</p> <p>AO 2.1</p> <p>The development is limited to a total floor area of a maximum of 80 m² for the part of the residential premises used in the operation of the business (excluding site parking).</p> <p>Where in the Rural residential or Rural zone:</p> <p>AO 2.2</p> <p>The development is limited to a total floor area of 150 m² for the part of the residential premises (or associated outbuildings) used in the operation of the business (excluding site parking).</p> <p>Note: Development involving home-based child care, bed and breakfast or home/farm stay may include use of the rest of the site (i.e. these uses are not restricted to operating within a confined area).</p>
<p>PO 3 Containers</p> <p>The use of storage/shipping containers in association with the <i>Home-based business</i> is not unsightly and does not detract from the amenity of the locality.</p>	<p>Where in the General residential zone, Township zone, Principal centre zone, Major centre zone or District centre zone:</p> <p>AO 3.1</p> <p>The <i>Home-based business</i> does not involve or require the use of storage/shipping containers at the site.</p> <p>Where in the Rural residential zone or Rural zone on lots with an area of 40 ha or less:</p> <p>AO 3.2</p> <p>A maximum of two storage/shipping containers are used in the operation of the <i>Home-based business</i>.</p> <p>Where in the Rural zone on lots exceeding 40 ha in area:</p> <p>AO 3.3</p> <p>A maximum of three storage/shipping containers are used in the operation of the <i>Home-based business</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>Where in the Rural residential or Rural zone:</p> <p>AO 3.4</p> <p>Storage/shipping containers are not located forward of the residential building line and are not visible from the street.</p>
Amenity	
<p>PO 4 Advertising signs</p> <p>Advertising signage is appropriately located and sized to minimise the impact on the visual amenity of the locality.</p>	<p>AO 4.1</p> <p>Only one advertising sign associated with the business is displayed on the premises.</p> <p>AO 4.2</p> <p>Signage does not exceed 0.5 m² in size and is located on the site at a height of no greater than 1.5 m from ground level measured to the bottom of the sign. The sign is not to be illuminated or in motion, unless the <i>Home-based business</i> is a bed and breakfast or home/farm stay.</p>
<p>PO 5 Building appearance</p> <p>The <i>Home-based business</i> is visually integrated with the predominant residential use, the streetscape and adjacent premises.</p>	<p>AO 5.1</p> <p>The use is conducted entirely within the <i>Dwelling house</i> and/or any associated outbuilding on the site.</p> <p>AO 5.2</p> <p>The external appearance and character of the <i>Dwelling house</i> are not modified to accommodate the <i>Home-based business</i>.</p> <p>AO 5.3</p> <p>The use does not involve the display of any goods or materials visible from outside the <i>Dwelling house</i> or associated outbuildings.</p>
Landscaping and fencing	
<p>PO 6 Separation</p> <p>The <i>Home-based business</i> provides adequate separation from adjoining residential activities.</p>	<p>AO 6.1</p> <p>Where operations of the <i>Home-based business</i> are conducted wholly or partly outside of the <i>Dwelling house</i>, solid screen fencing is provided at a height of 2 m along common boundaries adjoining land used or proposed to be used for residential purposes.</p>
Avoiding nuisance	
<p>PO 7 Operating hours</p> <p>Hours of operation are controlled so as to ensure the use does not disrupt nearby sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 7.1</p> <p>The hours of operation and delivery of goods are limited to:</p> <p>(a) 8.00 am to 6.00 pm Monday to Friday;</p> <p>(b) 8:00 am to 1:00 pm Saturdays.</p> <p>Note: Development involving home-based child care, bed and breakfast, home/farm stay or office administration functions and activities that do not involve visits by customers or clients, deliveries or noise-related activities, may occur outside of the hours of operation specified in AO 7.1.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 8 Nuisance – general requirements The <i>Home-based business</i> does not involve any materials, equipment or processes that cause nuisance or adversely impact on residential amenity.</p>	<p>AO 8.1 Operations of the use do not impact adversely on the amenity of the surrounding area through the production of excess noise, vibration, odour or lighting.</p> <p>AO 8.2 No fuelling, vehicle maintenance (other than cleaning) or repairing is carried out on the premises.</p>
ENGINEERING	
Provision of services	
<p>PO 9 Impact on utilities and services The <i>Home-based business</i> does not impact the capacity of infrastructure services.</p>	<p>AO 9.1 No greater load is imposed on any reticulated infrastructure servicing the site than would reasonably be expected from the normal residential use of the <i>Dwelling house</i>.</p>
Access, car parking and manoeuvring	
<p>PO 10 Vehicle access and traffic Safe and convenient access to the road network is provided and the use does not generate traffic loads greater than what might reasonably be expected in the surrounding area.</p>	<p>AO 10.1 The site is accessed by an all-weather road.</p> <p>AO 10.3 The use does not involve or require more than one visit by a delivery vehicle per day. Note: AO 10.3 does not apply to deliveries involving the use of vehicles stored at the site.</p> <p>Where in the General residential zone, Township zone, Principal centre zone, Major centre zone or District centre zone, Rural residential zone or Rural zone on allotments less than 40 has:</p> <p>AO 10.4 Delivery vehicles visiting the premises shall be no more than four tonnes in weight.</p>
<p>PO 11 Parking Vehicle parking is adequate for the use and ensures both safety and functionality for motorists and pedestrians.</p>	<p>AO 11.1 Provision is made for two off-street car parking spaces in addition to the on-site parking associated with the dwelling house.</p> <p>AO 11.2 The business will not require street parking for more than one additional motor vehicle at any one time, on any street with frontage to the premises.</p> <p>AO 11.3 All loading and unloading activities are undertaken within the site. Note: Car parking spaces may be provided in a tandem configuration, provided that all spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>BED AND BREAKFAST AND HOME/FARM STAY ACCOMMODATION – additional requirements</i>	
<p>PO 12 Scale The scale of the use does not compromise privacy and amenity for residents of surrounding properties.</p>	<p>AO 12.1 The use involves the serving of meals only to paying overnight guests. <i>Where in the General residential zone, Township zone, Principal centre zone, Major centre zone or District centre zone:</i> AO 12.2 A minimum allotment size of 2500 m² is required to accommodate the use. <i>Where in the General residential zone, Township zone or Rural residential zone:</i> AO 12.3 No more than four paying guests are accommodated at any one time. <i>Where in the Rural zone:</i> AO 12.4 No more than eight paying guests are accommodated at any one time.</p>
<p>PO 13 Length of stay Accommodation is provided for the short-term stay only.</p>	<p>AO 13.1 Visitors are accommodated for up to a maximum of 14 consecutive nights.</p>
<p>PO 14 Building appearance The use provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AO 14.1 Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusions by permanent residents of that <i>Dwelling house</i>. AO 14.2 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p>
<p>PO 15 Access, parking and manoeuvring The design and management of access, parking and vehicle movement on the site facilitates the safe and convenient use of the bed and breakfast or home/farm stay, by residents and visitors and does not detract from the amenity of the surrounding area.</p>	<p>AO 15.1 One on-site car parking space is provided for each room that can be occupied by a paying guest in addition to on-site car parking provided for permanent residents of the <i>Dwelling house</i> and non-resident employees (where applicable). Note: Car parking spaces may be provided in a tandem configuration, provided that all spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.</p>
<i>Home-based child care – additional requirements</i>	
<p>PO 16 Scale The amenity of the locality is not compromised by the scale of the <i>Home-based business</i>.</p>	<p>AO 16.1 Where the use involves the minding and care of children in a family daycare environment, the maximum number of children being minded at any one time is limited to six.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
STORAGE – additional requirements	
<p>PO 17 Storage The storage of heavy vehicles, machinery, equipment, goods and materials does not detract from the amenity of the zone.</p>	<p>Where in the General residential zone, Township zone, Principal centre zone, Major centre zone or District centre zone:</p> <p>AO 17.1 The storage of vehicles associated with the <i>Home-based business</i>: (a) is limited to vehicles operated by a person or persons residing in the dwelling; (b) is limited to a maximum of two vehicles that do not exceed the classification of a non-articulated heavy vehicle; and (c) must be housed within an enclosed garage or otherwise stored behind the front building line at the side or rear of the dwelling.</p> <p>AO 17.2 There is no outside storage of any equipment, goods or materials associated with the use.</p> <p>Where in the Rural residential zone or Rural zone on allotments less than 40 ha:</p> <p>AO 17.3 The storage of vehicles, equipment and machinery associated with the <i>Home-based business</i> is limited to: (a) a maximum of two vehicles including one articulated vehicle with a maximum of two additional trailers (total four trailers) and one vehicle that does not exceed the classification of a non-articulated heavy vehicle; and (b) three items of equipment (eg. bobcat, tractor etc.).</p> <p>AO 17.4 The storage of any equipment goods or materials associated with the use must be screened from adjoining properties and roads.</p> <p>Where in the Rural zone on allotments greater than 40 ha:</p> <p>AO 17.5 The storage of vehicles, equipment and machinery associated with the <i>Home-based business</i> is limited to: (a) a maximum of three articulated vehicles, with a total of six trailers; and (b) six items of equipment (eg. bobcat, tractor etc.).</p> <p>Note: Vehicle classifications are in accordance with those used for registration purposes in the State of Queensland.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	Where an Acceptable outcome identifies the maximum number and classification of vehicles that are permitted to be stored at the premises, the total number of vehicles may be comprised of vehicles that are of a lower classification than those specified.

9.3.3 Extractive industry code

9.3.3.1 Application

This code applies to assessing material change of use for Extractive industry in all zones. When using this code, reference should be made to section 5.3.2 and where applicable, 5.3.3 located in Part 5 (Tables of assessment).

Note: Where conflict exists between provisions of the Extractive industry code and applicable zone code, the provisions of the Extractive industry code take precedence.

9.3.3.2 Purpose

The purpose of the Extractive industry code is to ensure that Extractive industry developments are appropriately located, operated and rehabilitated.

9.3.3.3 Overall Outcomes

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

- (a) The design and layout of extractive industries adequately address the impacts of the development on the environment both on and off the site, and avoid impacts on sensitive land uses;
- (b) adequate separation distances are provided between extractive industries and potentially incompatible land use activities;
- (c) extractive industries are compatible with the desired amenity and character of the locality;
- (d) the protection of environmental values is balanced with the operation of extractive industries;
- (e) the safety and efficiency of haulage routes used by extractive industries are not detrimentally impacted by the development;
- (f) land disturbed by Extractive Industry is restored and rehabilitated to achieve a stable landform and enable the establishment of future land uses.

9.3.3.4 Assessment benchmarks

Table 9.3.3.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE EXTRACTIVE INDUSTRY CODE	
for extractive industry uses	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
Key resource areas – in addition, refer to the Extractive resources overlay code where mapped in the SPP mapping as a KRA.	
PO 1 Location The site of the <i>Extractive industry</i> is suitable for the efficient extraction of material and ensures impacts on the surrounding environment are minimised.	AO 1.1 <i>Extractive industry</i> is located in the Rural zone.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: In determining the suitability of a site for <i>Extractive industry</i> it is necessary to consider:</p> <ul style="list-style-type: none"> (a) the location, size and dimension of the land; (b) the overall scale and nature of the use; (c) its geological and geotechnical characteristics; (d) the proposed method of extraction; (e) visual impacts and the preservation of local amenity; (f) the retention of environmental values; (g) adequate separation from adjoining land uses; and (h) the management of declared plants on site. 	<p>AO 1.2</p> <ul style="list-style-type: none"> (a) The site has sufficient area and dimensions to accommodate; (b) the extractive use; (c) safe vehicular access and safe and efficient on-site vehicular movements; (d) buildings including staff facilities; (e) parking areas for visitors and employees sited clear of the extractive activity; (f) storage areas and stockpiles; (g) the preservation of any environmentally significant land such as riparian corridors, significant vegetation and the like; (h) vegetated buffer areas; and (i) sufficient separation distances to prevent unacceptable impacts beyond site boundaries.
<p>PO 2 Separation</p> <p>The effects of <i>Extractive industry</i> operations including dust, air and noise emissions, blasting, vibration, overpressure and associated transport movements do not unreasonably disrupt the amenity of sensitive land uses or land identified for future sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 2.1</p> <p><i>Extractive industry</i> operations that involve blasting, crushing or screening are located with a minimum separation distance of 1500 m from sensitive land uses or land identified for future sensitive land uses.</p> <p>AO 2.2</p> <p><i>Extractive industry</i> operations that do not involve blasting, crushing or screening are located with a minimum separation distance of 1000 m from a sensitive land use or land identified for future sensitive land uses.</p> <p>AO 2.3</p> <p>An impact report by a suitably qualified practitioner must demonstrate that amenity levels set by the <i>Environmental Protection Act 1994</i> can be achieved at any sensitive receptor or at a site of sensitive land use including future land uses.</p>
<p>PO 3 Buffers</p> <p>The visual impact of <i>Extractive industry</i> is minimised to achieve integration with the surrounding landscape and to the extent practical, is screened from roads, public vantage points and neighbouring properties, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site and surrounding area; (b) the resource being extracted; and (c) the desired visual character of the locality. <p>Note: To demonstrate compliance to the assessment manager, information on the methods to be implemented to reduce potential adverse visual impacts of the development is required. These methods may include, but are not limited to:</p> <ul style="list-style-type: none"> (a) locating exposed features behind natural barriers; (b) constructing amenity banks and vegetation screens; 	<p>AO 3.1</p> <p>No <i>Extractive industry</i> or ancillary activity is conducted within 100 m of any boundary of the site.</p> <p>AO 3.2</p> <p>Views into the site, including any quarry floor, benches and faces, are not immediately visible from any road frontage or adjoining property.</p> <p>AO 3.3</p> <p>Any area used for the storage of vehicles, machinery, goods and materials used on the site, is to be screened from view from any road frontage and adjoining property with fencing and/or vegetation.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<ul style="list-style-type: none"> (c) carrying out timely rehabilitation works; (d) minimising signage; (e) using building materials and colour schemes that integrate with the surrounding landscape; (f) limiting and containing artificial lighting within the site; and (g) configuring access and haulage roads to prevent direct views into the site. 	
Amenity	
<p>PO 4 Advertising devices</p> <p>Signage is sufficient for the display of information relevant to the operation of the <i>Extractive industry</i>, including details required in the case of an emergency, whilst not impacting upon the visual amenity of the locality.</p>	<p>AO 4.1</p> <p>Signage is provided at the entrance to the site displaying information including details of, and contact phone numbers for:</p> <ul style="list-style-type: none"> (a) the operator of the site; and (b) person/s responsible for the management of the site.
Avoiding nuisance	
<p>PO 5 Operating hours</p> <p><i>Extractive industry</i> is undertaken within appropriate hours to avoid disturbance of sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 5.1</p> <p>Activities involving extraction, crushing, screening, loading, haulage and the operation or maintenance of plant equipment and vehicles are limited to between the hours of 6.00 am to 6.00 pm Monday to Saturday.</p> <p>AO 5.2</p> <p>Blasting operations are limited to between the hours of 9.00 am to 5.00 pm Monday to Friday.</p> <p>AO 5.3</p> <p>No <i>Extractive industry</i> operations are conducted on Sundays or public holidays.</p>
ENGINEERING	
Roads and rail	
<p>PO 6 Roads</p> <p>The haulage of extractive material does not result in the deterioration of roads used by ensuring:</p> <ul style="list-style-type: none"> (a) the roads used as haulage routes are of an adequate standard to accommodate the type and frequency of traffic generated; (b) haulage routes are maintained, including the removal of dirt and other spillages from trucks; and (c) haulage routes do not compromise traffic safety in the area. <p>Note: The submission of a traffic impact analysis prepared by suitably qualified and experienced personnel will be necessary to demonstrate compliance to the assessment manager. The traffic impact analysis should identify the expected traffic movements generated by the proposal, any associated impacts on the road network, and any work that will be required to address the identified impacts.</p>	<p>AO 6.1</p> <p>The <i>Extractive industry</i> haulage route/s from the development site entrance to the State-controlled road network, are constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Access, parking and manoeuvring	
<p>PO 7 Access roads Internal roads are safe and minimise impacts such as noise and dust on adjoining uses.</p>	
ENVIRONMENTAL	
<p>PO 8 Biodiversity Operations of the <i>Extractive industry</i> do not result in unacceptable impacts on the natural environment or adversely affect the ecology of the locality.</p>	<p>AO 8.1 No vegetation is cleared outside the designated resource/processing area/s or haulage route/s.</p>
<p>PO 9 Site rehabilitation Rehabilitation of the site is to be carried out progressively over the life of the <i>Extractive industry</i> and upon cessation of the use to retain environmental values and the natural appearance of the surroundings and to restore the site to a state equivalent to, or better than, the original condition of the land.</p>	<p>AO 9.1 Rehabilitation of the site is carried out over the life of the <i>Extractive industry</i> and upon cessation of the use to ensure the site:</p> <ul style="list-style-type: none"> (a) is safe and achieves a stable landform that does not capture overland flow; (b) is suitably revegetated; (c) is clean of contaminants; (d) has had any adverse environmental impacts remediated; (e) provides an acceptable level of visual amenity; and (f) is suitable for alternative land uses.
SAFETY AND RESILIENCE TO HAZARDS	
Public safety	
<p>PO 10 Safety Access to the site is managed to protect the health and safety of the public.</p>	<p>A 10.1 Safety fencing is provided and maintained to prevent unauthorised access to resource extraction/processing areas and stockpiles.</p> <p>AO 10.2 Warning signs advising of the nature of the use and any danger or hazard, are placed on the perimeter fence every 200 m (or part thereof) on any frontage to a public road and boundary to land used for a sensitive land use.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>

9.3.4 Market code

9.3.4.1 Application

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

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

Note: Where conflict exists between provisions of the Market code and applicable zone code, the provisions of the Market code take precedence.

9.3.4.2 Purpose

The purpose of the Market code is to ensure that Market developments are appropriately located and are operated in a manner that is economically, environmentally and socially sustainable, and appropriately responds to local amenity issues.

9.3.4.3 Overall outcomes

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

- (a) the operation of markets does not adversely impact the amenity of the local area or viability of local businesses;
- (b) markets are established where infrastructure, services and facilities are available or can easily be provided to meet the needs of users;
- (c) markets do not cause unacceptable impacts on traffic movement, safety, amenity, health or infrastructure; and
- (d) Upon cessation of a Market, the premises is restored to its original condition.

9.3.4.4 Assessment benchmarks

Table 9.3.4.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE MARKET CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Use The <i>Market</i>:</p> <p>(a) promotes community activity, entertainment activities, local farmers and food production, local creative and cultural products and not-for-profit uses;</p> <p>(b) is temporary; and</p> <p>(c) minimises the potential economic impacts on established businesses in the vicinity of the <i>Market</i>.</p>	<p>AO 1.1 The <i>Market</i> does not operate on:</p> <p>(a) more than two days per week; or</p> <p>(b) more than one day per week where the <i>Market</i> is located adjacent to existing retail premises.</p> <p>AO 1.2 The <i>Market</i> does not involve or require the establishment of any permanent buildings, structures or fixtures, nor the installation of infrastructure or services.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 2 Location The <i>Market</i> is operated at a location where the attraction of a large number of people is consistent with the preferred character of the local area.</p>	<p>AO 2.1 The <i>Market</i> is located on or adjoining land included in a Major centre zone, the Community facilities zone, Recreation and open space zone or Township zone.</p>
<p>PO 3 Density and site coverage The <i>Market</i> is established at premises that are of sufficient size to:</p> <ul style="list-style-type: none"> (a) accommodate the proposed activity and expected number of visitors/users for the duration of the use; and (b) enable potential impacts of the <i>Market</i> on sensitive land uses to be mitigated. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	
Amenity	
<p>PO 4 General amenity The <i>Market</i> does not detract from the amenity of the locality.</p>	<p>AO 4.1 All vehicles, structures and equipment associated with the <i>Market</i> are removed from the site and the site is cleaned and restored to the original condition immediately on completion of the use.</p> <p>AO 4.2 Where the <i>Market</i> is conducted for more than one consecutive day, the use area for the <i>Market</i> is left in a clean state at the close of business on each market day.</p>
<p>PO 5 Pedestrian comfort The <i>Market</i> is designed to provide for:</p> <ul style="list-style-type: none"> (a) convenient pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the provision of public convenience facilities. 	<p>AO 5.1 A minimum 2 m wide unobstructed pedestrian access way is provided:</p> <ul style="list-style-type: none"> (a) at all stall fronts; and (b) between stalls and existing shop fronts. <p>AO 5.2 The layout of <i>Market</i> stalls does not impede pedestrian access or view corridors to adjacent businesses and advertising signs.</p> <p>AO 5.3 Public toilets are:</p> <ul style="list-style-type: none"> (a) provided within the premises occupied by the <i>Market</i>; or (b) located within 250 m of the <i>Market</i>; and (c) remain open and accessible for use during the operational hours of the <i>Market</i>. <p>AO 5.4 Public signage is provided to identify the location of, and the entry to public toilet facilities.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 6 Advertising devices The erection of <i>Market</i> signage does not result in:</p> <ul style="list-style-type: none"> (a) risk to the health and safety of the public; (b) obstruction of pedestrian or vehicular traffic; (c) property damage or loss of amenity; or (d) environmental nuisance or harm. 	
Avoiding nuisance	
<p>PO 7 Operating hours The operation of the <i>Market</i> is:</p> <ul style="list-style-type: none"> (a) respectful of the character of the locality; and (b) does not cause a nuisance to neighbouring and nearby residents and other sensitive land uses. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 7.1 The operation of the <i>Market</i> (including set-up and pack-up time) is limited to between the hours of:</p> <ul style="list-style-type: none"> (a) 5:00 am and 10:00 pm; or (b) 7:00 am to 6:00 pm Monday to Saturday where adjoining sensitive land uses. <p>AO 7.2 The operation of the <i>Market</i> (excluding set-up and pack-up time) does not exceed 8 hours per day.</p>
<p>PO 8 Noise emissions Noise emissions from the <i>Market</i> do not cause a nuisance to neighbouring and nearby residents and other sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 8.1 The use of amplified music, megaphones, public address systems and noise generating plant and equipment is avoided where the <i>Market</i> adjoins a sensitive land use.</p>
<p>PO 9 Refuse storage Waste disposal facilities are:</p> <ul style="list-style-type: none"> (a) provided in a manner that protects public health and avoids environmental nuisance or harm; and (b) appropriate to the type and scale of the <i>Market</i>. 	<p>AO 9.1 Waste is collected and stored in enclosed refuse containers and carried off the site for treatment and disposal.</p> <p>AO 9.2 Waste containers are provided on the premises for the disposal of waste from stallholders/operators and the public at a rate of:</p> <ul style="list-style-type: none"> (a) one container for each food stall operator (not including existing street bins); and (b) sufficient containers for waste generated from each non-food stall (not including existing street bins).
ENGINEERING	
Access, car parking and manoeuvring	
<p>PO 10 Access, car parking and manoeuvring The design and management of access, parking and vehicle movement areas ensure that:</p> <ul style="list-style-type: none"> (a) safe vehicular, pedestrian and cyclist access is provided to and from the site; (b) the functioning of the road network is protected; 	<p>AO 10.1 Where the <i>Market</i> is conducted on a footpath and the adjoining road remains open to vehicle use, a minimum 1.2 m clearance from the kerb to any <i>Market</i> structure or use area is maintained.</p> <p>AO 10.2 Where the <i>Market</i> is conducted on private property, car parking is provided in</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
(c) sufficient parking spaces are provided on the site to cater for the <i>Market</i> ; and (d) emergency vehicle access is provided to and within the <i>Market</i> .	accordance with Schedule 9, Parking standards. AO 10.3 A clear movement path with a minimum width of 3 m is maintained through or around the <i>Market</i> to allow emergency vehicle access.
ENVIRONMENTAL	
SAFETY AND RESILIENCE TO HAZARDS	
Public safety	
PO 11 Public safety The <i>Market</i> is operated safely and efficiently. ³	AO 11.1 A person associated with the management of the <i>Market</i> is on the premises at all times, for the duration of the use. AO 11.2 The following control measures are implemented where necessary to maintain public safety: (a) crowd or pedestrian control measures; (b) traffic control measures; and (c) security measures.

³ Editor's note: A Market conducted on public parks and roads requires a permit from the Council as the entity responsible for the management of these community assets. Compliance with the requirements of the planning scheme does not, in isolation, provide authorisation for a Market to be conducted in such location. Potential Market operators should contact Council for further information.

9.3.5 Rural activities code

9.3.5.1 Application

This code applies to assessing material change of use for development involving the following Rural activities in all zones:

- (a) Animal keeping;
- (b) Intensive animal industry;
- (c) Intensive horticulture; and
- (d) Roadside stall;

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

Note: Where conflict exists between provisions of the Rural activities code and applicable zone code, the provisions of the Rural activities code take precedence.

Animal keeping does not include the keeping of companion pets where associated with a dwelling unit. In this instance refer to Council's local laws.

9.3.5.2 Purpose

The purpose of the Rural activities code is to facilitate Rural activities and ensure that Rural activities are developed in a sustainable manner which conserves the productive characteristics of rural land, preserves environmental and landscape values and the amenity of surrounding premises.

9.3.5.3 Overall outcomes

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

- (a) *Rural activities* are compatible with the desired amenity and character of the locality and are designed and sited to integrate with the existing built form, topography and landscape setting to minimise adverse impacts on scenic amenity;
- (b) *Rural activities* are located on allotments that are of a size and configuration capable of accommodating the use and allow for adequate separation distances to be provided between the development and potentially incompatible land use activities;
- (c) Agricultural Land Classification (ALC) Class A and Class B land is conserved and not alienated or encroached upon by incompatible land uses;
- (d) areas or values of environmental value including biodiversity, waterways, wetlands, water quality and soil quality, are protected from the adverse impacts of *Rural activities*.
- (e) noise, odour, dust, waste and wastewater generated by *Rural activities* are managed and treated to preserve environmental values and maintain the amenity of adjoining and nearby land uses;
- (f) *Rural activities* are provided with a standard of infrastructure that reflects the operational needs and capacity of the development, and do not adversely impact on existing infrastructure;
- (g) the safety and efficiency of transport routes used by *Rural activities* is not detrimentally impacted by the development; and
- (h) the design and operation of *Rural activities* ensure animals are protected from vermin, wind, rain, sun and extreme weather conditions.

9.3.5.4 Assessment benchmarks

Table 9.3.5.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE RURAL ACTIVITIES CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ANIMAL KEEPING, INTENSIVE ANIMAL INDUSTRY AND INTENSIVE HORTICULTURE	
PLANNING	
Use, density and built form	
<p>PO 1 Location The site is suitable for <i>Rural activities</i> and has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> (a) safe vehicular access and safe and efficient on-site vehicular movements; (b) buildings and structures, including staff facilities; (c) parking areas for visitors and employees sited clear of the <i>Rural activities</i>; (d) the number and type of animals to be kept; (e) the keeping of animals consistent with the amenity of adjoining and nearby properties; (f) servicing requirements such as waste and recyclable material storage facilities and collection areas; (g) adequate separation between buildings, pens, waste disposal areas and other service facilities from wells or bores and adjoining sensitive receiving environments; (h) the preservation of any environmentally significant land such as riparian corridors, significant vegetation and the like; and (i) vegetated buffer areas. <p>Note: In determining the suitability of a site for <i>Rural activities</i> it is necessary to consider:</p> <ul style="list-style-type: none"> (a) the location, size and dimension of the land; (b) the overall scale and nature of the use; (c) the topography; (d) geological and geotechnical characteristics; (e) visual impacts and the preservation of local amenity; (f) the retention of environmental values; (g) the availability of infrastructure and services; (h) adequate separation from adjoining land uses; and (i) the management of declared plants on site. 	<p>AO 1.1 <i>Rural activities</i> are located on land that:</p> <ul style="list-style-type: none"> (a) is not subject to the Flood hazard overlay or otherwise identified as being subject to inundation in a defined flood event; (b) is not within an overland flow path; (c) does not exceed slopes of 10%; and (d) has suitable terrain and is sufficiently elevated to facilitate ventilation and drainage. <p>For Animal keeping:</p> <p>AO 1.2 <i>Animal keeping</i> is located on land included within the Rural Zone or Rural Residential Zone.</p> <p>AO 1.3 A minimum allotment size of 1 ha is required to accommodate a cattery or kennel.</p> <p>AO 1.4 A minimum allotment size of 2 ha is required to accommodate a stable.</p> <p>For Intensive animal industry:</p> <p>AO 1.5 <i>Intensive animal industry</i> is located on land included within the Rural Zone or Industry Zone.</p> <p>AO 1.6 A minimum allotment size of 50 ha is required to accommodate a poultry farm, piggery or feedlot.</p> <p>For Intensive horticulture:</p> <p>AO 1.7 A minimum allotment size of 20 ha is required to accommodate the use.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 2 Separation</p> <p><i>Rural activities</i> are sufficiently separated from any existing or planned residential or rural residential area or other <i>sensitive land use</i> to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>For Animal keeping:</p> <p>AO 2.1</p> <p>The use area for <i>Animal keeping</i> and any ancillary activity is located a minimum distance of:</p> <p>(a) 100 m from sensitive land uses; (b) 50 m from any road frontage; and (c) 15 m from any other property boundary.</p> <p>AO 2.2</p> <p>Separation distances for <i>Intensive Animal Industry</i> meet the minimum distances as outlined in the applicable industry guidelines</p> <p>Note: Current Industry Guidelines available:</p> <ul style="list-style-type: none"> • National Guidelines for Beef Cattle Feedlots in Australia 3rd Edition • National Beef Cattle Feedlot Environment Code of Practice 2nd Edition • The National Environmental Guidelines for Indoor Piggeries (NGIP) Queensland Guidelines Meat Chicken Farms • National Environmental Management System for the Meat Chicken Industry – Version 2 December 2014 RIRC Publication No. 14/100
<p>PO 3 Buffers</p> <p>The visual impact of <i>Rural activities</i> is minimised to integrate with the surrounding landscape and to the extent practical, is screened from roads, public vantage points and neighbouring properties, having regard to:</p> <p>(a) the characteristics of the site and surrounding area; and (b) the desired visual character of the locality.</p> <p>Note: to demonstrate compliance to the assessment manager, information on the methods to be implemented to reduce potential adverse visual impacts of the development is required. These methods may include, but are not limited to:</p> <p>(a) locating exposed features behind natural barriers; (b) constructing amenity banks and vegetation screens; (c) carrying out timely rehabilitation works; (d) minimising signage; (e) using building materials and colour schemes that integrate with the surrounding landscape; (f) limiting and containing artificial lighting within the site; and (g) configuring access and transport routes to prevent direct views into the site.</p>	<p>AO 3.1</p> <p>Any area used for the storage of vehicles, equipment, machinery, goods and materials used on the site, is to be screened from view from any road frontage and adjoining property with fencing and/or vegetation.</p> <p>AO 3.2</p> <p>Views into site operations, including associated buildings, yards, pens, ponds and other structures and waste disposal areas, are not immediately visible from any road frontage or adjoining property.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Animal welfare <i>Rural activities</i> are undertaken in a manner that ensures:</p> <ul style="list-style-type: none"> (a) all animals are effectively contained within the site; (b) the safe, humane and hygienic keeping, breeding, training and care of animals; and (c) protection of animals from wind, rain, sun, extreme weather conditions and vermin. 	<p><i>For Animal keeping and Intensive animal industry:</i></p> <p>AO 4.1 Development: (a) ensures all animals are kept in suitable enclosures or appropriate property fencing to prevent the escape of animals from the site; (b) ensures buildings used to house animals are roofed; and (c) provides facilities that are available for the isolation of animals suspected of having an infectious condition.</p> <p><i>For Animal Keeping:</i></p> <p>AO 4.2 Animals are kept in enclosures, inside buildings at all times between the hours of 6:00 pm and 7:00 am.</p> <p>AO 4.3 Buildings and structures used to retain animals are constructed using: (a) floors that are impermeable to assist cleaning and drainage; and (b) animal-proof fencing immediately surrounding kennels and catteries, including pens and runs, that: (i) are a minimum of 2 m high; (ii) constructed of mesh, chain or similar materials; and (iii) prevents animal escape through climbing, jumping or digging.</p> <p>AO 4.4 A person who is responsible for the supervision and/or operation of the <i>Animal keeping</i> is accommodated on the site at all times.</p>
<i>Amenity</i>	
<p>PO 5 Advertising devices Signage is sufficient for the display of information relevant to the operation of the <i>Rural activities</i>, including details required in the case of an emergency, whilst not impacting upon the visual amenity of the locality.</p>	<p>AO 5.1 Signage is provided at the entrance to the site displaying information including details of, and contact phone numbers for: (a) the operator of the site; and (b) person/s responsible for the management of the site.</p>
<p>PO 6 Buildings and structures Buildings and structures, including pens, ponds and waste disposal areas: (a) are designed and sited to integrate with the landscape to the greatest extent possible; (b) do not have openings that face adjoining sensitive land uses;</p>	<p>AO 6.1 Buildings and structures associated with <i>Rural activities</i> are: (a) of a colour that blends with the rural and natural environment; and (b) screened from view from any road frontage and adjoining property with fencing and/or vegetation.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>(c) incorporate noise attenuating measures where used to house animals; and (d) are ventilated to minimise the potential for odour nuisance.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>For Animal keeping:</p> <p>AO 6.2 Buildings used to accommodate animals are constructed using acoustically treated materials to mitigate noise emissions.</p> <p>AO 6.3 The development provides: (a) an office and reception area; (b) facilities for record storage, and display of information for clients; and (c) washing and toilet facilities for employees.</p> <p>Note: Any security methods implemented at the premises must allow for ready access to animals and ready exit for staff and animals from the premises in the event of an emergency.</p>
Avoiding nuisance	
<p>PO 7 Refuse storage Refuse storage and collection facilities are provided in a manner that: (a) is not visually obtrusive or unsanitary; and (b) is conveniently accessible by service vehicles.</p>	<p>AO 7.1 A designated refuse storage area is provided with adequate space for the wash down and maintenance of waste containers.</p>
ENGINEERING	
Roads and rail	
<p>PO 8 Roads Vehicular traffic associated with <i>Rural activities</i> including the haulage of stock, goods and/or materials does not result in the deterioration of roads used by ensuring: (a) the roads used are of an adequate standard to accommodate the type and frequency of traffic generated; (b) transport routes are maintained, including the removal of dirt and other spillages from trucks; and (c) transport routes do not compromise traffic safety in the area.</p> <p>Note: the submission of a traffic impact analysis prepared by a suitably qualified and experienced person will be necessary to demonstrate compliance to the assessment manager. The traffic impact analysis should identify the expected traffic movements generated by the proposal, any associated impacts on the road network, and any work that will be required to address the identified impacts.</p>	<p>For Intensive animal industry and Intensive horticulture:</p> <p>AO 8.1 The transport route/s from the development site entrance to the State-controlled road network, are constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>Access, parking and manoeuvring</i>	
<p>PO 9 Access, car parking and manoeuvring Vehicle access, parking and service vehicle provision:</p> <ul style="list-style-type: none"> (a) is adequate for the activity; (b) ensures both safety and functionality for motorists and pedestrians; and (c) is appropriately located so as not to create a nuisance. 	<p>AO 9.1 The design and layout of access, car parking and vehicle movement areas within the site ensures:</p> <ul style="list-style-type: none"> (a) car parking areas are located away from animal enclosures to minimise disturbance to housed animals; and (b) car parking areas are adjacent to reception areas.
ENVIRONMENTAL	
<p>PO 10 Biodiversity Operations of <i>Rural activities</i> do not result in unacceptable impacts on the natural environment or adversely affect the ecology of the locality.</p>	<p>AO 10.1 <i>Rural activities</i> do not require the clearing of vegetation to accommodate the use.</p>
<p>PO 11 Watercourses <i>Rural activities</i> do not adversely impact natural waterways or wetlands, or downstream receiving environments.</p>	<p>AO 11.1 <i>Rural activities</i> are located at a minimum distance of 100 m from any watercourse or wetland.</p>
<p>PO 12 Waste The collection, treatment and disposal of waste and wastewater:</p> <ul style="list-style-type: none"> (a) does not adversely impact on the quality of receiving waters; (b) does not result in on-site or off-site soil contamination; (c) does not result in soil, groundwater or surface water salinity; (d) does not result in leaching of nutrients and/or pesticides, into surface water, groundwater or off-site areas that may be at risk (particularly areas down slope); and (e) minimises odour impacts on nearby sensitive receiving environments. 	<p>AO 12.1 Development ensures:</p> <ul style="list-style-type: none"> (a) solid wastes are collected and placed in weather, fly and vermin proof receptacles and disposed of by a licensed disposal service where unable to be treated and reused on-site; and (b) drainage and disposal of liquid waste are diverted to: <ul style="list-style-type: none"> (i) Council’s reticulated sewerage system under the conditions of a Trade Waste Permit; or (ii) an appropriate on-site wastewater treatment system; or (iii) a holding tank for collection by a licensed liquid waste transporter.
<p>PO 13 Biosecurity <i>Rural activities</i> implement and maintain biosecurity measures that:</p> <ul style="list-style-type: none"> (a) manage the introduction of infectious disease agents to the development; (b) prevent the spread of disease agents from an infected area to an uninfected area; and (c) manage the incidence and spread of pests and weeds. 	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ROADSIDE STALL	
PLANNING	
Use, density and built form	
<p>PO 14 Use</p> <p>The <i>Roadside stall</i> is ancillary to a rural land use and does not adversely impact the economic viability of commercial centres within the region.</p>	<p>AO 14.1</p> <p>A <i>Roadside stall</i> is located on land included within the:</p> <ul style="list-style-type: none"> (a) Rural zone; (b) Rural residential zone; or (c) Township zone where adjacent to a major road. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p> <p>Note: ‘Roadside stalls located on state-controlled road corridor require an Ancillary Works and Encroachments approval from the Department of Transport and Main Roads and are subject to the Roadside vending on State-controlled roads technical assessment guide.</p> <p>AO 14.2</p> <p>The <i>Roadside stall</i>:</p> <ul style="list-style-type: none"> (a) does not exceed 10 m² in area for the display of goods; (b) is associated with produce grown and harvested on the site or sourced from nearby land; and (c) is confined to the display and sale of primary produce.
Amenity	
<p>PO 15 General amenity</p> <p>The scale, intensity and operating characteristics of the <i>Roadside stall</i> do not impact the amenity and character of the surrounding area.</p>	<p>AO 15.1</p> <p>There is only one <i>Roadside stall</i> per site.</p> <p>AO 15.2</p> <p>The <i>Roadside stall</i>:</p> <ul style="list-style-type: none"> (a) is not located within the road reserve; (b) has no more than two signs that are not illuminated or in motion, and with each sign not exceeding: <ul style="list-style-type: none"> (i) 1 m² in area; and (ii) 0.5 m in height; and (c) operates in daylight hours only.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
<i>Access, car parking and manoeuvring</i>	
<p>PO 16 Access, car parking and manoeuvring</p> <p>The roadside stall does not have an adverse impact on the safety and functioning of the road network and is accessed via a road that is of a standard adequate to cater for:</p> <ul style="list-style-type: none"> (a) the proposed use; (b) allows customers and operators to park safely off-site; (c) maintains adequate sightlines; and (d) minimises mud/dust nuisances. 	<p>AO 16.1</p> <p>Car parking does not occur on a road reserve.</p>

9.4 Other development codes

9.4.1 Operational works advertising devices code

9.4.1.1 Application

This code applies to assessing Operational works for advertising devices.

When using this code, reference should be made to section 5.8 located in Part 5 (Tables of assessment).

Note: Where conflict exists between provisions of the Operational work advertising devices code and applicable zone code or use code, the provisions of the Operational work advertising devices code take precedence.

Temporary advertising devices do not constitute 'development' in terms of the *Planning Act 2016* and are not regulated by this planning scheme. Advertising devices to which the Operational works advertising devices code does not apply may be regulated by Council's local laws.

Development proponents are advised to consult the Department of Transport and Main Roads prior to establishing advertising devices within or adjacent to a State-controlled road.

9.4.1.2 Purpose

The purpose of the Operational works advertising devices code is to facilitate the advertising of businesses, products, services and events, whilst ensuring vehicular and pedestrian safety is maintained and the visual amenity of the built and natural environment is not compromised.

9.4.1.3 Overall outcomes

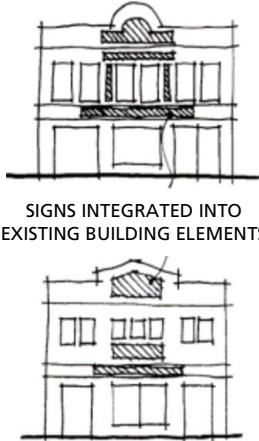
The purpose of the Operational works advertising devices code will be achieved through the following overall outcomes;

- (a) advertising devices accommodate the legitimate need to provide directions and identification of business and commercial premises, community uses and events, and provide limited if any product advertising;
- (b) advertising devices have a strong visual and sensory appeal through proportion, style and presentation and are of a size and dimension that is appropriate for their intended use;
- (c) advertising devices are designed, safely constructed and secured, and appropriately sited so as not to compromise public safety;
- (d) advertising devices do not compromise pedestrian and road safety or obscure the view of any official traffic/safety sign or street name;
- (e) advertising devices complement and do not detract from the desirable characteristics of the natural and built environment in which they are exhibited;
- (f) advertising devices are designed and integrated into the built form so as to minimise visual clutter; and
- (g) the use of billboard signage is limited.

9.4.1.4 Assessment benchmarks

Table 9.4.1.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE OPERATIONAL WORKS ADVERTISING DEVICES CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
Amenity	
<p>PO 1 General amenity Advertising devices:</p> <ul style="list-style-type: none"> (a) are compatible with the existing and future planned character of the locality in which it is erected; (b) are compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscapes and other advertising devices on the site; (c) are of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located; (d) are located and designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and not interfere with the reasonable enjoyment of those sites; (e) are located and designed to: <ul style="list-style-type: none"> (i) not unduly dominate the visual landscape; (ii) maintain views or vistas of public value; and (iii) protect the visual amenity of scenic routes; (f) are designed to achieve a high standard of architectural, urban and landscape design; (g) do not detract from the architectural, urban or landscape design standards of a locality (including any streetscape improvement programs implemented by the Council); (h) do not overshadow any adjoining premises; (i) are located and designed so as not to contribute to the proliferation of visual clutter; and (j) where possible, are incorporated within a landscaped environment and/or integrated with the building design. 	<p>AO 1.1 Advertising devices maintain consistency with the style, scale, building and roof alignments, colours, patterns and other architectural qualities of the building or premises on which they are established.</p> <p>AO 1.2 Advertising devices do not impede existing views or vistas to landscape features, significant buildings, places of historical or cultural significance or important view corridors.</p> <p>AO 1.3 Advertising devices do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public.</p> <p>AO 1.4 Directional signs are used to advertise: (a) a community facility; (b) a recreation facility; (c) a refreshment establishment; or (d) short-term/tourist accommodation.</p> <p>AO 1.5 Advertising devices comply with <i>Table 9.4.1.4.2 – Specific requirements for particular sign types</i>. Note: All dimensions set out in the <i>Table 9.4.1.4.2 – Specific requirements for particular sign types</i> are inclusive of framing and structural components of the <i>Advertising device</i>, with the exception of vertical structures supporting a <i>Freestanding sign</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 2 Building appearance</p> <p>The maximum sign face area of an advertising device does not unduly detract from a building or location where the device is positioned, including:</p> <p>(a) visually dominating the appearance of a building; or</p> <p>(b) being visually obtrusive in the streetscape or natural landscape setting.</p>	<p>AO 2.1</p> <p>Advertising devices are complementary to the architecture of the building/s and proportional to the building or structure on which they are placed.</p> <p>AO 2.2</p> <p>The area of any building façade visible from a public place (including all windows or wall faces) obscured by advertising devices does not exceed an area equivalent to 30% of the building façade.</p>
<p>PO 3 Character buildings and cultural heritage</p> <p>Advertising devices do not detract from buildings and sites of cultural and/or heritage significance.</p>	<p>AO 3.1</p> <p>Advertising devices installed on premises containing a place of historical or cultural significance identified in <i>SC6.3 - Planning scheme policy – Cultural heritage and character places</i>, is integrated into existing building elements (as illustrated below, and complements and respects the heritage values of the building and its surrounds.</p> <div data-bbox="991 913 1251 1352" style="text-align: center;">  <p>SIGNS INTEGRATED INTO EXISTING BUILDING ELEMENTS</p> </div>
Avoiding nuisance	
<p>PO 4 Nuisance</p> <p><i>Advertising devices</i> are managed to prevent environmental nuisance and adverse impacts, including lighting, to adjoining premises and sensitive uses.</p> <p>Note: To demonstrate compliance to the assessment manager, it may be necessary to provide information detailing how the site will be managed, including the measures that will be implemented to minimise environmental nuisance throughout the duration of the <i>Operational works</i>.</p>	<p>AO 4.1</p> <p><i>Operational works</i> occur only between the hours of 7:00 am to 6:00 pm Monday to Saturday, excluding public holidays.</p> <p>AO 4.2</p> <p>External and internal access routes and areas of disturbance on the site are watered to ensure that no dust emissions, including dust associated with construction and vehicle movements, extend beyond the boundary of the site.</p> <p>AO 4.3</p> <p>Noise generating equipment is enclosed, shielded or acoustically treated in a manner that ensures the equipment does not create environmental harm.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 4.4 Construction lighting does not exceed 8.0 lux when measured at or above ground level, at any point 1.5 m outside the boundary of the premises on which it is located.</p>
<p>PO 5 Lighting The illumination of advertising devices does not:</p> <ul style="list-style-type: none"> (a) cause nuisance to adjoining properties or nearby residents; (b) detract visually from the amenity of the surrounding area; or (c) create a safety hazard, including a traffic safety hazard. 	<p>AO 5.1 Illuminated advertising devices:</p> <ul style="list-style-type: none"> (a) are not located in the General residential zone, Rural residential zone or within 100 m of the boundary of a sensitive land use; (b) are associated only with businesses that operate at night and are switched off at any time that the business is not operating; and (c) do not contain lights that strobe or flash, or consist of video, LCD, LED, Plasma or similar screens. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> <p>AO 5.2 The vertical illumination resulting from direct, reflected or other incidental light emanating from the <i>Advertising device</i> does not exceed 8.0 lux when measured at or above ground level, or exceed at any point 1.5 m outside the boundary of the premises on which it is located.</p>
<p>PO 6 Movement Advertising devices do not incorporate elements that move or give the impression of movement.</p> <p>Note: PO 6 does not apply to a freestanding sign in the form of a billboard which may incorporate moving faces where contained within the device, or a commercial flag sign.</p>	<p>AO 6.1 The <i>Advertising device</i> does not revolve, move or otherwise contain mechanisms that give the impression of movement.</p>
<p>PO 7 Establishment and maintenance Advertising devices are designed and located to minimise ongoing maintenance and associated costs.</p>	<p>AO 7.1 Advertising devices are constructed of materials that are durable, robust and easily maintained in a neat, clean and tidy manner at all times.</p> <p>AO 7.2 Advertising devices provide sufficient clearance to pedestrian thoroughfares and roads to:</p> <ul style="list-style-type: none"> (a) discourage vandalism as devices are positioned beyond the reach of pedestrians; and (b) avoid conflict with footpath maintenance vehicles.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
Erosion control	
<p>PO 8 Erosion control Advertising devices are designed, sited and constructed to:</p> <ul style="list-style-type: none"> (a) ensure the stability of soils; (b) minimise erosion; and (c) protect the environmental values of water and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation both on, and downstream of the development site. 	<p>AO 8.1 Erosion and sediment controls are planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. To the extent practicable, erosion and sediment controls are established prior to the commencement of works and are monitored, maintained and adjusted as necessary to ensure their ongoing effectiveness.</p> <p>Note: To demonstrate compliance to the assessment manager, development applications may need to be accompanied by an Erosion and Sediment Control Plan that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 9 Construction activities The construction of advertising devices (including traffic and parking generated by construction activities) is managed to:</p> <ul style="list-style-type: none"> (a) prevent damage to infrastructure; (b) ensure the safe movement of traffic; (c) protect persons and property through and/or around the site; and (d) avoid adverse impacts on the amenity of the surrounding area. 	<p>AO 9.1 The construction of advertising devices is undertaken in a manner that ensures:</p> <ul style="list-style-type: none"> (a) infrastructure, public services and utilities are protected from damage during construction; (b) maximum and minimum soil cover is maintained to underground infrastructure in accordance with the manufacturer's/asset owner's specifications; (c) access for the maintenance of services is not obstructed or inhibited; and (d) the capacity or function of infrastructure is not reduced. <p>AO 9.2 Pedestrian, cyclists and vehicular traffic and parking generated as a result of, and/or impacted by construction works, is managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: To demonstrate compliance to the assessment manager, the submission of a Traffic Guidance Scheme that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i> may be required.</p> <p>AO 9.3 The transportation of materials, equipment and machinery to and from the site is undertaken in a manner that:</p> <ul style="list-style-type: none"> (a) ensures public roads are kept free of dust and any spoil; and (b) involves the use of only major roads to access the site or where there is no major road alternative, requires the use of a minor road for the shortest, most direct route that will create the least amount of environmental nuisance and disruption to sensitive land uses.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads. Minor Roads include all other road classifications identified in the policy.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> <p>AO 9.4 Contractor parking does not prevent or obstruct access to adjoining properties or roads.</p> <p>AO 9.5 The costs of any alterations or repairs to utilities, roads and drainage infrastructure that is required as a result of damage from construction works, are met by the developer.</p>
<p>PO 10 Infrastructure Advertising devices do not obstruct, interfere with, damage or increase the risk of damage to, or inundation of, public infrastructure or works.</p>	<p>AO 10.1 The location installation and built form of advertising devices does not adversely affect the function of, or access to infrastructure, public services or utilities.</p>
Provision of services	
<p>PO 11 Electricity supply An <i>Advertising device</i> utilising electricity is safe and electrical componentry is integrated into the device.</p>	<p>AO 11.1 All conduits, wiring, switches or other electrical apparatus installed on the advertising device are concealed from view.</p> <p>AO 11.2 No electrical equipment is mounted on exposed surfaces of the advertising device.</p>
Roads and rail	
<p>PO 12 Road and pedestrian safety Advertising devices are designed, located and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.</p> <p>Note: It may be necessary to obtain approval from the Department of Transport and Main Roads for advertising devices located within or adjacent to a State-controlled road. It is recommended development proponents refer to the <i>Roadside Advertising Manual</i> available on the Department’s website.</p>	<p>AO 12.1 Advertising devices do not:</p> <ul style="list-style-type: none"> (a) resemble traffic control devices; (b) give instructions to traffic; (c) resemble a hazard or warning light through colour or method of operation, if visible from a road; (d) cause interference with the visibility of any traffic sign, traffic signal, street name, hazard or warning lights; (e) encroach onto any part of a road, road reserve, pedestrian or cycle path; (f) incorporate highly reflective materials or finishes; (g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic. <p>Note: Advertising devices visible from, or within a State-controlled road corridor require approval by the Department of Transport and Main Roads and are subject to the Department’s <i>Roadside Advertising Manual</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 12.2 A minimum 2.4 m high clearance to a pedestrian accessway is provided below any <i>Advertising device</i>.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<p>PO 13 Public safety Advertising devices are designed, located and constructed to ensure that public safety is not compromised.</p>	<p>AO 13.1 Advertising devices are :</p> <ul style="list-style-type: none"> (a) designed and engineered to a standard that is structurally sound and satisfies the wind classification for the area within which they are located; (b) designed and constructed so as not to have any sharp edges; (c) appropriately secured and supported so as to cause no injury or damage to persons or property; (d) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; (e) appropriately separated from electricity infrastructure. <p>AO 13.2 No support, fixing or other system required for the proper installation of the <i>Advertising device</i> is exposed.</p>

Table 9.4.1.4.2: Specific requirements for particular sign types

ADVERTISING DEVICE TYPE	SPECIFIC REQUIREMENTS
<i>Above awning sign</i>	
<p>An advertising device located on top of an awning or verandah.</p>	<p>An <i>Above awning sign</i>:</p> <ul style="list-style-type: none"> (a) is not erected on land included within: <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone, Rural zone Community facilities zone; or (ii) the Recreation and open space zone or Township zone, unless adjacent to a major road; (b) does not exceed 0.5 m in height above the top of the building awning that it is located above; (c) does not extend beyond the ends of the building awning; (d) is limited to one sign per tenancy/occupancy; and (e) is not located within 1.5 m of any property boundary. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>
<i>Awning fascia sign</i>	
<p>An advertising device painted on, or attached to the front and/or side faces of an awning.</p>	<p>An <i>Awning fascia sign</i>:</p> <ul style="list-style-type: none"> (a) is not erected on land included within: <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone, Rural zone, Community facilities zone; or (ii) the Recreation and open space zone or Township zone, unless adjacent to a major road; (b) is fixed to the fascia; (c) has a sign face area wholly contained within the outline of the fascia; (d) does not project more than 0.2 m from the fascia; (e) does not exceed 0.6 m in height; and (f) is centrally located along the frontage of the building tenancy/occupancy. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>

ADVERTISING DEVICE TYPE	SPECIFIC REQUIREMENTS
Blind / canopy sign	
<p>An advertising device painted or otherwise affixed to a solid or flexible material suspended from an awning verandah or wall.</p>	<p>A Blind/canopy sign:</p> <ul style="list-style-type: none"> (a) is not erected on land included within: <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone, Rural zone, Community facilities zone; or (ii) the Recreation and open space Zone or Township zone, unless adjacent to a major road; (b) has a sign face area contained wholly within the outline of the blind or canopy; (c) does not project out from the surface of the blind or canopy; and (d) is not illuminated. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>
Business name plate/home-based business sign	
<p>An advertising device displaying the name, occupation and contact details of the business occupant and which may also include the hours of operation of the business.</p> <p>Note: Business name plate/home-based business signs include public entity signs, statutory signs, property name or number signs.</p>	<p>A Business name plate/home-based business sign:</p> <ul style="list-style-type: none"> (a) is attached to a fence or wall; (b) is limited to one sign per business entry point; (c) does not exceed a maximum of sign face area of 0.3 m² unless located on land within the Rural zone where the maximum sign face area does not exceed 0.6 square metres; and (d) does not project more than 0.3 m from the wall or fence.
Commercial flag sign	
<p>An advertising device in the form of a flag (excluding national, state, local government and institutional crests) that is flown from a masthead or suspended from any pole or structure.</p> <p>Note: Commercial flag signs include flag pole signs.</p>	<p>A Commercial flag sign:</p> <ul style="list-style-type: none"> (a) is erected only on land included within the Industry zone; (b) does not exceed 7 m in height above natural ground level; (c) is limited to one flag sign per 20 m of road frontage; and (d) is not erected within 20 m of another <i>Freestanding sign</i>.
Fence sign	
<p>An advertising device painted on or affixed to a fence.</p> <p>Note: <i>Fence signs</i> include boundary fence signs and sporting field fence signs</p>	<p>A Fence sign:</p> <ul style="list-style-type: none"> (a) does not project above or beyond the fence to which it is attached; (b) does not exceed 1.2 m in height; (c) if positioned on a sporting field fence, is positioned on the inside (sports field) facing side of the fence only; and (d) if erected on a fence other than a sporting field fence, does not exceed a maximum sign face area of 2 m².

ADVERTISING DEVICE TYPE	SPECIFIC REQUIREMENTS
<i>Freestanding sign</i>	
<p>An advertising device positioned on the ground or mounted on one or more vertical supports.</p> <p>Note: <i>Freestanding signs</i> include billboard signs, ground signs and pylon signs.</p>	<p><i>A Freestanding sign:</i></p> <ul style="list-style-type: none"> (a) is not erected on land included within: <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone; or (ii) the Recreation and open space zone or Township zone, unless adjacent to a major road; (b) is mounted as a freestanding structure in a landscaped environment; (c) does not exceed a maximum of sign face area of 4.5 m² per side for a maximum of two sides unless located on land within the Rural zone where the maximum sign face area does not exceed 6 m² per side for a maximum of two sides; (d) does not exceed 7 m in height above natural ground level; (e) is sited a minimum distance of 2 m from any site boundary; (f) is limited to one sign per allotment (including where one site has multiple tenancies/occupancies); and (g) is designed and treated in such a way that the supporting framework, supports and back of the sign face area blend with the surrounding streetscape or field of view. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p> <p>The total number of <i>Freestanding signs</i> per site, other than where a billboard, does not exceed:</p> <ul style="list-style-type: none"> (a) one sign where the street front boundary length of the site is 30 m or less; or (b) two signs where the street front boundary length of the site is more than 30 m. <p><i>A Freestanding sign</i> in the form of a billboard:</p> <ul style="list-style-type: none"> (a) is erected only on land included within the Industry zone or Rural zone; (b) has a maximum sign face area of 18 m² per side for a maximum of two sides; (c) does not exceed 7 m in height above natural ground level; (d) is sited a minimum distance of 2 m from any site boundary; and (e) is separated from any other <i>Freestanding sign</i> in the form of a billboard by a minimum distance of 300 m of street front boundary length.

ADVERTISING DEVICE TYPE	SPECIFIC REQUIREMENTS
Ground sign	
<p>An advertising device that is independent of a building and that is normally erected at a driveway entrance to identify the business or points of entry.</p>	<p>A Ground sign:</p> <ul style="list-style-type: none"> (a) is mounted as a freestanding structure in a landscaped environment; (b) does not exceed a maximum sign face area of 6 m²; (c) does not exceed a maximum height of 1.8 m above natural ground level; (d) does not face an adjoining site unless located a minimum distance of 5 m from the boundary of that site; (e) is separated from any other <i>Ground sign</i> by a minimum distance of 100 m of street front boundary length; and (f) is designed and treated in such a way that the supporting framework, supports and back of the sign face area blend with the surrounding streetscape or field of view.
Projecting sign	
<p>An advertising device attached and mounted at a right angle to a building or structure.</p>	<p>A Projecting sign: is not erected on land included within:</p> <ul style="list-style-type: none"> (a) the General residential zone, Rural residential zone, Rural zone, Community facilities zone; or <ul style="list-style-type: none"> (i) the Recreation and open space zone or Township zone, unless adjacent to a major road; (ii) does not exceed a maximum sign face area of 2 m²; (b) does not extend beyond the height of the wall to which it is attached; (c) does not project beyond any awning or verandah of the building to which it is attached; and (d) is limited to one sign per tenancy/occupancy. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>
Roof sign	
<p>An advertising device painted or otherwise affixed to the roof of a building.</p> <p>Note: <i>Roof signs</i> include sign written roof signs and rooftop signs.</p>	<p>A Roof sign:</p> <ul style="list-style-type: none"> (a) is not erected on land included within: <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone, Rural zone, Community facilities zone; or (ii) the Recreation and open space zone or Township zone, unless adjacent to a major road; (b) is wholly contained within the existing or created outline of a building and does not extend horizontally beyond the edge of the roof of the building;

ADVERTISING DEVICE TYPE	SPECIFIC REQUIREMENTS
	<p>(c) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and</p> <p>(d) matches, aligns or is otherwise compatible with any other roof signs on the building.</p> <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>
Third party advertising sign	
<p>Any type of advertising device that is located on a premises to which the advertisement is unrelated.</p>	<p><i>A Third party advertising sign:</i></p> <p>(a) is located only on land:</p> <ul style="list-style-type: none"> (i) included within the Industry zone, Recreation and open space zone or Rural zone; and (ii) adjacent to a major road; <p>(b) is not located within an area that has an intact or mostly intact rural landscape with no or only minimal intrusion of advertising devices;</p> <p>(c) is in the form of a billboard, pylon or wall sign;</p> <p>(d) is of a form, size and scale that does not dominate the natural, rural or built environment;</p> <p>(e) does not exceed the maximum sign face area prescribed within Table 9.4.1.4.2 for the type of sign to be erected; and</p> <p>(f) is separated from any other <i>Third party advertising sign</i> by a minimum distance of 100 m of street front boundary length.</p> <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>
Under awning sign	
<p>A flat signage panel or light-box that is suspended directly underneath an awning or verandah.</p>	<p><i>An Under awning sign:</i></p> <p>(a) is not erected on land included within:</p> <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone, Rural zone, Community facilities zone; or (ii) the Recreation and open space zone or Township zone, unless adjacent to a major road; <p>(b) does not exceed a depth of 0.3 m;</p> <p>(c) does not exceed 0.6 m in height;</p> <p>(d) does not project beyond the width of the awning or verandah to which it is attached;</p> <p>(e) is located a minimum distance of 3 m from any other <i>Under awning sign</i>; and</p> <p>(f) is not illuminated, other than internally or by baffle lights.</p>

ADVERTISING DEVICE TYPE	SPECIFIC REQUIREMENTS
	<p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>
Wall/Façade sign	
<p>An advertising device painted or otherwise affixed to the wall or façade of a building. Flush wall sign, façade sign, hamper sign, stall board sign</p>	<p>A Wall/façade sign:</p> <ul style="list-style-type: none"> (a) is not erected on land included within: <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone, Rural zone, Community facilities zone; or (ii) the Recreation and open space zone or Township zone, unless adjacent to a major road; (b) has a maximum display area the lesser of: <ul style="list-style-type: none"> (i) 30 m²; or (ii) 20% of the area of the wall. (c) does not project more than 0.3 m from the wall on which it is affixed; (d) does not project beyond the property boundary except as an authorised encroachment onto a road reserve; and (e) does not obscure any window or architectural feature of the building on which it is located. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>
Window sign	
<p>An advertising device painted or affixed to the exterior or on the inner surface of a glazed area of the window.</p>	<p>A Window sign:</p> <ul style="list-style-type: none"> (a) is not erected on land included within: <ul style="list-style-type: none"> (i) the General residential zone, Rural residential zone, Rural zone, Community facilities zone; or (ii) the Recreation and open space zone or Township zone, unless adjacent to a major road; (b) is located on ground storey windows only; and (c) does not cover/obscure more than 50% of a window or if obscuring more than 50% of a window, provides for every second window to be free of advertising. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads.</p>

9.4.2 Operational works excavation or filling code

9.4.2.1 Application

This code applies to assessing operational works for Excavation or filling.

When using this code, reference should be made to section 5.8 and where applicable, sections 5.4, 5.5 and 5.6 located in Part 5 (Tables of assessment).

Note: Where conflict exists between provisions of the Operational works excavation or filling code and applicable zone code or use code, the provisions of the Operational works excavation or filling code take precedence.

9.4.2.2 Purpose

The purpose of the Operational works excavation or filling code is to ensure that Excavation or filling meets the needs of development and occurs in a manner that does not adversely impact public health and safety, character and amenity, environmental values, land stability, infrastructure, flooding or drainage.

9.4.2.3 Overall Outcomes

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

- 1) *Excavation or filling* is designed and located to avoid areas subject to constraint, limitation and environmental value;
- 2) *Excavation or filling* provides for safe, convenient, functionally efficient and attractive communities and environments that are consistent with, and do not adversely affect, the character and amenity of the relevant zone;
- 3) *Excavation or filling* does not cause environmental nuisance or harm;
- 4) *Excavation or filling* minimises interference with existing and natural drainage systems and directly, indirectly and cumulatively avoids any increase in overland flow and the potential for damage to the premises, public and private lands, watercourses, roads and infrastructure;
- 5) *Excavation or filling* provides for sites to be suitably remediated to maximise landscape outcomes;
- 6) *Excavation or filling* over or near infrastructure does not compromise or interfere with the function, integrity or maintenance of the infrastructure; and
- 7) *Excavation or filling* maintains the safety, efficiency and usability of access ways, traffic movement and parking areas.

9.4.2.4 Assessment benchmarks

Table 9.4.2.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE FILING AND EXCAVATION CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
<p>PO 1 Scale The extent of <i>Excavation or filling</i> is consistent with the intended use of the site.</p>	<p>AO 1.1 All fill placed on the site is limited to that necessary to accommodate the lawful use/s of the land.</p>
<i>Amenity</i>	
<p>PO 2 General amenity <i>Excavation or filling</i> maintains the visual amenity of the locality and protects the privacy of adjoining premises by:</p> <ul style="list-style-type: none"> (a) incorporating landscaping or other features to visually soften built form elements; (b) ensuring the position on site, scale, design, height, construction materials and external finishes are compatible with the landscape values of the locality; and (c) avoiding detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure. 	<p>AO 2.1 Any batters or embankments exceeding 1.5 m in height are stepped, terraced at a minimum of every 0.75 m rise and landscaped.</p> <p>AO 2.2 Retaining walls:</p> <ul style="list-style-type: none"> (a) are located a minimum distance of 150 mm from property boundaries; (b) do not exceed 1 m in height where located within 1.5 m of any site boundary; (c) are designed and constructed with subdued and non-reflective surface treatments; and (d) are capable of easy maintenance. <p>Note: Suitable colours for surface treatments are those within the colour range of the local landscape (eg. earth brown, vegetation green).</p>
<i>Landscaping – refer to the Landscaping code</i>	
<i>Avoiding nuisance</i>	
<p>PO 3 Nuisance <i>Excavation or filling</i> does not create an environmental nuisance or result in adverse impacts, including air emissions, noise and lighting to adjoining premises and sensitive uses.</p>	<p>AO 3.1 <i>Excavation or filling</i> occurs only between the hours of 7:00 am to 6:00 pm Monday to Saturday, excluding public holidays.</p> <p>AO 3.2 Noise generating equipment is enclosed, shielded or acoustically treated in a manner that ensures the equipment does not create environmental harm.</p> <p>AO 3.3 Internal access routes and areas of disturbance on the site are watered to ensure that no dust emissions, including dust associated with construction and vehicle movements, extend beyond the boundary of the site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: To demonstrate compliance to the assessment manager, it will be necessary to provide information detailing how the site will be managed, including the measures that will be implemented to minimise environmental nuisance throughout the period of excavation or fill.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 3.4 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary.</p> <p>AO 3.5 <i>Excavation or filling</i> does not prevent or obstruct access to the site, adjoining properties or roads.</p>
<p>PO 4 Refuse storage <i>Excavation or filling:</i></p> <ul style="list-style-type: none"> (a) is planned, designed and constructed to minimise the production of waste materials; (b) enables the separation of recyclable materials; and (c) provides for the collection and storage of waste and recyclable materials in a manner that minimises adverse impacts on the amenity and safety of surrounding areas. 	
ENGINEERING	
Earthworks	
<p>PO 5 Earthworks <i>Excavation or filling:</i></p> <ul style="list-style-type: none"> (a) maintains natural landforms to the greatest extent possible; (b) does not impact on the safety or function of the site or adjoining land; (c) is stable in both the short and long-term; and (d) provides for remediated soil conditions to support the successful establishment of landscapes. 	<p>AO 5.1 <i>Excavation or filling</i> is undertaken in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 5.2 The extent of <i>Excavation or filling</i> does not exceed 1.5 m above or below natural ground level at any point within a lot.</p> <p>AO 5.3 Earthworks batters have a maximum slope of 1 in 4.</p>
<p>PO 6 Erosion control <i>Excavation or filling</i> are managed to ensure all reasonable and practicable measures are implemented to protect the environmental values of water and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development site.</p>	<p>AO 6.1 Erosion and sediment controls are planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. To the extent practicable, erosion and sediment controls are established prior to the commencement of <i>Excavation or filling</i> and are monitored, maintained and adjusted as necessary to ensure their ongoing effectiveness.</p> <p>Note: To demonstrate compliance to the assessment manager, development applications are to be accompanied by an Erosion and Sediment Control Plan that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 7 Construction activities <i>Excavation or filling</i> (including traffic and parking generated by construction activities) is managed to:</p> <ul style="list-style-type: none"> (a) ensure the safe movement of traffic; (b) protect persons and property through and/or around the site; and (c) avoid adverse impacts on the amenity of the surrounding area. 	<p>AO 7.1 Pedestrian, cyclist and vehicular traffic and parking generated as a result of, and/or impacted by <i>Excavation or filling</i>, is managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: To demonstrate compliance to the assessment manager, the submission of a Traffic Guidance Scheme that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i> may be required.</p> <p>AO 7.2 The haulage of material to and from the site:</p> <ul style="list-style-type: none"> (a) does not exceed a duration of 3 weeks; (b) ensures public roads are kept free of dust and any spoil; and (c) involves the use of only major roads to access the site or where there is no major road alternative, requires the use of a minor road for the shortest, most direct route that will create the least amount of environmental nuisance. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads. Minor Roads include all other road classifications identified in the policy.</p> <p>AO 7.3 Contractor parking does not prevent or obstruct access to adjoining properties or roads.</p> <p>AO 7.4 The material used for filling or spoil from the excavation is:</p> <ul style="list-style-type: none"> (a) not stockpiled for a period exceeding one month from the commencement of the <i>Excavation or filling</i> in locations that can be viewed from adjoining premises or a road frontage. (b) contained wholly within the site; (c) located in a single manageable area; and (d) located a minimum distance of 10 m from any property boundary.
Provision of services	
<p>PO 8 Infrastructure <i>Excavation or filling</i> does not obstruct, interfere with, damage or increase the risk of damage to, or inundation of, public infrastructure or works.</p>	<p>AO 8.1 <i>Excavation or filling</i> is undertaken in a manner that ensures:</p> <ul style="list-style-type: none"> (a) infrastructure is protected from damage during construction; (b) maximum and minimum soil cover is maintained to underground infrastructure in accordance with the manufacturer’s/asset owner’s specifications;

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(c) access for the maintenance of services is not obstructed or inhibited;</p> <p>(d) the capacity or function of infrastructure is not reduced; and</p> <p>(e) there is no worsening of flooding, drainage or erosion conditions affecting the infrastructure as a result of the development.</p> <p>AO 8.2 Any alteration or relocation of public utilities or services as a result of <i>Excavation or filling</i> meets or exceeds the standard design specifications of the authority responsible for the infrastructure.</p> <p>AO 8.3 The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer.</p>
Stormwater and drainage	
<p>PO 9 Stormwater and drainage <i>Excavation or filling</i> protects existing and natural overland drainage systems and does not adversely impact adjoining properties as a result of:</p> <p>(a) water seepage;</p> <p>(b) concentration of run-off; and</p> <p>(c) ponding of stormwater.</p>	<p>AO 9.1 Stormwater drainage flows are taken to a lawful point of discharge and have no worsening effect on upstream or downstream properties.</p> <p>AO 9.2 All <i>Excavation or filling</i> is free draining and does not result in:</p> <p>(a) the ponding of water; or</p> <p>(b) any increase in the volume, concentration or erosive velocity of overland flow on the site, adjoining premises or waterways.</p> <p>AO 9.3 <i>Excavation or filling</i> does not occur within a waterway or riparian corridor.</p>
ENVIRONMENTAL	
<p>PO 10 Environment Environmental values are protected by ensuring <i>Excavation or filling</i> does not:</p> <p>(a) involve unnecessary removal of vegetation;</p> <p>(b) cause erosion and sediment runoff;</p> <p>(c) result in contamination of land or water; or</p> <p>(d) pose a health and safety risk to users of the site or surrounding premises.</p>	<p>AO 10.1 The health and stability of retained vegetation are maintained or enhanced during <i>Excavation or filling</i> by:</p> <p>(a) clearly marking vegetation to be retained with temporary fencing, signage and flagging tape;</p> <p>(b) installing temporary barrier fencing around the outer drip line and critical root zone of the vegetation;</p> <p>(c) preventing any works, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;</p> <p>(d) using sensitive earth removal and placement in the vicinity of vegetation to minimise interference with the vegetation; and</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(e) removing all declared and noxious weeds from the site.</p> <p>AO 10.2 No contaminated material is excavated or disturbed. Note: Advice in relation to contaminated land can be obtained from the Environmental Protection Agency.</p> <p>AO 10.3 No contaminated material or waste materials are used as fill. Note: Waste materials include, but are not limited to; commercial waste, construction/demolition waste, domestic waste, garden/vegetation wastes and industrial waste.</p>
SAFETY AND RESILIENCE TO HAZARDS	
Flood mitigation	
<p>PO 11 Flood mitigation <i>Excavation or filling</i> does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts within or external to the development site. Note: In assessing the impacts of the development on flooding, the defined flood event will apply.</p>	<p>AO 11.1 <i>Excavation or filling</i> does not change flood flows, velocities or levels external to the development site.</p>

9.4.3 Operational works infrastructure code

9.4.3.1 Application

This code applies to assessing Operational work.

When using this code, reference should be made to section 5.8 located in Part 5 (Tables of assessment).

Note: Where conflict exists between provisions of the Operational work infrastructure code and applicable zone code or use code, the provisions of the Operational work infrastructure code take precedence.

9.4.3.2 Purpose

The purpose of the Operational works infrastructure code is to ensure that Operational works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a safe and sustainable manner in accordance with best practice.

9.4.3.3 Overall outcomes

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

- (a) *Operational works* are designed and located to avoid areas subject to constraint, limitation and environmental value;
- (b) *Operational works* provide for safe, convenient, functionally efficient and attractive communities and environments that are consistent with the character and amenity of the relevant zone;
- (c) *Operational works* do not cause environmental nuisance or harm;
- (d) Infrastructure is designed and constructed to integrate with existing networks and provided to a standard that maximises resource efficiency and minimises maintenance, renewal and adaptation costs;
- (e) *Operational works* minimise interference with existing and natural drainage systems and directly, indirectly and cumulatively avoids any increase in overland flow and the potential for damage to the premises, public and private lands, watercourses, roads and infrastructure;
- (f) *Operational works* provide for sites to be suitably remediated to maximise landscape outcomes;
- (g) *Operational works* involving any modification to existing infrastructure, or works over or near infrastructure, does not compromise or interfere with the function, integrity or maintenance of the infrastructure; and
- (h) *Operational works* maintain the safety, efficiency and usability of access ways, traffic movement and parking areas.

9.4.3.4 Assessment benchmarks

Table 9.4.3.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE OPERATIONAL WORKS INFRASTRUCTURE CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Landscaping – refer to the Landscaping code</i>	
<i>Avoiding nuisance</i>	
<p>PO 1 Nuisance <i>Operational works</i> are managed to prevent environmental nuisance and adverse impacts, including air emissions, noise and lighting to adjoining premises and sensitive land uses.</p> <p>Note: To demonstrate compliance to the assessment manager, it will be necessary to provide information detailing how the site will be managed, including the measures that will be implemented to minimise environmental nuisance throughout the duration of the <i>Operational works</i>.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 1.1 <i>Operational works</i> occur only between the hours of 7:00 am to 6:00 pm Monday to Saturday, excluding public holidays.</p> <p>AO 1.2 Air emissions, including odours, are not detectable beyond the boundary of the site.</p> <p>AO 1.3 External and internal access routes and areas of disturbance on the site are watered to ensure that no dust emissions, including dust associated with construction and vehicle movements, extend beyond the boundary of the site.</p> <p>AO 1.4 Noise generating equipment is enclosed, shielded or acoustically treated in a manner that ensures the equipment does not create environmental harm.</p> <p>AO 1.5 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary.</p>
<p>PO 2 Refuse storage <i>Operational works</i>:</p> <p>(a) are planned, designed and constructed to minimise the production of waste materials;</p> <p>(b) enable the separation of recyclable materials; and</p> <p>(c) provide for the collection and storage of waste and recyclable materials in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
Earthworks – refer to the Excavation or filling code	
Erosion control	
<p>PO 3 Erosion control</p> <p><i>Operational works</i> are managed to ensure all reasonable and practicable measures are implemented to protect the environmental values of water and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development site.</p>	<p>AO 3.1</p> <p>Erosion and sediment controls are planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. To the extent practicable, erosion and sediment controls are established prior to the commencement of works and are monitored, maintained and adjusted as necessary to ensure their ongoing effectiveness.</p> <p>Note: To demonstrate compliance to the assessment manager, development applications are to be accompanied by an Erosion and Sediment Control Plan that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 4 Construction activities</p> <p><i>Operational works</i> (including traffic and parking generated by construction activities) are managed to:</p> <ul style="list-style-type: none"> (a) ensure the safe movement of traffic; (b) protect persons and property through and/or around the site; and (c) avoid adverse impacts on the amenity of the surrounding area. 	<p>AO 4.1</p> <p>Pedestrian, cyclist and vehicular traffic and parking generated as a result of, and/or impacted by <i>Operational works</i>, is managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: To demonstrate compliance to the assessment manager, the submission of a Traffic Guidance Scheme that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i> may be required.</p> <p>AO 4.2</p> <p>The transportation of materials, equipment and machinery to and from the site is undertaken in a manner that:</p> <ul style="list-style-type: none"> (a) ensures public roads are kept free of dust and any spoil; and (b) involves the use of only major roads to access the site or where there is no major road alternative, requires the use of a minor road for the shortest, most direct route that will create the least amount of environmental nuisance and disruption to sensitive land uses. <p>Note: Major roads are state-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads. Minor Roads include all other road classifications identified in the policy.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> <p>AO 4.3</p> <p>Contractor parking does not prevent or obstruct access to adjoining properties or roads.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Provision of services	
<p>PO 5 Provision of services</p> <p><i>Operational works</i> provide for services and utilities that are planned, designed and constructed to:</p> <ul style="list-style-type: none"> (a) ensure adequate capacity to meet the current and planned future needs of the development; (b) where applicable, make provision for planned future development (LGIP); (c) integrate efficiently with existing networks; (d) maintain acceptable public health and environmental standards; (e) avoid risk to life and property; (f) avoid areas of environmental value; (g) avoid environmental nuisance or harm; (h) achieve acceptable maintenance, renewal and adaptation costs; (i) allow for easy and efficient maintenance; (j) minimise potable water demand and wastewater production; (k) prevent disruption to the ongoing construction or operation of the development; (l) coordinate with civil works; (m) ensure adequate clearance zones and separation is maintained around existing infrastructure and sensitive land uses; (n) minimise visual amenity impacts; (o) maximise community benefit wherever practicable; and (p) ensure that each stage of any staged development is fully serviced prior to the release of a subsequent stage. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 5.1</p> <p>Services and utilities are planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 5.2</p> <p>Gas infrastructure is planned, designed and constructed in accordance with Australian Standard <i>AS/NZS 4645 Gas distribution networks, Part 1: Network management</i>.</p> <p>AO 5.3</p> <p>Existing infrastructure is relocated or modified where necessary to ensure compliance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 5.4</p> <p>Compatible public utility services are co-located in common trenching.</p> <p>AO 5.5</p> <p>The selection of materials used in the construction of services and utilities infrastructure is:</p> <ul style="list-style-type: none"> (a) suitable, durable, easy to maintain and cost-effective taking into account whole of life cycle costs; and (b) achieves best practice environmental management and energy savings.
<p>PO 6 Infrastructure</p> <p><i>Operational works</i> do not obstruct, interfere with, damage or increase the risk of damage to, or inundation of, public infrastructure or works.</p>	<p>AO 6.1</p> <p><i>Operational works</i> are undertaken in a manner that ensures:</p> <ul style="list-style-type: none"> (a) infrastructure is protected from damage during construction; (b) maximum and minimum soil cover is maintained to underground infrastructure in accordance with the manufacturer's/asset owner's specifications; (c) access for the maintenance of services is not obstructed or inhibited; (d) the capacity or function of infrastructure is not reduced; and

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(e) there is no worsening of flooding, drainage or erosion conditions affecting the infrastructure as a result of the works.</p> <p>AO 6.2 Any alteration or relocation of public utilities or services as a result of <i>Operational works</i> meets or exceeds the standard design specifications of the authority responsible for the infrastructure.</p> <p>AO 6.3 The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer.</p>
Stormwater and drainage	
<p>PO 7 Stormwater and drainage Stormwater and drainage infrastructure is planned, designed and constructed to:</p> <ul style="list-style-type: none"> (a) ensure adequate capacity to meet the current and planned future needs of the development; (b) where applicable, make provision for planned future development (LGIP); (c) integrate efficiently with existing networks; (d) maintain acceptable public health and environmental standards; (e) avoid risk to life and property; (f) avoid areas of environmental value; (g) avoid environmental nuisance or harm; (h) achieve acceptable maintenance, renewal and adaptation costs; (i) allow for easy and efficient maintenance; (j) prevent disruption to the ongoing construction or operation of the development; (k) coordinate with civil and landscaping works; (l) ensure adequate separation is maintained between utilities, sensitive land uses and structures; (m) minimise visual amenity impacts; (n) maximise community benefit wherever practicable; and (o) ensure that each stage of any staged development is fully serviced prior to the release of a subsequent stage. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 7.1 Stormwater and drainage infrastructure is planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: To demonstrate compliance to the assessment manager, development applications are to be accompanied by a Stormwater Management Plan and Report that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 7.2 Storage areas for stormwater detention and retention are adaptable for passive recreation wherever practicable.</p> <p>AO 7.3 The selection of materials used in the construction of stormwater and drainage infrastructure is:</p> <ul style="list-style-type: none"> (a) suitable, durable, easy to maintain and cost-effective taking into account whole of life cycle costs: and (b) achieves best practice environmental management and energy savings.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Roads and rail	
<p>PO 8 Roads</p> <p>Road infrastructure is planned, designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide for the safe and efficient movement of vehicles, pedestrians, cyclists and emergency services, both to and from the site and adjacent to the site; (b) ensure adequate capacity to meet the current and planned future needs of the development; (c) where applicable, make provision for planned future development (LGIP); (d) integrate efficiently with existing networks; (e) maintain acceptable public health and environmental standards; (f) avoid risk to life and property; (g) avoid areas of environmental value; (h) avoid environmental nuisance or harm; (i) achieve acceptable maintenance, renewal and adaptation costs; (j) allow for easy and efficient maintenance; (k) prevent disruption to the ongoing construction or operation of the development; (l) coordinate with civil and landscaping works; (m) ensure adequate separation is maintained between utilities, sensitive land uses and structures; (n) minimise visual amenity impacts; (o) maximise community benefit wherever practicable; and (p) ensure that each stage of any staged development is fully serviced prior to the release of a subsequent stage. <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>AO 8.1</p> <p>Road infrastructure is planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 8.2</p> <p>The selection of materials used in the construction of road infrastructure is:</p> <ul style="list-style-type: none"> (a) suitable, durable, easy to maintain and cost-effective taking into account whole of life cycle costs; and (b) achieves best practice environmental management and energy savings.
ENVIRONMENTAL	
<p>PO 9 Vegetation retention</p> <p><i>Operational works</i> are undertaken in a manner that ensures:</p> <ul style="list-style-type: none"> (a) the clearing of vegetation on-site is limited to the area of infrastructure works, building areas and other necessary areas for the works; (b) the protection of aesthetic and environmental values of retained vegetation; (c) impacts on fauna are minimised; and 	<p>AO 9.1</p> <p>The health and stability of retained vegetation is maintained or enhanced during <i>Operational works</i> by:</p> <ul style="list-style-type: none"> (a) clearly marking vegetation to be retained with temporary fencing, signage and flagging tape; (b) installing temporary barrier fencing around the outer drip line and critical root zone of the vegetation; (c) preventing any works, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
(d) vegetation cleared from a site is disposed of in a manner that maximises reuse and/or recycling.	(d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and (e) removing all declared and noxious weeds from the site.
SAFETY AND RESILIENCE TO HAZARDS	
Flood mitigation	
<p>PO 10 Flood mitigation</p> <p><i>Operational works</i> do not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts within or external to the development site.</p> <p>Note: In assessing the impacts of the development on flooding, the defined flood event will apply.</p>	<p>AO 10.1</p> <p><i>Operational works</i> do not result in any change of flood flows, velocities or levels within or external to the development site.</p>

9.4.4 Operational works landscaping code

9.4.4.1 Application

This code applies to assessing:

- (a) Operational works involving landscaping;
- (b) a material change of use or reconfiguring a lot where this code is identified as an applicable assessment provision in the prescribed primary code/s in the assessment benchmarks column of a table of assessment (located in Part 5) applicable to such development;
- (c) impact assessable development, to the extent relevant; and
- (d) landscape work documents (such as a Landscape concept plan or Landscape design plan) that require compliance certification as a condition of a development permit.

Note: Where conflict exists between provisions of the Operational works landscaping code and applicable zone code or use code, the provisions of the Operational works landscaping code take precedence.

9.4.4.2 Purpose

The purpose of the Operational works landscaping code is to ensure that landscaping is provided in a manner that complements and enhances the desired character and amenity of the region, is suitable for the intended purpose and is undertaken in a safe and sustainable manner in accordance with best practice.

9.4.4.3 Overall outcomes

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

- (a) development provides landscapes that retain, as far as practicable, existing vegetation and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;
- (b) landscaping positively contributes to the visual quality, amenity and identity of the region by successfully integrating the built form with the local urban landscape character and providing attractive streetscapes and public places;
- (c) landscaping is undertaken to maintain and enhance the region's biodiversity by rehabilitating areas of disturbance or poor environmental quality;
- (d) landscaping compliments the vegetation mix of the original regional ecosystem of the site and surrounding landscape where practicable, in order to protect and enhance native flora and fauna and encourage ecological connectivity;
- (e) landscaping design complements the natural elements of climate, vegetation, drainage, aspect, landform and soils and incorporates the use of local native plant species and landscape materials where practicable;
- (f) landscaping is practical and low maintenance, with ongoing management considered as an integral part of the overall landscape design;
- (g) landscaping is functional, durable and provides for the efficient use of water and energy;
- (h) landscaping does not interfere with existing and natural drainage systems and is undertaken in a manner that directly, indirectly and cumulatively avoids any increase in overland flow and the potential for damage to the premises, public and private lands, watercourses, roads and infrastructure;

- (i) landscaping does not compromise or interfere with the function, integrity or maintenance of infrastructure; and
- (j) landscaping works maintain the safety (by adopting Crime Prevention Through Environmental Design principles), efficiency and usability of access ways, traffic movement and parking areas.

9.4.4.4 Assessment benchmarks

Table 9.4.4.1: Benchmarks for accepted development subject to requirements and assessable development

THE OPERATIONAL WORKS LANDSCAPING CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>Use, density and built form</i>	
<p>PO 1 Location Development provides sufficient areas for landscaping and open space.</p>	<p>AO 1.1 Site layout and design provide sufficient area for landscaping, in appropriate locations.</p>
<p>PO 2 Built form Development provides for all built structures within landscapes to:</p> <ul style="list-style-type: none"> (a) be appropriately located within the landscape; (b) integrate with and enhance the local character; (c) be fit for purpose, durable and safe; (d) be low maintenance and vandal resistant, with parts that are easily replaceable; (e) incorporate impervious roofs that maximise rain and sun protection, that intended to provide shelter; (f) harvest water for reuse, where appropriate; and (g) comply with relevant building, engineering, plumbing and electrical standards. <p>Note: Built structures include, but are not limited to, shade shelters for barbeques and picnic areas, pergolas, toilet and change room facilities, maintenance and storage sheds, boardwalks, bridges, raised platforms, lookouts, steps and stairs, seats, benches, picnic tables, tree guards, bicycle racks/rails, balustrades and railings, bollards, maintenance gates, barbeque plates, taps and drinking fountains, bins and bin enclosures, lighting and signage.</p>	<p>AO 2.1 Built structures:</p> <ul style="list-style-type: none"> (a) comply with the standards specified in <i>SC6.2 Planning scheme policy – Landscaping</i>; (b) comply with the furniture and fixture range design, treatments and palette developed for the local area; or (c) where no range design exists, reflect a coordinated or themed design aesthetic. <p>AO 2.2 Pavements used in landscapes are:</p> <ul style="list-style-type: none"> (a) hard-wearing; (b) non-slip; (c) shaded or coloured to reduce glare and heat reflection; and (d) finished with surface treatments that require minimal cleaning and ongoing maintenance. <p>Note: Part 7 of the planning scheme – <i>Local plans and precincts</i> provide guidance on the desired streetscape treatments within the urban areas of the region.</p>
<p>PO 3 Buffers Development provides for landscape buffers that:</p> <ul style="list-style-type: none"> (a) effectively protect areas of environmental value; (b) achieve visual screening of acoustic attenuation devices and the like; and (c) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and other land uses. 	<p>AO 3.1 Landscape buffers are designed and constructed:</p> <ul style="list-style-type: none"> (a) to incorporate a minimum of two-tier planting; (b) with planting densities that result in the creation of upper, mid and understorey strata; (c) with earth mounding where necessary to complement and achieve satisfactory acoustic attenuation, visual screening or land use separation; and

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(d) using plant species that:</p> <ul style="list-style-type: none"> (i) achieve the functional requirements of the buffer; (ii) require minimal ongoing maintenance; (iii) provide variation in form, colour and texture, to contribute to the natural appearance of the buffer; and (iv) bind the buffer edges with the understorey of adjoining native vegetation or waterways to prevent degradation and weed infestation where possible. <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>
<p>PO 4 Establishment & Maintenance Landscapes are designed to enable the successful establishment of plantings and minimise ongoing maintenance and associated costs.</p>	<p>AO 4.1 Planting densities and stock sizes at the time of planting are based on achieving full coverage of the planting area within two years.</p> <p>AO 4.2 Lawn areas are designed and sited to receive adequate sunlight and provide unimpeded access for standard lawn maintenance equipment.</p> <p>AO 4.3 Landscapes are irrigated to support the successful establishment of plantings.</p> <p>AO 4.4 Public landscape plantings do not rely upon irrigation beyond the maintenance period for the development.</p> <p>AO 4.5 Constructed shade structures (awnings, pergolas, shelters and shade sails), landscape furniture and fixtures located within public landscapes are manufactured from long-lasting UV stable materials that are vandal resistant and require minimal ongoing maintenance.</p> <p>AO 4.6 Landscapes are managed in accordance with a sustainable maintenance regime that is implemented over time.</p> <p>AO 4.7 Public landscapes are managed in accordance with a <i>Maintenance management plan and schedule</i> prepared by a suitably qualified person.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on developing a Maintenance management plan and schedule.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
AMENITY	
<p>PO 5 Signage Signage provided in public and communal open space areas is:</p> <ul style="list-style-type: none"> (a) limited to park naming signs, estate signs, wayfinding signs and symbols, education and interpretive signs and warning/safety signs; and (b) durable and easy to maintain. 	
<p>PO 6 Character The desirable landscape character and amenity of the region is maintained and enhanced by landscaping that:</p> <ul style="list-style-type: none"> (a) is sensitive to site conditions, natural landforms and landscape characteristics; (b) retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value to the greatest extent possible; (c) is of an appropriate scale to successfully integrate with development; and (d) contributes to a sense of place. 	
<p>PO 7 Screening Development provides for complete or partial landscape screening of built form elements, car parks, fences, utilities and storage areas at plant maturity.</p>	<p>AO 7.1 Built form is softened and integrated with the broader landscape by landscape planting.</p> <p>AO 7.2 Landscape screening occupies a minimum of 30% of a building elevation as viewed from the street.</p> <p>AO 7.3 Unless otherwise specified in an applicable zone code or use code, car parks and driveways are to be screened by landscape planting of at least 2 m wide where adjacent to an accommodation activity, a street frontage or public open space.</p> <p>AO 7.4 Storage and utility areas are completely screened from view by neighbouring properties and street frontages with vegetation and/or built screens.</p>
<p>PO 8 Streetscape Landscaping enhances the amenity of the streetscape and visual appearance of development by:</p> <ul style="list-style-type: none"> (a) contributing to the continuity, character and form of existing and proposed streetscapes in the locality; (b) ensuring adequate space is provided for street trees and shading; 	<p>AO 8.1 Landscape areas are concentrated towards development frontages.</p> <p>AO 8.2 Entry statements:</p> <ul style="list-style-type: none"> (a) are only provided at major estate or centre entry points; (b) consist mainly of vegetative features with minimal signage and built form;

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>(c) incorporating landscape design elements (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of established urban areas; or</p> <p>(d) in new or establishing urban areas, incorporating landscape design elements that are consistent with and complementary to the natural landscape character of the local area.</p>	<p>(c) have all components of the entry statement contained wholly on private land;</p> <p>(d) are vandal resistant; and</p> <p>(e) require minimal ongoing maintenance.</p>
<p>PO 9 Pedestrian comfort</p> <p>Development provides landscapes that support a comfortable and legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p>AO 9.1</p> <p>Cycleways and pathways are planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 9.2</p> <p>Development provides for public and communal pathways and access points that are:</p> <p>(a) fit for purpose in terms of their location, width and extent;</p> <p>(b) designed for maximum shade opportunities; and</p> <p>(c) effectively integrated with the landscape design for the development.</p> <p>AO 9.3</p> <p>Development ensures that the landscape design provides cues to distinguish between public areas, semi-public areas and private areas.</p> <p>Note: Cues could include changes in levels, surface or landscape treatment or fencing.</p>
Landscaping, privacy and fencing	
<p>PO 10 Species selection</p> <p>Landscapes incorporate a plant selection that is suited to the required landscape function and the characteristics of the site and surrounding locality. In particular, consideration is given to:</p> <p>(a) local environmental conditions;</p> <p>(b) street presentation;</p> <p>(c) shading;</p> <p>(d) character;</p> <p>(e) amenity;</p> <p>(f) screening and buffering;</p> <p>(g) ecology; and</p> <p>(h) water availability and stormwater treatment.</p>	<p>AO 10.1</p> <p>Plant species are selected in accordance with <i>SC6.2 Planning scheme policy – Landscaping</i>.</p> <p>AO 10.2</p> <p>Landscape planting comprises:</p> <p>(a) primarily locally endemic and/or other native species;</p> <p>(b) moderate use of suitable non-invasive exotic species where function requires; and</p> <p>(c) plants that have a form and structure typical of the species, free from structural or root system faults, diseases and nutritional deficits.</p> <p>AO 10.3</p> <p>Landscape planting does not incorporate plant species that:</p> <p>(a) are or have the potential to become an environmental weed;</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>(b) are known to be toxic to people or animals;</p> <p>(c) have large thorns or spines; or</p> <p>(d) are capable of triggering severe allergic reactions.</p>
<p>PO 11 Open space Development provides for adequate public, communal and private open space to meet the needs of users.</p>	<p>AO 11.1 Development provides protective shade to public and communal spaces, including car parking areas, barbeque and picnic areas, children’s play areas and exercise equipment stations.</p> <p>AO 11.2 Constructed shade structures located in public or communal areas are complemented with trees.</p> <p>AO 11.3 Shade trees in public areas: (a) are selected from the preferred species identified in <i>SC6.2 Planning scheme policy – Landscaping</i>; (b) are suited to the location, soil and drainage conditions of the site; and (c) create a dense, wide-spreading foliage canopy with minimal limb, leaf and fruit drop.</p> <p>AO 11.4 Children’s play, recreational sports and exercise equipment provided in public and communal open space is designed for the use of a range of age groups and physical and cognitive abilities.</p>
<p>PO 12 Fencing Fences, walls and screening structures are: (a) appropriately located within the landscape; (b) integrated with the landscape and character of the local area; (c) of high visual quality; (d) enhanced by appropriate planting; (e) fit for purpose, durable and safe; (f) provide access for maintenance purposes; (g) vandal and graffiti resistant where fronting a public space; and (h) promote pedestrian permeability in appropriate circumstances.</p>	<p>AO 12.1 Fences, walls and screens incorporate elements of visual interest and do not extend further than 10 lineal metres without articulation and/or vegetative screening.</p> <p>AO 12.2 Fences adjacent to street frontages do not exceed 1.5 m in height. Note: AO 12.2 does not apply to acoustic barriers.</p> <p>AO 12.3 Fences, walls and screens bordering public use areas allow for casual surveillance opportunities and are designed to blend with adjacent landscape features.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
Earthworks – refer to the Excavation or filling code	
Erosion control	
<p>PO 13 Erosion control Landscapes are designed, sited and constructed to:</p> <ul style="list-style-type: none"> (a) ensure the stability of soils; (b) minimise erosion; and (c) protect the environmental values of water and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation both on, and downstream of the development site. 	<p>AO 13.1 Erosion and sediment controls are planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. To the extent practicable, erosion and sediment controls are established prior to the commencement of works and are monitored, maintained and adjusted as necessary to ensure their ongoing effectiveness.</p> <p>Note: To demonstrate compliance to the assessment manager, development applications are to be accompanied by an Erosion and Sediment Control Plan that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 13.2 Landscapes incorporate:</p> <ul style="list-style-type: none"> (a) stabilising plant species at an appropriate density; and (b) establishment materials and soils which are less prone to erosion on batters, slopes and the edges of waterways.
<p>PO 14 Construction activities Landscape works (including traffic and parking generated by construction activities) are managed to:</p> <ul style="list-style-type: none"> (a) prevent damage to infrastructure; (b) ensure the safe movement of traffic; (c) protect persons and property through and/or around the site; and (d) avoid adverse impacts on the amenity of the surrounding area. 	<p>AO 14.1 Landscape works are undertaken in a manner that ensures:</p> <ul style="list-style-type: none"> (a) infrastructure, public services and utilities are protected from damage during construction; (b) maximum and minimum soil cover is maintained to underground infrastructure in accordance with the manufacturer’s/asset owner’s specifications; (c) access for the maintenance of services is not obstructed or inhibited; and (d) the capacity or function of infrastructure is not reduced. <p>AO 14.2 Pedestrian, cyclist and vehicular traffic and parking generated as a result of, and/or impacted by landscape works, is managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: To demonstrate compliance to the assessment manager, the submission of a Traffic Guidance Scheme that meets or exceeds the requirements of the <i>Capricorn Municipal Development Guidelines</i> may be required.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 14.3 The transportation of materials, equipment and machinery to and from the site is undertaken in a manner that:</p> <ul style="list-style-type: none"> (a) ensures public roads are kept free of dust and any spoil; and (b) involves the use of only major roads to access the site or where there is no major road alternative, requires the use of a minor road for the shortest, most direct route that will create the least amount of environmental nuisance and disruption to sensitive land uses. <p>Note: Major roads are State-controlled roads and those classified as Rural Arterial, Rural Collector, Industrial Collector, Industrial Access, Trunk Collector and Urban Collector – Major in Council’s policy: Register of Roads. Minor Roads include all other road classifications identified in the policy.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p> <p>AO 14.4 Contractor parking does not prevent or obstruct access to adjoining properties or roads.</p> <p>AO 14.5 The costs of any alterations or repairs to utilities, roads and drainage infrastructure that is required as a result of damage from construction works, are met by the developer.</p>
<p>PO 15 Infrastructure Landscape elements do not obstruct, interfere with, damage or increase the risk of damage to, or inundation of, public infrastructure or works.</p>	<p>AO 15.1 The location and type of plant species and built form elements used within landscapes do not adversely affect the function of, or access to infrastructure, public services or utilities.</p> <p>AO 15.2 Root barriers are installed around critical infrastructure that is located adjacent to tree planting zones.</p>
Stormwater and drainage	
<p>PO 16 Stormwater and drainage Development provides for landscapes that successfully integrate stormwater drainage and water sensitive urban design elements with surrounding infrastructure and landscapes.</p>	<p>AO 16.1 Stormwater and drainage infrastructure is planned, designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 16.2 Landscapes are designed and constructed using plantings and materials that maintain the function of overland flow paths.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 16.3 Water sensitive urban design measures are integrated into the landscape design to:</p> <ul style="list-style-type: none"> (a) maximise stormwater harvesting and use; and (b) reduce adverse impacts of stormwater on the landscape and broader surroundings.
Access, car parking and manoeuvring	
<p>PO 17 Access, car parking and manoeuvring Landscaping is appropriately integrated in, and enhances the amenity of, access, car parking and manoeuvring areas.</p>	<p>AO 17.1 Planting areas located adjacent to vehicle access, parking and manoeuvring areas, are protected by wheel stops or bollards.</p> <p>AO 17.2 Landscaping is designed to provide and maintain clear sightlines and visibility to the entrance and exit points.</p> <p>AO 17.3 Shade planting is provided adjacent to driveways and internal roadways.</p> <p>AO 17.4 Car parking areas are shaded by:</p> <ul style="list-style-type: none"> (a) shade trees at a maximum spacing of one shade tree per four parking bays planted in: <ul style="list-style-type: none"> (i) deep natural ground where growing media has sufficient volume to facilitate vigour, sustainability and will allow for the tree to achieve mature form; or (ii) structured soil cells with growing media volume capable of facilitating vigour, sustainability and allowing the tree to achieve mature form; or (iii) a constructed shade structure, in instances where adequate setbacks can be achieved and the built form is consistent with the character of the area.
ENVIRONMENTAL	
<p>PO 18 Energy use Landscapes are designed to provide passive solar access, shade, microclimate management and energy conservation.</p>	<p>AO 18.1 Landscaping elements are positioned to shade walls, windows and outdoor areas from the summer sun.</p> <p>AO 18.2 Landscaping allows for living areas, north-facing windows and public spaces to gain access to the winter sun.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 18.3 Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p>
<p>PO 19 Vegetation retention Development retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value to the greatest extent practicable.</p>	<p>AO 19.1 The health and stability of retained vegetation are maintained or enhanced during the course of construction works by:</p> <ul style="list-style-type: none"> (a) clearly marking vegetation to be retained with temporary fencing, signage and flagging tape; (b) installing temporary barrier fencing around the outer drip line and critical root zone of the vegetation; (c) preventing any works, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and (e) removing all declared and noxious weeds from the site. <p>AO 19.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p>
<p>PO 20 Biodiversity Landscapes are planned, designed and constructed to maintain and enhance ecological connectivity and habitat extent.</p>	<p>AO 20.1 Development ensures that landscapes protect habitats and corridors for native wildlife by:</p> <ul style="list-style-type: none"> (a) replicating adjacent remnant vegetation including understorey vegetation and ground surface habitat logs, rock piles and melon holes; (b) siting landscaped areas to complement and enhance existing and surrounding vegetation; (c) retaining old trees (including dead trees) with hollows for local native fauna habitat, where trees will not provide a public safety risk; (d) retaining natural leaf litter where appropriate for local native fauna; (e) creating or enhancing vegetation linkages between existing habitats; and (f) selecting species that provide a range of foliage, fruit and flower suitable for local native fauna.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 21 Weed management Landscapes are planned, designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide for the removal of weeds and invasive species; and (b) implement ongoing measures to reduce the risk of re-infestation and weed intrusion on the site and surrounding premises. 	<p>AO 21.1 Weeds and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>
<p>PO 22 Rehabilitation Landscape rehabilitation is planned, designed and undertaken in a manner that ensures:</p> <ul style="list-style-type: none"> (a) the topography and structure of the natural habitat and corridor elements are appropriately replicated; (b) plant species of local native provenance are used where available; and (c) appropriate establishment methods are used to maximise environmental outcomes and minimise ongoing maintenance requirements. 	<p>AO 22.1 Revegetation and habitat restoration works:</p> <ul style="list-style-type: none"> (a) are undertaken in accordance with a Rehabilitation plan prepared by an appropriately qualified person; (b) employ suitable establishment and management methods and combinations of methods to encourage the most successful regeneration; (c) use species of local native provenance where available, that are planted in a matrix or naturalistic pattern to densities best suited to the species, landform, soil profile, drainage and ecosystem being recreated; (d) provide for self-sustaining ecosystems to be created through successional planting/regeneration methods that employ pioneer species to stabilise the site, before encouraging longer-term species establishment; and (e) use understorey shrubs and vines where appropriate to bind rehabilitation area edges (including waterway edges) to prevent degradation and weed infestation. <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on developing a Rehabilitation plan.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<p>PO 23 Public safety Landscapes are planned, designed and constructed to enhance public safety and reduce the potential for crime and vandalism.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> and the <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i> for guidance on achieving this outcome.</p>	<p>AO 23.1 Landscapes are planned, designed and constructed to:</p> <ul style="list-style-type: none"> (a) allow passive surveillance into, and visibility within, communal recreational spaces, children’s play areas/playgrounds, pathways and car parks; (b) define territory and ownership of public, common, semi-private and private space and avoid the creation of ambiguous spaces adjacent to areas with security issues; (c) incorporate a plant selection that will establish to provide a minimum of 1.8 m clear trunk height and understorey planting that has a maximum of 0.7 m

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>above natural ground level at maturity, where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways;</p> <p>(d) minimise the use of dense shrubby vegetation exceeding 1.5 m in height along street frontages and adjacent to open space areas;</p> <p>(e) provide security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways;</p> <p>(f) ensure visibility at access points, pedestrian crossings, speed control devices and intersections is not impeded; and</p> <p>(g) incorporate slip-resistant pedestrian surfaces that are stable and trafficable in all-weather conditions.</p> <p>AO 23.2 Development provides for the lighting of a suitable standard to be incorporated in landscapes where required to support the use of areas and facilities and maintain the safety and security of people and property.</p>
<i>Flood mitigation</i>	
<p>PO 24 Flood mitigation Landscape works do not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts within or external to the development site.</p> <p>Note: In assessing the impacts of the development on flooding, the defined flood event will apply.</p>	<p>AO 24.1 Landscape works do not result in any change of flood flows, velocities or levels within or external to the development site.</p>

9.4.5 Reconfiguring of a lot code

9.4.5.1 Application

This code applies to development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in Part 5 (Tables of assessment):

- (a) where the Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code does not apply.

9.4.5.2 Purpose

The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:

- (a) is appropriate for their intended use;
- (b) is responsive to site constraints;
- (c) ensures protection of productive rural land and the minimisation of conflict between rural activities and other uses;
- (d) provides appropriate access (including access for services); and
- (e) supports safe and liveable communities.

9.4.5.3 Overall Outcomes

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

- 1) development provides for lots that are of a size and have dimensions that:
 - (a) are appropriate for their intended use;
 - (b) promote a range of housing types in the case of residential development;
 - (c) are compatible with the density of development within the local area; and
 - (d) sensitively respond to site constraints;
- 2) development provides for the consolidation of rural land and minimises further fragmentation of rural land;
- 3) development provides for lots that have a suitable and safe means of access to a public road; and
- 4) development provides for subdivisions that result in the creation of safe, healthy and prosperous communities by:
 - (a) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport and provides the highest practical level of connectivity;
 - (b) incorporating a road and transport network with a grid or modified grid street pattern that ensures safe and legible vehicle and pedestrian movement, is responsive to the natural topography of the site, is integrated with existing or planned adjoining development and supportive of the circulation of public transport;
 - (c) avoiding adverse impacts on economic or natural resource areas;
 - (d) protecting native vegetation, watercourses, wetlands, open space areas and significant environmental features present on, or adjoining the site;

- (e) avoiding the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
- (f) providing for a high level of personal safety using the principles of Crime Prevention through Environmental Design (CPTED);
- (g) providing appropriate infrastructure including reticulated water supply and sewerage (where available), sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas; and,
- (h) facilitating increased residential densities only in areas zoned for residential purposes and on land identified for Future Urban and Rural Residential development on Planning Scheme Map 2.2.1 – Roma Strategic Land Use Plan.

9.4.5.4 Assessment benchmarks

Table 9.4.5.4.1: Benchmarks for accepted development subject to requirements and assessable development

RECONFIGURING A LOT CODE	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
Siting, design and density	
<i>Agricultural land classification – in addition, refer to the Agricultural land overlay code</i>	
where mapped in the SPP mapping as Class A or Class B agricultural land.	
<p>PO 1 Siting Reconfiguring of a lot:</p> <ul style="list-style-type: none"> (a) accommodates the site’s urban and environmental context; (b) responds appropriately to the site’s constraints; and, (c) adjoins development of a similar density. 	
<p>PO 2 Lot design – facilitating use Lot design facilitates effective use by:</p> <ul style="list-style-type: none"> (a) providing an area within the lot sufficient to contain a desired use for the zone. (b) encouraging efficient urban infrastructure and land use; (c) orienting lots to ensure that structures and spaces have the opportunity to maximise solar energy, daylight and breezes; and, (d) providing area to accommodate landscaping elements that offer shade, screening or privacy. 	
<p>PO 3 Lot design - area The lot area promotes the density suitable for the purpose or intended character of the zone. In the General residential zone, varied lot sizes promote a range of housing types.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Lot design – irregular shaped lots Irregular shaped lots may be created where the creation of regular lots is impractical.</p> <p>Note: A significant curve in the road is an example of a sufficient reason for the creation of an irregular shaped lot. An irregular shaped lot has more than one corner with an angle of less than 75 degrees.</p>	<p>AO 4.1 Irregular shaped lots have a maximum width to depth ratio of 1:5.</p> <p>AO 4.2 Irregular shaped lots have minimum frontages to the street for particular zones as follows:</p> <ul style="list-style-type: none"> (a) no requirement for the Rural zone or Centre zones; (b) 6 m minimum for the General residential zone and Township zone; (c) 12 m minimum for all other zones. <p>Note: The residential zones are the Rural residential, General residential and Township zones. Centre zones are the Principle, Major and District centre zones.</p>
<p>PO 5 Lot design – rear lots A rear lot with access easement may be created where:</p> <ul style="list-style-type: none"> (a) it is not possible for the site to be reconfigured so that all lots have full frontage to a road; (b) the future siting of buildings on the rear lot would not be detrimental to the use of surrounding lots; and, (c) vehicular access to a rear lot will not create a nuisance for adjoining lots. 	<p>AO 5.1 Rear lot access is located on only one side of a full frontage lot.</p> <p>AO 5.2 Where two rear lots with access to the same street adjoin each other, a single common driveway and reciprocal access easement are provided.</p> <p>AO 5.3 Access easements are a minimum of 6 m wide, except a single residential access easement, which may be 5 m wide.</p> <p>AO 5.4 Rear lots may also be irregular lots, and conform to PO 4 Lot design – irregular shaped lots.</p> <p>Note: All area calculations for rear lots do NOT include access easements.</p>
<p>PO 6 Lot design – realignment of boundaries Boundaries between lots may be realigned where a clear improvement to the existing alignment is demonstrated.</p>	<p>AO 6.1 Boundary realignment results in:</p> <ul style="list-style-type: none"> (a) the remedying of encroachment by a building or structure; (b) a more regular shape for the resultant lots; (c) provision of access for a lot that previously had no access or unsuitable access; or (d) improved rural productivity.
<p>PO 7 Lot design – internal subdivision Where a building format plan or community titles subdivision is used, the subdivision facilitates effective use of the lot in a manner that is consistent with the overall outcomes for the zone or local plan area.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 8 Separation of incompatible land uses Lot design and location provides sufficient distances between:</p> <ul style="list-style-type: none"> (a) future uses within the reconfiguration that has a potential to cause nuisance or hazard and adjacent zones, (b) existing uses outside the zone that have the potential to cause nuisance or hazard and the reconfigured lots; (c) existing or proposed infrastructure that requires buffering and the reconfigured lots; and (d) other natural or constructed hazards and the reconfigured lots. 	<p>AO 8.1 Future uses that comply with the intent of the zone in which the reconfiguring is occurring are protected from incompatible uses by the minimum separation distances specified for those incompatible uses in this scheme.</p> <p>AO 8.2 Any future uses to be within the reconfigured lot and requiring separation from surrounding uses have the separation area contained <i>within</i> the reconfigured lot.</p>
<p>PO 9 Buffers Where buffers will be required between zones, lot design shall include an appropriate allocation of an area for the buffer.</p>	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>
Amenity	
<i>Heritage places – in addition, refer to the Heritage overlay code</i> where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy	
<p>PO 10 Streetscape Lot reconfigurations maintain the existing streetscape and character of an area or neighbourhood.</p>	<p>AO 10.1 Existing elements within the street are retained wherever possible (including footpaths, street furniture and street trees).</p>
<p>PO 11 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p>AO 11.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
Parks, open space and landscaping	
<i>Landscaping – refer to the Operational works landscaping code</i>	
<p>PO 12 Public parks Where a public park forms part of a development, the park:</p> <ul style="list-style-type: none"> (a) is part of a broader network of parks that is planned to deliver a variety of recreation and sporting options, and has a particular role within that network; (b) creates an attractive setting and a focal point for the community; (c) facilitates the retention of native vegetation, watercourses, wetlands and other areas of environmental significance and natural and cultural features. 	<p>AO 12.1 Public parks are provided in accordance with the Local Government Infrastructure Plan.</p> <p>AO 12.2 Public parks are designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) the relevant sections of the <i>Capricorn Municipal Development Guidelines</i>; (b) the Operational works landscaping code; and, (c) <i>SC6.2 Planning scheme policy – Landscaping</i> (for guidance on designing and establishing landscape works).

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 12.3 Parks are not located in the high or extreme flood hazard category areas. Where parks contain high or extreme flood hazard category areas, these areas are considered open space and have minimal or no improvements.</p> <p>AO 12.4 The boundary of the park must only adjoin freehold lots to a maximum of 25% of the total length of the boundary.</p>
<p>PO 13 Open space Where open space forms part of a development:</p> <ul style="list-style-type: none"> (a) the open space is not isolated, but forms part of a legible and interconnected movement and open space network; and, (b) the open space allows for important landmarks or vistas or other areas of high scenic quality to be viewed from the site. (c) facilitates the retention of native vegetation, watercourses, wetlands and other areas of environmental significance and natural and cultural features. 	<p>AO 13.1 Areas appropriate for open space are identified during the application process, and proposals for the treatment and long-term management of the space are determined prior to the space becoming dedicated as public land.</p>
<p>PO 14 Watercourses Development on land adjacent to a watercourse and its buffer (the riparian area) maintains an appropriate extent of public access to watercourses and minimises the possibility of detrimental 'edge effects'.</p>	<p>AO 14.1 New lots do not directly back directly onto the riparian area.</p> <p>AO 14.2 New roads are located between the watercourse buffer and formed lots where possible.</p> <p>Note: AO14.1 does not apply to the subdivision of allotments in the Rural zone.</p>
<p>PO 15 Street trees and Landscaping Street trees and landscaping shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic. 	<p>AO 15.1 Subdivisions of greater than five lots identify the location and type of street trees proposed for the development during the application process.</p> <p>AO 15.2 Street trees and landscaping shall be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) the <i>Capricorn Municipal Development Guidelines</i>; and, (b) <i>SC 6.2 Planning scheme policy – Landscaping</i> (for guidance on designing and establishing landscape works).

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
ENGINEERING	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
Erosion Control	
<p>PO 16 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>AO 16.1 During construction, soil erosion and sediment is managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
Provision of services	
<p>PO 17 Orderly provision of services The provision of services is appropriate to the site’s urban context and setting and fits with the provisioning plans of Council. Where out of sequence, the required services are provided.</p>	<p>AO 17.1 The development generally accords with the Local Government Infrastructure Plan’s progressive and orderly program of expansion for infrastructure within the region.</p>
<p>PO 18 Electricity supply All lots are provided with an adequate supply of electricity.</p>	<p>AO 18.1 All lots are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority.</p> <p>AO 18.2 New developments of more than 10 lots are to be supplied with an underground power supply.</p>
<p>PO 19 Gas supply Where a reticulated gas supply is available: (a) lots are provided with a supply of reticulated gas; and, (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>AO 19.1 Where available, lots are connected to Council’s reticulated gas system.</p>
<p>PO 20 Water supply To ensure the provision of a potable and fire-fighting water supply: (a) an adequate supply and volume of water is provided to and for the lot; and (b) access to reticulated water infrastructure is maintained for maintenance and replacement purposes.</p>	<p>AO 20.1 Within the urban zones, reconfigured lots are connected to Council’s reticulated water system in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: Urban zones include all zones except for the Rural zone.</p>
<p>PO 21 Effluent disposal To ensure that public health and environmental values are preserved: (a) all lots provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. (c) Where not located in a sewered area, provision is made for an adequate area for</p>	<p>AO 21.1 Within the urban zones, reconfigured lots are connected to Council’s reticulated sewerage system in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>the safe and sustainable on-site treatment and disposal of effluent</p>	<p>AO 21.2 Where Council determines that it is not practical to connect to the reticulated sewerage system, the design of lots ensures that future premises can be connected to an on-site effluent disposal system in accordance with <i>AS/NZS 1547:2012 – On-site domestic wastewater management</i>.</p> <p>Note: Urban zones include all zones except for the Rural zone.</p>
<p>PO 22 Street lighting Street lighting is provided: (a) to ensure the safety of vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard. Access to infrastructure is to be maintained for maintenance and replacement purposes</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> and the <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i> for guidance on achieving this outcome.</p>	<p>AO 22.1 Street lighting is designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 22.2 Development provides for lighting of a suitable standard to support the use of all areas and facilities and maintain the safety and security of people and property.</p>
<p>Stormwater and drainage</p>	
<p>PO 23 Stormwater and inter-allotment drainage Stormwater is collected and discharged so as to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; and, (c) protect and maintain environmental values. Access to infrastructure is to be maintained for maintenance and replacement purposes.</p>	<p>AO 23.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>Roads and rail</p>	
<p>Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.</p>	
<p>PO 24 Protection of State-controlled roads Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 24.1 No direct access to State-controlled roads is permitted except at existing intersections.</p>
<p>PO 25 Rail corridors Development adjacent to rail corridors does not prejudice the safety, speed and intended role of existing and future rail corridors.</p>	<p>AO 25.1 The design and construction of the development abutting a railway corridor ensures that the efficient function, operation and maintenance of railway services is maintained, and that there are no adverse impacts on the corridor or on railway operations.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 26 Roads Where new roads form part of a development the configuration of roads is responsive to its setting Adequate road access is provided for each lot to the existing road network. Laneway access may be used where it optimises the use of public streets by pedestrians and minimises pedestrian/vehicle conflict points.</p>	<p>AO 26.1 Each lot has approved access to the existing road network.</p> <p>AO 26.2 Roads are designed and constructed in accordance (as a minimum) with the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 27 Connectivity Roads and paths are effectively connected beyond the site and integrate the site with existing or planned development on adjoining sites and to the town as a whole.</p>	<p>AO 27.1 Developments avoid the use of cul-de-sacs.</p>
<p>PO 28 Active transport Paths and bikeways provide for the efficient movement of pedestrians, cyclists, and efficient public transport routes are identified.</p>	<p>AO 28.1 Footpaths are provided as a minimum along one side of each road and along the edges of parks.</p> <p>AO 28.2 Footpaths and bikeways are provided in parks and open spaces linking to the surrounding area.</p>
<i>Access, parking and manoeuvring</i>	
<p>PO 29 Vehicle access Vehicle access is provided to each lot ensuring the safe and effective movement of motorists and pedestrians.</p>	<p>AO 29.1 All lots connect to the road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
ENVIRONMENTAL	
<i>Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.</i>	
<p>PO 30 Vegetation retention Development retains vegetation not mapped as MSES where it is: (a) adjacent to watercourses and protecting water quality (riparian); (b) protecting identified habitat; or (c) minimising soil erosion.</p>	<p>Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).</p>
<p>PO 31 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO 31.1 Development avoids the introduction of non-native pest species.</p>
<p>PO 32 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO 32.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.</p>
<p>PO 33 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and</p>	<p>AO 33.1</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>maintained or improved at a standard commensurate with pre-development environmental conditions.</p> <p>Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.</p>	<p>No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.</p> <p>AO 33.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or interruption of flows.</p>
<p>PO 34 Water quality</p> <p>The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use or industrial use; and</p> <p>(e) minimises nuisance or harm to adjoining landowners.</p>	<p>AO 34.1</p> <p>Stormwater systems are to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>
<p>PO 35 Sloping land</p> <p>Development is undertaken to ensure:</p> <p>(a) vulnerability to landslip erosion and land degradation is minimised; and</p> <p>(b) that the safety of persons and property is not compromised.</p>	<p>AO 35.1</p> <p>Development is not undertaken on slopes greater than 15%</p>
SAFETY AND RESILIENCE TO HAZARDS	
Bushfire – refer to the Bushfire hazard areas overlay code	
where mapped in the SPP mapping as medium bushfire hazard or above.	
Flooding – refer to the Flood hazard overlay code	
where areas are mapped as within a defined flood area.	
<p>PO 36 Bushfire hazard area</p> <p>Reconfiguring a lot maintains the safety of people and property by avoiding areas of high bushfire hazard, alternatively mitigating the risk through the provision of firebreaks.</p>	<p>AO 36.1</p> <p>Additional lots are not formed in bushfire hazard areas identified as high hazard within the State Planning Policy interactive mapping system.</p>
<p>PO 37 Flood hazard area</p> <p>Reconfiguring a lot maintains the safety of people and property by avoiding areas of flood hazard.</p>	<p>AO 37.1</p> <p>Additional lots are not created within the Defined Flood Area.</p>
<p>PO 38 Electricity transmission line easement</p> <p>Lot layout and design adjoining an electricity transmission line easement ensure adequate separation between lines and occupied areas.</p>	<p>AO 38.1</p> <p>Lot layout and design is in accordance with the separation distances prescribed in the <i>Electrical Safety Regulation 2013</i>.</p>
<p>PO 39 Electricity transmission line easement – vegetation</p> <p>Transmission lines within an electricity transmission line easement are protected from vegetation.</p>	<p>AO 39.1</p> <p>Landscaping near electric lines or substations is designed and developed so that:</p> <p>(a) no vegetation is planted within 20 m of a transmission structure or within 5 m of a transmission line; or,</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: Please contact Ergon Energy for the location of easements.</p>	<p>(b) otherwise, on land within an easement, any vegetation at maturity or landscaping structures or works do not exceed 3.5 m in height; and,</p> <p>(c) on land adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3 m of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall; and,</p> <p>(d) personnel and vehicular access are available to the electricity infrastructure at all times.</p>
<p>PO 40 Gas and oil pipelines Provision is made to ensure that future buildings can be located at an appropriate distance from pipelines to ensure community safety and that the operation of the activity is not compromised.</p> <p>Note: 'Dial Before You Dig' maintains mapping of all flow, trunk and transmission gas lines for public reference.</p>	
<p>PO 41 Development in the vicinity of an airport Development does not adversely affect the present or future operational needs of airports.</p>	
<p>PO 42 Public safety Development is planned, designed and constructed to enhance public safety and reduce the potential for crime and vandalism.</p> <p>Note: Refer to SC6.2 Planning scheme policy – Landscaping and the Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland for guidance on achieving this outcome.</p>	<p>AO 42.1 Developments are planned, designed and constructed to:</p> <p>(a) allow passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks;</p> <p>(b) define territory and ownership of public, common, semi-private and private space and avoid the creation of ambiguous spaces adjacent to areas with security issues; and,</p> <p>(c) ensure visibility at access points, pedestrian crossings, speed control devices and intersections is not impeded.</p>
Rural zone	
<p>PO 43 Lot size in the Rural zone The reconfiguring of lots within the Rural zone:</p> <p>(a) occurs primarily to ensure the continued ongoing viability of primary production;</p> <p>(b) minimises the fragmentation of productive rural land; and,</p> <p>(c) allows for the geographical separation of allotments using such features as</p>	<p>AO 43.1 For land shown on the State Planning Policy interactive mapping system as fully or partly identified as Agricultural Land Classification (ALC) Class A or B, lots may have a minimum area of 300 ha; or</p> <p>AO 43.2 For land NOT shown on the State Planning Policy interactive mapping system as</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>watercourses, roads, or ridgelines, providing the lots meet minimum size requirements.</p>	<p>Agricultural Land Classification (ALC) Class A or B, lots may have a minimum area of 600 ha; and</p> <p>AO 43.3</p> <p>Lots may be formed for the purpose of providing a secure supply of bore water to be shared between a number of lots. These lots are only of sufficient size to accommodate and maintain the bore and are considered an infrastructure provided to support rural production.</p>
<p>PO 44 Stock route network</p> <p>The stock route network (identified in overlay SPP – Economic Growth these – Agriculture – stock routes) is protected from incompatible development on adjoining sites.</p>	
Rural residential zone	
<p>PO 45 Lot size and access in the Rural residential zone</p> <p>Reconfiguring of lots in the Rural residential zone maintains and enhances the low-density residential amenity of the zone.</p> <p>The pattern of subdivision allows for future intensification of the town by planning for further subdivision to yields equal to those in the General residential zone beyond the life of this planning scheme.</p>	<p>AO 45.1</p> <p>Lots in a reticulated water and sewerage area have a:</p> <ul style="list-style-type: none"> • minimum area of 4000 m²; • maximum area of 2 ha; • minimum frontage of 30 m; • maximum width to depth ratio of 1:4; and, • sealed road access. <p>AO 45.2</p> <p>Lots in a reticulated water area, with no reticulated sewerage have a:</p> <ul style="list-style-type: none"> • minimum area of 1 ha; • maximum area of 5 ha; • minimum frontage of 50 m; • maximum width to depth ratio of 1:4; and, • sealed road access. <p>AO 45.3</p> <p>Lots not in a reticulated water area, with no reticulated sewerage have a:</p> <ul style="list-style-type: none"> • minimum area of 14 ha; • minimum frontage of 200 m; • maximum width to depth ratio of 1:5; and, • gravel road access.
General residential zone	
<p>PO 46 Lot size and access in the General residential zone</p> <p>Reconfiguration of lots within the General residential zone is of a sufficient size for a variety of accommodation activities whilst ensuring development is consistent with the existing local character.</p>	<p>AO 46.1</p> <p>Lots in a reticulated sewerage area have a:</p> <ul style="list-style-type: none"> • minimum area of 600 m²; • minimum frontage of 15 m and • maximum width to depth ratio of 1:4 <p>AO 46.2</p> <p>Lots not in a reticulated sewerage area have a:</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Where reticulated sewerage is not available, sufficient lot area is reserved for effective effluent disposal.</p> <p>All General residential zone lots have sealed road access.</p>	<ul style="list-style-type: none"> • minimum area of 1500 m²; • minimum frontage of 40 m and • maximum width to depth ratio of 1:4 <p>AO 46.3</p> <p>Where more than ten lots are formed by the subdivision, lots have a:</p> <ul style="list-style-type: none"> • minimum area of 600 m²; • average area of 800 m²; • maximum area of 1000 m²; • minimum frontage of 15 m for 600 to 800 m² lots; • minimum frontage of 20 m for 800 to 1000 m² lots; and, • maximum width to depth ratio of 1:4. <p>AO 46.4</p> <p>In addition to the above benchmarks (AO 46) lots intended for Dual occupancy have a:</p> <ul style="list-style-type: none"> • minimum area of 800 m²; and • minimum frontage of 20 m. <p>AO 46.5</p> <p>In addition to the above benchmarks (AO 46) lots intended for multiple dwelling have a:</p> <ul style="list-style-type: none"> • minimum area of 1000 m²; and • minimum frontage of 20 m.
<p>PO 47 Lot size and access in the General residential zone (Central living precinct)</p> <p>Reconfiguration of lots within the Central living precinct allows for Low-medium density residential development within walking distance of the Principle centre zone.</p> <p>Note: Refer to Part 7.2.7 Central living precinct local plan.</p>	<p>AO 47.1</p> <p>Lots in the Central living precinct have a:</p> <ul style="list-style-type: none"> • minimum area of 400 m²; • minimum frontage of 10 m; • maximum width to depth ratio of 1:4; and, • sealed road access.
Township zone	
<p>PO 48 Lot size in the Township zone</p> <p>Reconfiguration of lots within the Township zone ensures lots are of sufficient and practical size to accommodate the variety of uses expected within the zone, whilst allowing for effluent disposal and free flow of surface water.</p>	<p>AO 48.1</p> <p>Where reticulated sewerage infrastructure is available, lots in the Township zone have a:</p> <ul style="list-style-type: none"> • minimum area of 450 m²; • minimum frontage of 10 m; and, • maximum width to depth ratio of 1:4. <p>AO 48.2</p> <p>Where reticulated sewerage infrastructure is not available, lots in the Township zone have a:</p> <ul style="list-style-type: none"> • minimum area of 1500 m²; • minimum frontage of 20 m; and, • maximum width to depth ratio of 1:5.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Principal centre zone	
<p>PO 49 Lot size in the Principal centre zone</p> <p>Reconfiguration of lots within the Principal centre zones ensures lots are of sufficient and practical size to accommodate the variety of commercial uses expected within the zone, whilst ensuring development continues to be consistent with the local character and conducive to promoting the economic potential of the regions principal centre.</p>	<p>AO 49.1</p> <p>Lots in the Principal centre zone have a:</p> <ul style="list-style-type: none"> • minimum area of 250 m²; • minimum frontage of 7 m; and, • maximum width to depth ratio of 1:5.
Major centre zone	
<p>PO 50 Lot size in the Major centre zone</p> <p>Reconfiguration of lots within the Major centre zone ensures lots are of sufficient and practical size to accommodate the variety of commercial uses expected within the zone, whilst ensuring development is consistent with the local character and promotes the economic advantage of the major centres.</p>	<p>AO 50.1</p> <p>Lots in the Major centre zone have a:</p> <ul style="list-style-type: none"> • minimum area of 600 m²; • minimum frontage of 10 m; and, • maximum width to depth ratio of 1:5.
District centre zone	
<p>PO 51 Lot size in the District centre zone</p> <p>Reconfiguration of lots within the District centre zone ensures lots are of sufficient and practical size to accommodate the variety of commercial uses expected within the zone, whilst ensuring it is consistent with the prevailing local character.</p>	<p>AO 51.1</p> <p>Lots in the District centre zone have a:</p> <ul style="list-style-type: none"> • minimum area of 1500 m²; • minimum frontage of 20 m; and, • maximum width to depth ratio of 1:5.
Industry zone	
<p>PO 52 Lot size and access in the Industry zone</p> <p>Reconfiguring of lots within the Industry zone offers lots suitable for the establishment of industry uses, whilst ensuring the continuation of the efficient operation of surrounding land uses and transport networks.</p>	<p>AO 52.1</p> <p>Lots in the Industry zone have a:</p> <ul style="list-style-type: none"> • minimum area of 1000 m²; • minimum frontage of 15 m; • maximum width to depth ratio of 1:5; and, • sealed road access.
Community facilities zone	
<p>PO 53 Lot size in the Community facilities zone</p> <p>Reconfiguring of lots within the Community facilities zone recognises the widely differing public uses that this zone accommodates.</p>	<p>PO 53.1</p> <p>Lots in the Community facilities zone have a:</p> <ul style="list-style-type: none"> • minimum area of 1000 m²; • minimum frontage of 15 m; and, • maximum width to depth ratio of 1:5.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>Recreational and open space zone</i>	
<p>PO 54 Lot size in the Recreational and open space zone</p> <p>Reconfiguring of lots within the Recreation and open space zone appropriately accommodates the particular use within the zone.</p> <p>Wherever possible, recreation and open space uses link with other open space to form continuous open space networks throughout the zone.</p>	

Schedule 1. Definitions

General

SC1.1 Use definitions

Use definitions have a particular meaning for the purpose of the planning scheme.

- (a) Any use not listed in **Table SC1.1.2 (Use definitions)** column 1 is an undefined use.

Note: Development comprising a combination of defined uses is not considered to be an undefined use.

- (b) A use listed in **Table SC1.1.2 (Use definitions)** column 1 has the meaning set out beside that term in column 2.
- (c) The use definitions listed here are the definitions used in this planning scheme.
- (d) Column 3 of **Table SC1.1.2 (Use definitions)** identifies examples of the types of activities that are consistent with the use identified in column 1.
- (e) Column 4 of **Table SC1.1.2 (Use definitions)** identifies examples of activities that are not consistent with the use identified in column 1.
- (f) Columns 3 and 4 of **Table SC1.1.2 (Use definitions)** are not exhaustive lists.
- (g) Uses listed in **Table SC1.1.2 (Use definitions)** columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1: Index of use definitions

INDEX FOR USE DEFINITIONS		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air service • 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 • Hardware and trade supplies 	<ul style="list-style-type: none"> • Health care services • High impact industry • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine Industry • Market • Medium impact industry • Motorsport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking Station • Party house • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • 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

Table SC1.1.2: Use definitions

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Adult store	<p>adult store means the use of premises for the primary purpose of displaying or selling:</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with, or used in association with a medically recognised purpose.
Agricultural supplies store	<p>agricultural supplies store means the use of premises for the sale of agricultural supplies and products.</p> <p><i>Examples of agricultural supplies and products:</i> animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds.</p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Air service	<p>Air service means the use of premises for:</p> <ul style="list-style-type: none"> (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that: <ul style="list-style-type: none"> (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. <p><i>Examples of air service:</i> airport, airstrip, helipad</p>	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	<p>animal husbandry means the use of premises for:</p> <ul style="list-style-type: none"> (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a) <p><i>Examples of animal husbandry:</i> cattle stud, grazing of livestock, non-feedlot dairy</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	<p>animal keeping means the use of premises for:</p> <ul style="list-style-type: none"> (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). <p><i>Examples of animal keeping:</i> aviary, cattery, kennel, stables, wildlife refuge</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Aquaculture	aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	bar means the use of premises, with seating for 60 or less people, for: (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	brothel means premises made available for prostitution by two or more prostitutes at the premises. Note: See the <i>Prostitution Act 1999</i> , schedule 4.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Child care centre	<p>Child care centre means the use of premises for the care, education and minding, but not residence, of children.</p> <p><i>Examples of a child care centre:</i> before or after school care, crèche, early childhood centre, kindergarten, vacation care</p>	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home-based child care, family day care
Club	<p>club means the use of premises for:</p> <p>(a) an association established for social, literary, political, sporting, athletic or other similar purposes; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Clubhouse, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	<p>community care centre:</p> <p>(a) means the use of premises for</p> <p>(i) providing social support to members of the public; or</p> <p>(ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for providing accommodation to members of the public.</p> <p><i>Examples of a community care centre:</i> disability support service, drop-in centre, respite centre, indigenous support centre</p>	Disability support services, drop-in centre, respite centre, integrated indigenous support centre	Child care centre, family day care, home-based child care, health care services, residential care facility

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Community residence	<p>community residence:</p> <p>(a) means the use of premises for residential accommodation for:</p> <p>(i) no more than six persons requiring assistance or support with daily living needs; and</p> <p>(ii) no more than one support worker; and</p> <p>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<p>community use means the use of premises for:</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of a community use:</i> art gallery, community centre, community hall, library, museum</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<p>crematorium means the use of premises for the cremation or aquamation of bodies.</p>		Cemetery
Cropping	<p>cropping means the use of premises for:</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
	<i>Examples of cropping:</i> forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard		
Detention facility	detention facility means the use of premises for the lawful detention of persons. <i>Example of a detention facility:</i> correctional facility	Prison, detention centre, youth detention centre	Police station, court cell complex
Dual occupancy	dual occupancy: (a) means a residential use of premises for two households involving (i) two dwellings (whether attached or detached) on a single lot or two dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling.	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 Titles Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	dwelling house means a residential use of premises involving: (a) one dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) one dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Educational establishment	<p>educational establishment means the use of premises for:</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of an educational establishment:</i> college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home-based child care, family day care
Emergency services	<p>emergency services means the use of premises by a government entity or community organisation to provide:</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p> <p><i>Examples of emergency services:</i> ambulance station, evacuation centre, fire station, police station</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	<p>environment facility:</p> <p>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>(b) does not include the use of premises to provide accommodation for tourists and travellers.</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p>extractive industry means the use of premises for:</p> <p>(a) extracting or processing extractive resources; and</p> <p>(b) any related activities, including, for example, transporting the resources to market.</p>	Quarry	

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Food and drink outlet	<p>food and drink outlet means the use of premises for:</p> <p>(a) preparing and selling food and drink for consumption on or off the premises; or</p> <p>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a food and drink outlet: café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</i></p>	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	<p>function facility means the use of premises for:</p> <p>(a) receptions or functions; or</p> <p>(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.</p>	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p>funeral parlour:</p> <p>(a) means the use of premises for:</p> <p>(i) arranging and conducting funerals, memorials and other similar events; or</p> <p>(ii) a mortuary; or</p> <p>(iii) storing and preparing bodies for burial or cremation; but</p> <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>		Cemetery, crematorium, place of worship
Garden centre	<p>garden centre means the use of premises for:</p> <p>(a) selling plants; or</p> <p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet is ancillary to the use in paragraph (a).</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Hardware and trade supplies	hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises. <i>Examples of a health care service:</i> dental clinic, medical centre, physiotherapy clinic	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	high impact industry means the use of premises for industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note: Additional examples may be shown in <i>SCT.1.2 industry thresholds</i> .	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
Home-based business	home-based business means the use of a dwelling or domestic outbuilding on-premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home-based child care	Hobby, office, shop, warehouse, transport depot

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Hospital	<p>hospital means the use of premises for:</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</p>		Health care services, residential care facility
Hotel	<p>Hotel:</p> <p>(a) means the use of premises for:</p> <p>(i) selling liquor for consumption on the premises; or</p> <p>(ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a bar.</p>	Pub, tavern	Bar, nightclub entertainment facility
Indoor sport and recreation	<p>indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p><i>Examples of indoor sport and recreation:</i> amusement parlour, bowling alley, gymnasium, squash court</p>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>intensive animal industry:</p> <p>(a) means the use of premises for:</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
	<p>the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals.</p> <p><i>Examples of intensive animal industry:</i> feedlot, piggery, poultry and egg production</p>		
Intensive horticulture	<p><i>intensive horticulture:</i></p> <p>(a) means the use of premises for:</p> <ul style="list-style-type: none"> (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but <p>(b) does not include the cultivation of aquatic plants.</p> <p><i>Examples of intensive horticulture:</i> greenhouse, hydroponic farm, mushroom farm</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	<p><i>landing</i> means the use of premises for a structure:</p> <ul style="list-style-type: none"> (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark. 	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p><i>low impact industry</i> means the use of premises for an industrial activity:</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and 	Repairing motor vehicles, fitting and turning workshop	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

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
	<p>(b) that a local planning instrument applying to the premises states is low impact industry; and</p> <p>(c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>		
Major electricity infrastructure	<p>major electricity infrastructure:</p> <p>(a) means the use of premises for:</p> <ul style="list-style-type: none"> (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6 [of the <i>Planning Regulation 2017</i>]</p> <p>Development local categorising instrument is prohibited from stating is assessable development, section 26(5), unless the use involves:</p> <ul style="list-style-type: none"> (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. 	Powerlines greater than 66kV	Minor electricity infrastructure, substation

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Major sport, recreation and entertainment facility	<p>major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p> <p><i>Examples of a major sport, recreation and entertainment facility:</i> convention centre, exhibition centre, horse racing facility, sports stadium</p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motorsport, park, outdoor sport and recreation
Marine industry	<p>marine industry means the use of waterfront premises for:</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of marine industry:</i> boat building, boat storage, dry dock</p>	Boat building, boat storage, dry dock	Marina
Market	<p>market means the use of premises on a regular basis for:</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>medium impact industry means the use of premises for industrial activity:</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for</p>	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or woodworking)	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

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
	example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.		
Motorsport facility	<p>motorsport facility means the use of premises for:</p> <p>(a) organised or recreational motorsports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a motorsport facility:</i> car race track, go-kart track, trail bike park, 4WD park.</p>	Go-karting, lawnmower race tracks, trail bike parks, 4WD and all-terrain parks, motocross tracks, off-road motorcycle facility, motorcycle or car race tracks	Majorsport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	multiple dwelling means a residential use of premises involving three or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>nature-based tourism means the use of premises for tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of:</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p> <p><i>Examples of nature-based tourism:</i> environmentally responsible accommodation facilities including cabins, huts, lodges and tents</p>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Nightclub entertainment facility	<p>nightclub entertainment facility means the use of premises for:</p> <p>(a) providing entertainment that is cabaret, dancing or music; or</p> <p>(b) selling liquor and preparing and selling food, for consumption on the premises; if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>non-resident workforce accommodation means the use of premises for:</p> <p>(a) accommodation for non-resident workers; or</p> <p>(b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Office:</p> <p>(a) means the use of premises for:</p> <p>(i) providing an administrative, financial, management or secretarial service or function; or</p> <p>(ii) the practice of a profession; or</p> <p>(iii) providing business or professional advice or services; but</p> <p>(b) does not include premises used for making, selling or hiring goods.</p> <p><i>Examples of an office:</i> bank, real estate agency</p>	Bank, real estate agent, administration building	Home-based business, home office, shop, outdoor sales

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Outdoor sales	outdoor sales means the use of premises for: (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	outdoor sport and recreation means the use of premises for: (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motorsport, park, community use
Outstation	outstation means the use of premises for: (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous campsite	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Party house	<p>party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if:</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than ten days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>		
Permanent plantation	<p>permanent planation means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.</p>	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>place of worship means the use of premises for:</p> <p>(a) organised worship and other religious activities; or,</p> <p>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port service	<p>port service means the use of premises for:</p> <p>(a) the arrival and departure of vessels; or</p> <p>(b) the movement of passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly serve the needs of passengers of the vessels.</p>	Marina, ferry terminal	Landing

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Relocatable home park	<p>relocatable home park means the use of premises for:</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p> <p>(b) amenity facilities, food and drink outlets, a manager’s residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</p>		Tourist park
Renewable energy facility	<p>renewable energy facility:</p> <p>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</p>	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p>research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p> <p><i>Examples of research and technology industry:</i> aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Residential care facility	<p>residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who:</p> <p>(a) cannot live independently; and</p> <p>(b) require regular nursing or personal care.</p> <p><i>Examples of residential care facility:</i> convalescent home, nursing home</p>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p>resort complex means the use of premises for:</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p><i>Examples of integrated leisure facilities:</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities</p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>	Island resort	
Retirement facility	<p>retirement facility means a residential use of premises for:</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or services units; or</p> <p>(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Retirement village	Residential care facility
Roadside stall	<p>roadside stall means the use of premises for the roadside display and sale of goods in a rural area.</p>	Produce stall	Market

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Rooming accommodation	<p>rooming accommodation means the use of premises for:</p> <p>(a) residential accommodation, if each resident:</p> <ul style="list-style-type: none"> (i) has a right to occupy one or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with one or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of rooming accommodation:</i> boarding house, hostel, monastery, off-site student accommodation</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>rural industry means the use of premises for:</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Rural workers' accommodation	<p>rural worker's accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if:</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers.</p>	Farmworkers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural-based tourist accommodation, non-resident workforce accommodation, multiple dwelling
Sales office	<p>sales office means the use of premises for temporary display of land parcels or buildings that:</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, office
Service industry	<p>service industry means the use of premises for an industrial activity that:</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for the location with other non-industrial uses.</p> <p><i>Examples of service industries:</i> audiovisual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor</p>	Audiovisual 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, shopfitting, signwriting, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	<p>service station means the use of premises for:</p> <p>(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels or</p> <p>(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).</p>	Electric vehicle charging station	Car wash

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Shop	<p>shop means the use of premises for:</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p> <p><i>Examples of a shop:</i> betting agency, corner store, department store, discount variety store, hairdressing salon, liquor store, supermarket</p>	<p>Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store</p>	<p>Adult store, food and drink outlet, showroom, market</p>
Shopping centre	<p>shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>		
Short-term accommodation	<p>short-term accommodation:</p> <p>(a) means the use of premises for</p> <p>(i) providing accommodation of less than three consecutive months to tourists or travellers; or</p> <p>(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	<p>Motel, backpackers accommodation, cabins, serviced apartments, hotel accommodation, farm stay</p>	<p>Hostel, rooming accommodation, tourist park</p>

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Showroom	<p>showroom means the use of premises for the sale of goods that are of:</p> <p>(a) a related product line; and</p> <p>(b) a size, shape or weight that requires:</p> <p>(i) a large area for handling, display or storage; and</p> <p>(ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.</p> <p><i>Examples of a showroom:</i> bulk stationery supplies, bulky goods sales, motor vehicle sales showroom</p>	Bulky goods sales, motor vehicles sales showroom, bulk stationery supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>special industry means the use of premises for industrial activity:</p> <p>(a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>substation means the use of premises:</p> <p>(a) as part of a transmission grid or supply network to:</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
	<ul style="list-style-type: none"> (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for: <ul style="list-style-type: none"> (i) works, as defined under the <i>Electricity Act 1994</i>, section 12(1); or (ii) workforce operational and safety communications. 		
Telecommunications facility	<p>telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>theatre means the use of premises for:</p> <ul style="list-style-type: none"> (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to use in paragraph (a) or (b) — <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and makeup; (iv) set construction workshops; (v) sound stages. <p><i>Examples of a theatre:</i> cinema, concert hall, film studio, music recording studio</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Tourist attraction	<p>tourist attraction means the use of premises for:</p> <p>(a) providing entertainment to, or a recreation facility for, the general public; or</p> <p>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a tourist attraction: theme park, zoo</i></p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>tourist park means the use of premises for:</p> <p>(a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>transport depot means the use of premises for:</p> <p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a transport depot: using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</i></p>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home-based business, warehouse, low impact industry, service industry

COLUMN 1 USE TERM	COLUMN 2 USE DEFINITION	COLUMN 3 EXAMPLES INCLUDE	COLUMN 4 DOES NOT INCLUDE THE FOLLOWING EXAMPLES
Utility installation	utility installation means the use of premises for: (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facilities for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	veterinary service means the use of premises for: (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	warehouse means the use of premises for: (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a). <i>Examples of a warehouse:</i> self-storage facility, storage yard	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	wholesale nursery means the use of premises for: (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	winery means the use of premises for: (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

Editor's note: The use term is defined in the *Planning Regulation 2017 – Regulated Requirements*.

SC1.1.1 Defined activity groups

- (a) Defined use terms listed in Table SC1.1.1.2 (Defined activity groups) are able to be clustered into activity groups.
- (b) An activity group listed in column 1 clusters the defined uses terms listed in column 2.
- (c) An activity group is able to be referenced in Part 5 (Tables of Assessment).
- (d) 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

INDEX OF DEFINED ACTIVITY GROUPS	
A. Business activities	B. Industry activities
C. Community activities	D. Entertainment activities
E. Industry activities	F. Recreation activities

Table SC1.1.1.2: Defined activity groups

COLUMN 1 ACTIVITY GROUP	COLUMN 2 USE TERMS
A. Accommodation activities	<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

COLUMN 1 ACTIVITY GROUP	COLUMN 2 USE TERMS
B. Business activities	<ul style="list-style-type: none"> • Bulk landscape supplies • Parking station • Food and drink outlet • Garden centre • Hardware and trade supplies • Office • Outdoor sales • Sales office • Service industry • Shop • Shopping centre • Showroom
C. Community activities	<ul style="list-style-type: none"> • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Detention facility • Educational establishment • Funeral parlour • Health care services • Hospital • Outstation • Place of worship
D. Entertainment activities	<ul style="list-style-type: none"> • Bar • Club • Function facility • Hotel • Nightclub entertainment facility • Theatre • Tourist attraction • Tourist park
E. Industry activities	<ul style="list-style-type: none"> • High impact industry • Low impact industry • Medium impact industry • Noxious and hazardous industries • Research and technology industry • Service industry • Warehouse
F. Recreation activities	<ul style="list-style-type: none"> • Environment facility • Indoor sport and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park

SC1.1.2 Industry thresholds

There are no industry thresholds for the planning scheme.

SC1.2 Administrative terms

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

Table SC1.2.1: Index of administrative terms and definitions

INDEX FOR ADMINISTRATIVE TERMS		
<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Demand unit • Development footprint • Domestic outbuilding 	<ul style="list-style-type: none"> • Dwelling • Gross floor area • Ground-level • Household • Minor building work • Minor electricity infrastructure • Net developable area • Non-resident worker • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ration • Projection area • Secondary dwelling • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Ultimate development • Water netserv plan

Table SC1.2.2: Administrative terms and definitions

COLUMN 1 ADMINISTRATIVE TERM	COLUMN 2 DEFINITION
Adjoining premises	adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	advertising device: (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	average width , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.

COLUMN 1 ADMINISTRATIVE TERM	COLUMN 2 DEFINITION
Base date	base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	basement means a space: (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1 m above ground level.
Boundary clearance	boundary clearance means the distance between a building or structure on-premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is: (a) an architectural or ornamental attachment; or (b) a rainwater fitting. <i>Examples:</i> 1) If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2) If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	building height , of a building, means: (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Demand unit	demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Development footprint	development footprint , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by: (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	domestic outbuilding means a non-habitable class 10a building that is: (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.

COLUMN 1 ADMINISTRATIVE TERM	COLUMN 2 DEFINITION
Dwelling	<p>dwelling means all or part of a building that:</p> <ul style="list-style-type: none"> (a) is used, or capable of being used, as a self-contained residence; and (b) contains: <ul style="list-style-type: none"> (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a washbasin; and (v) facilities for washing clothes.
Gross floor area	<p>gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:</p> <ul style="list-style-type: none"> (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	<p>ground level means:</p> <ul style="list-style-type: none"> (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	<p>household means one or more individuals who:</p> <ul style="list-style-type: none"> (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Minor building work	<p>minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following:</p> <ul style="list-style-type: none"> (a) 50 m²; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	<p>minor electricity infrastructure means development stated in the <i>Planning Regulation 2017</i>, schedule 6 section 26(5).</p>
Net developable area	<p>net developable area, for premises, means the area of the premises that:</p> <ul style="list-style-type: none"> (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.

COLUMN 1 ADMINISTRATIVE TERM	COLUMN 2 DEFINITION
Non-resident worker	<p>non-resident worker means a person who:</p> <p>(a) performs work as part of:</p> <ul style="list-style-type: none"> (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and <p>(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</p> <p><i>Example of a non-resident worker:</i> a person engaged in fly-in/fly-out, or drive-in/drive-out, working arrangements.</p>
Outermost projection	<p>outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is:</p> <ul style="list-style-type: none"> (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumptions	<p>planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.</p>
Plot ratio	<p>plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.</p>
Projection area	<p>projection area means a part of the local government area for which the local government has carried out demand growth projection.</p>
Secondary dwelling	<p>secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.</p>
Service catchment	<p>service catchment means an area serviced by an infrastructure network.</p>
Setback	<p>setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.</p>
Site	<p>site, of development, means the land that the development is to be carried out on.</p> <p><i>Examples:</i></p> <ol style="list-style-type: none"> 1) If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2) If development is to be carried out on part of one lot and part of an adjoining lot, the site of the development is both of those parts.

COLUMN 1 ADMINISTRATIVE TERM	COLUMN 2 DEFINITION
Site cover	<p>site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:</p> <ul style="list-style-type: none"> (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sunshade.
Storey	<p>storey:</p> <ul style="list-style-type: none"> (a) means a space within a building between two floor levels, or a floor level and a ceiling or roof, other than: <ul style="list-style-type: none"> (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartments; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1 m above ground level; and (b) includes— <ul style="list-style-type: none"> (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	<p>temporary use means a use that:</p> <ul style="list-style-type: none"> (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Ultimate development	<p>ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Water netserv plan	<p>water netserv plan means a plan adopted by an SEQ service provider, as defined in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>, under section 99BJ of that Act.</p>

Schedule 2. Mapping

SC 2.1 Map index

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

To view maps visit the Maranoa Regional Council [Planning Schemes and Maps \(maranoa.qld.gov.au\)](http://maranoa.qld.gov.au)

Editor's note: Mapping for the LGIP is contained in Schedule 3 of the planning scheme.

Table SC 2.1.1 Map Index

MAP NUMBER	MAP TITLE	GAZETTAL DATE
<i>Strategic framework maps</i>		
2.2.1	Roma strategic framework map	-
<i>Zone maps</i>		
2.3.1	Whole region zone map	-
2.3.2	Amby zone map	-
2.3.3	Injune zone map	-
2.3.4	Jackson zone map	-
2.3.5	Mitchell zone map	-
2.3.6	Muckadilla zone map	-
2.3.7	Mungallala zone map	-
2.3.8.1	Roma zone map	-
2.3.8.2	Roma town centre zone map	-
2.3.8.3	Roma north west zone map	-
2.3.8.4	Roma north east zone map	-
2.3.8.5	Roma south west zone map	-
2.3.8.6	Roma south east zone map	-
2.3.9	Surat zone map	-
2.3.10	Wallumbilla zone map	-
2.3.11	Yuleba zone map	-
<i>Local plan maps</i>		
2.4.1	Injune local plan map	-
2.4.2	Mitchell local plan map	-
2.4.3	Roma local plan map	-
2.4.4	Surat local plan map	-
2.4.5	Wallumbilla local plan map	-
2.4.6	Yuleba local plan map	-
2.4.7.1	Roma Airport precinct map	-
2.4.7.2	Roma Airport precinct map	-
2.4.8	Roma Central Living precinct map	-
2.4.9	Wallumbilla South gas hub precinct map	-

MAP NUMBER	MAP TITLE	GAZETTAL DATE
Overlay maps		
2.5.1	Agricultural land overlay code refers to the SPP Mapping	-
2.5.2.1	Airport environs overlay map obstacle limitation surface (OLS) – Roma Airport	-
2.5.2.2	Airport environs overlay map light restriction zone and buffer area – Roma Airport	-
2.5.2.3	Airport environs overlay map wildlife hazard buffer area – Roma Airport	-
2.5.3	Biodiversity overlay code refers to the SPP Mapping	-
2.5.4	Bushfire hazard overlay code refers to the SPP Mapping	-
2.5.5.1	Extractive resources overlay code refers to the SPP Mapping	-
2.5.5.2	Mineral, coal and petroleum resources refer to the MinesOnlineMaps	-
2.5.6	Heritage overlay code refers to the SPP Mapping	-
2.5.7.1	Infrastructure overlay code refers to the SPP Mapping	-
2.5.7.2	Infrastructure overlay (Electricity)	
2.5.8	Level one mapping - refer to the SPP Mapping within the Natural hazard section	-
2.5.8.1	Amby flood hazard map 1% AEP	-
2.5.8.2	Injune flood hazard map 1% AEP (DNRM)	-
2.5.8.3	Mitchell flood hazard map 1% AEP	-
2.5.8.4	Muckadilla flood hazard map 1% AEP (DNRM)	-
2.5.8.5	Mungallala flood hazard map 1% AEP (DNRM)	-
2.5.8.6	Roma Flood Hazard Map (Stage 2A 2012 DFE)	
2.5.8.6a	Roma Flood Hazard Map (Stage 2A 2012 DFE) - North	
2.5.8.6b	Roma Flood Hazard Map (Stage 2A 2012 DFE) - South	
2.5.8.7	Surat flood hazard map 1% AEP (DNRM)	-
2.5.8.8	Wallumbilla flood hazard map 1% AEP (DNRM)	-
2.5.8.9	Yuleba flood hazard map 1% AEP (DNRM)	-

Schedule 3. Local Government Infrastructure Plan mapping and supporting material

To view maps visit the Maranoa Regional Council [Planning Schemes and Maps \(maranoa.qld.gov.au\)](http://maranoa.qld.gov.au)

Table SC3.1: Map index

MAP NUMBER	MAP TITLE
Local Government Infrastructure Plan (LGIP) Maps	
LGIP-PIA index	Plans for Trunk Infrastructure- PIA Index Map
LGIP-PIA-01	Plans for Trunk Infrastructure- PIA- Roma
LGIP-PIA-02	Plans for Trunk Infrastructure- PIA- Mitchell
LGIP-PIA-03	Plans for Trunk Infrastructure- PIA- Injune
LGIP-PIA-04	Plans for Trunk Infrastructure- PIA- Surat
LGIP-Water index	Plans for Trunk Infrastructure- Water Index Map
LGIP-W-01	Plans for Trunk Infrastructure- Water- Roma 1
LGIP-W-02	Plans for Trunk Infrastructure- Water- Roma 2
LGIP-W-03	Plans for Trunk Infrastructure- Water- Roma 3
LGIP-W-04	Plans for Trunk Infrastructure- Water- Mitchell
LGIP-W-05	Plans for Trunk Infrastructure- Water- Injune
LGIP-W-06	Plans for Trunk Infrastructure- Water- Surat
LGIP-W-07	Plans for Trunk Infrastructure- Water- Wallumbilla
LGIP-W-08	Plans for Trunk Infrastructure- Water- Yuleba
LGIP-W-09	Plans for Trunk Infrastructure- Water- Amby
LGIP-W-10	Plans for Trunk Infrastructure- Water- Mungallala
LGIP-W-11	Plans for Trunk Infrastructure- Water- Muckadilla
LGIP-W-12	Plans for Trunk Infrastructure- Water- Jackson
LGIP-Sewer-Index	Plans for Trunk Infrastructure- Sewer Index Map
LGIP-S-01	Plans for Trunk Infrastructure- Sewer-Roma
LGIP-S-02	Plans for Trunk Infrastructure- Sewer- Mitchell
LGIP-S-03	Plans for Trunk Infrastructure- Sewer -Injune
LGIP-S-04	Plans for Trunk Infrastructure- Sewer -Surat
LGIP-S-05	Plans for Trunk Infrastructure- Sewer -Amby
LGIP-S-06	Plans for Trunk Infrastructure- Sewer -Mungallala
LGIP- Stormwater Index	Plans for Trunk Infrastructure- Stormwater Index Map
LGIP-SW-01	Plans for Trunk Infrastructure- Stormwater -Roma
LGIP-SW-02	Plans for Trunk Infrastructure- Stormwater - Mitchell
LGIP-SW-03	Plans for Trunk Infrastructure- Stormwater - Injune
LGIP-Transport Index	Plans for Trunk Infrastructure- Transport- Index Map
LGIP - T-01	Plans for Trunk Infrastructure- Transport - Roma
LGIP - T-02	Plans for Trunk Infrastructure - Transport-Mitchell
LGIP - T-03	Plans for Trunk Infrastructure- Transport - Injune

MAP NUMBER	MAP TITLE
LGIP - T-04	Plans for Trunk Infrastructure- Transport - Surat
LGIP - T-05	Plans for Trunk Infrastructure- Transport - Wallumbilla
LGIP - T-06	Plans for Trunk Infrastructure- Transport - Yuleba
LGIP- T-07	Plans for Trunk Infrastructure- Transport - Amby
LGIP- T-08	Plans for Trunk Infrastructure- Transport - Mungallala
LGIP- T-09	Plans for Trunk Infrastructure- Transport - Muckadilla
LGIP- T-10	Plans for Trunk Infrastructure- Transport - Jackson
LGIP-Parks Index	Plans for Trunk Infrastructure- Parks and Community – Index Map
LGIP-PC-01	Plans for Trunk Infrastructure- Parks and Community - Roma
LGIP-PC-02	Plans for Trunk Infrastructure- Parks and Community -Mitchell
LGIP- PC-03	Plans for Trunk Infrastructure- Parks and Community - Injune
LGIP- PC-04	Plans for Trunk Infrastructure- Parks and Community - Surat
LGIP-PC-05	Plans for Trunk Infrastructure- Parks and Community - Wallumbilla
LGIP-PC-06	Plans for Trunk Infrastructure- Parks and Community - Yuleba

Schedule 3 – SC3.2 – Schedule of Works

Refer to: <http://www.maranoa.qld.gov.au/development/Documents/sc3.2-schedule-of-works.pdf>



Local Government Infrastructure Plan Planning Assumptions

June 2018

1.0 Introduction

1.1 Preliminary

This report provides the background information for the planning assumptions contained in the Maranoa Regional Council (MRC) Local Government Infrastructure Plan (LGIP). The planning assumptions form the basis for determining the infrastructure needed to support existing urban development and planned urban growth within the MRC area over the next 10-15 years.

2.0 Priority Infrastructure Area (PIA)

2.1 Defining the Priority Infrastructure Area

The Priority Infrastructure Area (PIA) is an area;

- used, or approved for use, for urban purposes; and
- serviced, or intended to be serviced, by all five infrastructure networks; or
- serviced or intended to be serviced by reticulated water and sewer; or
- accommodates 10 to 15 years of growth for urban purposes; and
- only includes assumed urban development that is trunk infrastructure that is able to be funded at least in part by the local government.

Planning assumptions are used to determine the type, scale and timing of growth for MRC's Priority Infrastructure Area (PIA). Contained within MRC's PIA are a number of geographically separated urban areas being;

- Roma;
- Mitchell;
- Injune; and
- Surat.

These townships have been included in the PIA as they are expected to experience the majority of growth in the planning scheme area and have access to both reticulated water and sewer. Surat has been included in the PIA as despite forecasts for its population to remain relatively stable, should there be any increase in mining activity in the planning scheme area it is likely to see a population increase.

The urban areas forming the PIA are identified on the following maps:

- Roma: LGIP-PIA-01
- Mitchell: LGIP-PIA-02
- Injune: LGIP-PIA-03
- Surat: LGIP-PIA-04

2.2 Areas outside the PIA

Areas located outside of the PIA are broken into urban areas and non-urban areas.

Urban Areas

The urban areas consist of the townships of Wallumbilla, Yuleba, Mungallala, Amby, Muckadilla and Jackson. The urban areas are not anticipated to experience urban growth and/or are not serviced by either reticulated sewer and/or water. Whilst not

meeting the criteria to be included in the PIA, these areas still place a demand on Council infrastructure and its networks.

Non-urban areas

The non-urban areas are areas located outside both the PIA and the urban areas. Non-urban areas are primarily rural in nature and place limited demand on Council infrastructure and its networks; however, the population and the population growth expected in non-urban areas do inform overall population and growth forecasts for the planning scheme area.

2.3 Developable area

For the purposes of the LGIP, the developable area is taken to be the area zoned for development, regardless of hazard overlays or other site constraints. To be clear, where an area is zoned for urban development it is assumed that that area can be developed to the full extent allowed for by the zone despite any Overlay or other constraint. The developable area has been defined on the basis that the planning scheme does not prohibit development.

The zones contained in the planning scheme provide the location of the preferred types of land uses in the planning scheme area. The zones area are identified in Part 6 of the planning scheme, and each zone category provides performance and acceptable outcomes for preferred types of land uses.

3.0 Planning assumptions

3.1 Growth forecast

Population and employment forecasts contained in this report have been derived in part from the Australian Bureau of Statistics (ABS) 2011 Census data. This was the most current census data available when drafting of the LGIP and supporting documents commenced.

It is expected that 2016 Census data will be published by the ABS prior to the adoption of the LGIP. Should there be a need to adjust the LGIP forecasts to align with the 2016 Census data, it is proposed that the LGIP, once adopted, be amended accordingly.

4.0 Planning assumptions – population

4.1 Population growth

Population growth for the MRC area has been determined based on data from the ABS and Queensland Government Statistician’s Office (QGSO), and has been refined to reflect development trends in the local government area. Table 1 shows projected population growth in the region. An Ultimate population has been included in Table 1 which takes into account both developed land and undeveloped land zoned for residential development (ie. future growth).

Table 1: Population projections for the Maranoa Region

YEAR	2011	2016	2021	2026	2031	ULTIMATE
Population projection	13 146	14 124	14 592	15 378	16 254	28 453

4.2 Population growth inside the PIA, urban areas and non-urban areas

The population of Roma (1.1%), Mitchell (0.2%) and Injune (0.2%) is expected to experience slight growth each year to the period to 2031. It is expected that the resident population of Surat will remain relatively stable; however, there is potential for the township to grow in response to any increase in mining activity.

Wallumbilla, Yuleba, Amby, Mungallala, Muckadilla and Jackson will remain relatively stable over this same period. Non-urban areas are expected to experience a slight population growth (0.2%) annually to the period 2031.

Despite the relatively low annual population growth inside the PIA (1.5%) overall, the increase in population is still higher when compared to areas outside the PIA (0.3%) overall. The population increase in the PIA is therefore significantly higher in real terms than areas outside the PIA.

4.3 Ultimate population inside the PIA and urban areas

An ultimate population forecast for the PIA and urban areas has been included based on developable area in the planning scheme. The ultimate population has been calculated using the following formula;

Single detached dwelling urban population

Available residential hectares x 10 dwellings per hectare⁴ x historic household size x 0.90 (percentage single detached dwellings)

Multiple dwelling urban population

Available residential hectares x 10 dwellings per hectare x historic household size x 0.10 (percentage multiple dwellings) x 2.0 (assumed number of dwellings per multiple dwelling)

Ultimate urban population

Single detached dwelling urban population + Multiple dwelling urban population

⁴ Based on developable lot area and required infrastructure per developable hectare, i.e. roads, stormwater, parkland, ect.

4.4 Ultimate population in the non-urban areas

Historically, the population in the non-urban areas (ie. rural areas) has been approximately 28% of the total urban population. On this assumption, 28% of the ultimate urban population has been used in determining the ultimate population in the non-urban areas (recognising that minimum rural lot sizes provided in the planning scheme allow for more densely, yet unrealistic, population forecasts).

Table 2: Projected Population

PIA	PROJECTED POPULATION					
	2011	2016	2021	2026	2031	ULTIMATE POPULATION
Roma	6906	7816	8248	8990	9800	12 134
Mitchell	911	937	944	954	963	5008
Injune	398	407	410	414	418	606
Surat	426	423	416	415	415	1391
Total inside PIA	8641	9583	10 018	10 773	11 596	19 139
URBAN AREA	PROJECTED POPULATION					
Wallumbilla	262	258	252	250	250	1088
Yuleba	212	210	207	205	205	1380
Amby	115	115	115	115	115	253
Mungallala	135	135	135	135	135	142
Muckadilla	60	60	60	60	60	73
Jackson	55	55	55	55	55	154
Total inside urban areas	839	833	824	820	820	3090
NON-URBAN AREA	PROJECTED POPULATION OUTSIDE URBAN AREAS					
Total outside urban areas and PIA	3666	3708	3750	3785	3838	6224
Total population	13 146	14 124	14 592	15 378	16 254	28 453

5.0 Planning assumptions – residential dwellings

5.1 Residential dwelling growth inside the PIA and urban areas

Dwelling growth inside the urban areas varies. It is expected that Roma, Mitchell and Injune will experience slight growth over the period to 2031, while dwelling growth in the remaining townships will remain relatively stable.

For the purposes of the LGIP, the Residential dwelling growth provided for in these Planning Assumptions is intended to capture all of the 'Residential Uses' identified in Table 4.1 of the LGIP.

5.2 Roma

Roma is expected to experience slight residential population growth of 0.2% to the period 2031. The historic average household size for Roma is 2.6 people (ABS Census

data 2011). The general historic dwelling makeup is 90% single detached dwellings and 10% multiple dwellings.

To determine expected residential dwelling growth in Roma to the period 2031 the following formula has been applied:

Dwelling growth = Expected population divided by the average dwelling size of 2.6 people broken into a 90/10 ratio for single/multi-unit dwellings.

5.3 Mitchell

Mitchell is expected to experience slight residential population growth of 0.2% per annum to the period 2031. It assumed for the purposes of the LGIP that dwelling type would be a ratio 90/10 for single/multi-unit dwellings. The historic household size in Mitchell is 2.3

The existing housing stock ABS census data 2011 has been used to determine the number of homes currently in Mitchell. The expected population growth indicates that Mitchell is unlikely to experience any major increase in the number of dwellings to the period 2031. It assumed for the purposes of the LGIP that the dwelling type would be 90/10 for single/multi-unit dwellings.

5.4 Injune

Injune, like Mitchell, is expected to experience residential population growth of 0.2% to the period 2031. The average household size of dwellings in Injune is 2.3. It assumed for the purposes of the LGIP that the dwelling type would be 90/10 for single/multi-unit dwellings.

The existing housing stock (ABS census data 2011), residential development in progress and the expected population growth indicate that Injune is unlikely to experience any major increase in the number of dwellings to the period 2031.

5.5 Surat, Wallumbilla, Yuleba, Amby, Mungallala, Muckadilla, Jackson

The residential population of Surat, Wallumbilla, Yuleba, Amby, Mungallala, Muckadilla, and Jackson is expected to remain relatively stable and it is unlikely that additional housing stock will be required as a result. It is assumed for the purposes of the LGIP that dwelling size would be 2.3 and dwelling type in these townships would be 90/10 for single/multi-unit dwellings. The existing housing stock numbers have been used in the planning assumptions and in most instances the existing housing stock can meet the expected population growth.

5.6 Ultimate projected dwelling growth

The ultimate dwelling growth for the urban areas and non-urban areas has been determined using the following formula;

Detached dwellings

Ultimate population divided by historic household size x 0.90 (percentage single detached dwellings)

Multiple dwellings

Ultimate population divided by historic household size x 0.10 (percentage single detached dwellings)

Non- urban areas

Ultimate population divided by historic household size (2.6)

Table 4: Dwelling forecast outside PIA

PIA	DWELLING TYPE	PROJECTED RESIDENTIAL DWELLING GROWTH INSIDE PIA					
		2011	2016	2021	2026	2031	Ultimate
Roma	Detached	2316	2705	2855	3111	3392	4200
	Multiple	257	301	317	346	377	466
Mitchell	Detached	412	415	415	415	415	1959
	Multiple	46	50	50	50	50	217
Injune	Detached	185	205	205	205	205	237
	Multiple	20	20	20	20	20	26
Surat	Detached	213	213	214	214	214	544
	Multiple	18	18	18	18	18	60
Total Dwellings	Detached	3140	3552	3702	3958	4239	6940
	Multiple	327	375	392	421	452	769
URBAN AREAS	DWELLING TYPE	PROJECTED RESIDENTIAL DWELLING GROWTH INSIDE THE URBAN AREA					
Wallumbilla	Detached	130	130	130	130	130	425
	Multiple	7	7	10	10	10	47
Yuleba	Detached	104	105	105	105	105	540
	Multiple	4	5	5	5	5	60
Amby	Detached	45	45	45	45	45	99
	Multiple	5	5	5	5	5	11
Mungallala	Detached	52	52	52	52	52	55
	Multiple	5	5	5	5	5	6
Muckadilla	Detached	23	23	23	23	23	151
	Multiple	2	2	2	2	2	3
Jackson	Detached	21	21	21	21	21	60
	Multiple	2	2	2	2	2	6
Total Dwellings (inside urban areas)	Detached	375	376	376	376	376	1,330
	Multiple	25	26	29	29	29	133
Total Population (outside PIA)		4031	4070	4114	4150	4179	6224
Total dwellings (outside urban areas)		1550	1565	1582	1596	1607	2393
Total dwellings		5417	5894	6081	6380	6703	11565

6.0 Planning Assumptions – employment and GFA growth

6.1 Employment growth

Employment growth has been determined based on historical trends, aligned to expected population growth.

The employment growth has been determined for residents of the Maranoa region that reside inside the urban area as well as for those areas outside of the urban area. For the purposes of employment forecasts, the townships of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba have all been considered as being inside the urban areas.

The remaining area of the Maranoa region, including the townships of Amby, Mungallala, Muckadilla and Jackson and the rural areas, have been considered as non-urban. These areas historically support employment that does not necessarily lend itself to the LGIP employment categories. A percentage of 31.5% of the total population of those employed in the Maranoa region has been applied to determine the employment level of these areas, which is based on historic employment figures for these areas contained in ABS data.

For the purposes of the LGIP, the Employment growth in these Planning Assumptions is intended to capture all of the 'Non-residential Uses' identified in Table 4.1 of the LGIP.

Table 5: Employment forecasts

PIA	% EMPLOYED	EMPLOYMENT FORECASTS INSIDE THE PIA					
Year		2011	2016	2021	2026	2031	Ultimate
Roma	52%	3577	4064	4289	4675	5096	6309
Mitchell	46%	425	431	434	439	443	2,303
Injune	53%	211	216	217	219	221	321
Surat	45%	193	190	186	186	186	625
Total		4406	4901	5126	5519	5946	9558
URBAN AREA	% EMPLOYED	EMPLOYMENT FORECASTS INSIDE THE URBAN AREA					
Wallumbilla	45%	118	116	113	112	112	489
Yuleba	39%	84	81	80	80	80	538
Total		202	197	193	192	192	1027
OUTSIDE URBAN AREA							
Total population		4396	4435	4479	4515	4568	6846
% employed	31.5%	1384	1397	1410	1422	1448	2156
% POPULATION EMPLOYED							
Total		5992	6495	6729	7133	7586	12 741

6.2 Percentage of population employed per industry

The employment profile has been broken into LGIP Employment categories as a percentage using ABS 2011 census data. This percentage has then been applied to the projected population for each milestone year to determine the number of people that are expected to work in each Employment category to the year 2031. An ultimate employment figure has been included based using ultimate populations figures.

Table 6: Population per LGIP Employment category

URBAN AREA	LGIP EMPLOYMENT CATEGORY	%	POPULATION					Ultimate
			2011	2016	2021	2026	2031	
Roma	Industry	39	1398	1582	1673	1823	1987	2460
	Commercial purposes (office, personal services)	41	1466	1666	1758	1916	2089	2586
	Community purpose/ Education	9	321	365	386	420	458	567
	Retail	8	286	325	343	374	407	504
	Other	3	109	124	130	142	155	192
Mitchell	Industry	50	212	215	217	219	221	1151
	Commercial purposes (office, personal services)	24	106	107	108	109	110	552
	Community purpose/ Education	11	46	47	48	48	49	253
	Retail	10	42	43	43	44	44	230
	Other	5	19	19	18	19	19	117
Injune	Industry	56	120	123	123	124	125	179
	Commercial purposes (office, personal services)	28	59	60	61	61	62	89
	Community purpose/ Education	9	18	19	19	20	20	28
	Retail	3	6	6	6	6	6	9
	Other	4	8	8	8	8	8	16
Surat	Industry	53	102	100	98	98	98	331
	Commercial purposes (office, personal services)	31	58	59	57	57	57	193
	Community purpose/ Education	12	25	23	23	23	23	75
	Retail	2	4	4	4	4	4	12.5
	Other	2	4	4	4	4	4	13.5
Wallumbilla	Industry	39	46	45	44	44	44	190
	Commercial purposes (office, personal services)	44	52	51	50	50	50	215

URBAN AREA	LGIP EMPLOYMENT CATEGORY	%	POPULATION					Ultimate
			2011	2016	2021	2026	2031	
	Community purpose/ Education	11	11	11	11	11	11	53
	Retail	6	7	7	7	7	7	29
	Other	0	0	0	0	0	0	0
Yuleba	Industry	46	38	37	36	36	36	247
	Commercial purposes (office, personal services)	35	29	28	28	28	28	188
	Community purpose/ Education	7	5	5	5	5	5	33
	Retail	3	3	3	3	3	3	16
	Other	10	8	8	8	8	8	54
Total inside urban areas		100	4608	5098	5319	5711	6138	10 585
OUTSIDE URBAN AREA								
Total population			4396	4435	4479	4515	4568	6846
employed		31.5%	1384	1397	,410	1422	1448	2156
POPULATION EMPLOYED								
Total			5992	6495	6729	7133	7586	12 741

6.3 Gross floor area forecast

Car parking standards contained in the relevant planning scheme have been used to determine the amount of GFA required per employee, per Employment category. With limited public transport available within the region, the majority of the population commute to their workplace via personal vehicles. It is therefore assumed that one car parking space is required per employee.

The car parking standards as they relate to the LGIP Employment categories are contained in Table 7.

Table 7: Car parking requirements

LGIP EMPLOYMENT CATEGORY	PARKING SPACE PER GFA
Industry	100 m ²
Commercial Purposes (office, personal services)	30 m ²
Community purpose/Education	50 m ²
Retail	30 m ²

To determine the projected GFA requirements for each Employment category, the number of employees in each LGIP Employment category has been multiplied by the parking requirements (there may be slight discrepancies to reflect whole and realistic GFA figures).

A zero GFA has been applied to the employment category of 'Other' on the assumption that this category does not require office/industrial space (ie. home-based business, subleasing, etc.). For the purposes of calculating GFA the category has been excluded from Table 8 below. A zero GFA has also been applied to non-urban areas on the assumption that the demand places on networks can be adequately captured in the residential dwelling demand assumptions.

Table 8: GFA Requirements per employment category

PIA	LGIP INDUSTRY CATEGORY	GFA (M2)					
		2011	2016	2021	2026	2031	Ultimate
Roma	Industry	139 500	158 400	167 200	182 300	198 700	246 000
	Commercial purposes (office, personal services)	43 980	49 980	52 740	57 480	62 670	77 580
	Community purpose/ Education	16 050	18 250	19 300	21 000	22 900	28 350
	Retail	8580	9750	10 290	11 220	12 210	15 120
Mitchell	Industry	21 200	21 500	21 700	21 900	22 100	115 100
	Commercial purposes (office, personal services)	3180	3210	3240	3270	3300	16 560
	Community purpose/ Education	2300	2350	2400	2400	2450	12 650
	Retail	1260	1290	1290	1320	1320	6900
Injune	Industry	12 000	12 300	12 300	12 400	12 500	17 900
	Commercial purposes (office, personal services)	1770	1800	1830	1830	1860	2670
	Community purpose/ Education	900	950	950	1000	1000	1400
	Retail	180	180	180	180	180	270
Surat	Industry	10 200	10 000	9 800	9 800	9 800	33 100
	Commercial purposes (office, personal services)	1800	1740	1710	1710	1710	5790
	Community purpose/ Education	1150	1100	1100	1100	1100	3750
	Retail	90	90	90	90	90	2,250
Wallumbilla	Industry	4600	4500	4400	4400	4400	19 000
	Commercial purposes (office, personal services)	1560	1530	1500	1500	1500	6450
	Community purpose/ Education	550	550	550	550	550	2650
	Retail	210	210	210	210	210	870
Yuleba	Industry	3800	3700	3600	3600	3600	24 700

PIA	LGIP INDUSTRY CATEGORY	GFA (M2)					
		2011	2016	2021	2026	2031	Ultimate
	Commercial purposes (office, personal services)	870	840	840	840	840	5640
	Community purpose/ Education	250	250	250	250	250	1,650
	Retail	90	90	90	90	90	480
TOTAL		276 070	304 560	317 560	340 440	365 330	646 830

7.0 Infrastructure demand

7.1 Ultimate infrastructure demand

The formula for determining ultimate infrastructure demand for each LGIP category is expressed in Table 9 below.

Table 9: Formula for ultimate infrastructure demand

LGIP CATEGORY	NETWORK
General Residential	Density = 1 hectare divided by minimum lot size (600 m ²) divided by developable lot area divided by 50%
	Water = 3.0 EP per dwelling
	Sewer = 2.6 EP per dwelling
	Vehicle trips per day = 9 vehicle trips per dwelling per day (RTA)
Principal Centre, Major Centre, District Centre (Retail and Commercial)	Density = assume min. lot size of 800 m ² and 90% site coverage
	Sewer = 3.5 EP per 100 m ² of Gross Floor Area (GFA)
	Water = 75 EP per hectare
	Vehicle trips per day = Commercial (80%) = 10 trips / 100 m ² , Retail (20%) = 70 trips / 100 m ²
Industry	Density = Assume 70% of lot area
	Water = 56 EP per hectare
	Sewer = 73.06 per hectare
	Vehicle trips per day = 450 vehicle trips per hectare

Table 10: Infrastructure demands

PIA	PLANNING SCHEME ZONE	DEVELOPABLE AREA (HA)	PLANNED DENSITY		WATER EP/HA	SEWER EP/HA	STORMWATER IMPERVIOUS AREA/HA	OPEN SPACE (HA/PER 1000 PEOPLE)	TRANSPORT
			Residential density (dwellings/ha)	Non-residential plot ratio (%)					
All catchments	Industry	1293		100	56	73.06	0.90		450
	General Residential	859	10		30	26	0.60	1.5	90
	Major Centre (Retail/Commercial breakdown of 20/80 per hectare)	28		100	75	350	0.90		2200
	Principal Centre	31		100	75	350	0.90		2200
	District Centre	6		100	75	350	0.90		2200

8.0 List of supporting documents

Table 11: Supporting documents

ITEM	TITLE	AUTHOR	DATE	ACCESS LINK
1	Queensland Government 2015 edition population projections	Queensland Government Statisticians Office	2015	http://archive.qgso.qld.gov.au/
2	2011 Census Data	Australian Bureau of Statistics	2011	http://www.abs.gov.au/
3	Council Meeting Minutes	MRC	25 Jan 2017	http://maranoa.infocouncil.biz/Open/2017/01/GM_25012017_AGN_389_AT.PDF
4	Capricorn Municipal Development Design Guidelines – Geometric Road Design Guidelines		Jul 2018	http://www.cmdq.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html
5	Capricorn Municipal Development Design Guidelines- Stormwater Drainage Design – Design Guidelines		Sept 2020	http://www.cmdq.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html
6	Capricorn Municipal Development Design Guidelines- Water Supply Network - Design & Construction		Feb 2020	http://www.cmdq.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html
7	Capricorn Municipal Development Design Guidelines - Sewerage Network Design & Construction Guideline		Oct 2018	http://www.cmdq.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html



Local Government Infrastructure Plan Sewer Assumptions

June 2018

1.0 Introduction

1.1 Preliminary

This report provides the background information for determining the sewer infrastructure needed to support urban development and planned urban growth within the sewer catchment area of the Maranoa Regional Council (MRC) over the next 10-15 years.

2.0 Catchment areas

2.1 Catchment areas

The sewer service catchment area includes the following areas:

- Roma;
- Mitchell;
- Injune;
- Surat;
- Amby; and
- Mungallala.

The sewer service catchment area is shown on the following maps;

- LGIP Sewer Index
- Roma S-01
- Mitchell: S-02
- Injune: S-03
- Surat: S-04
- Amby S-05
- Mungallala S-06

3.0 Assumptions – sewer

3.1 Sewer assumptions

To determine the sewer usage for each of the land use categories contained in the LGIP, service levels contained in the *Capricorn Municipal Development Guidelines – Sewerage Network – Design & Construction Design Guideline Rev H January 2017* (referred herein as CMDG – Sewerage Network) have been used in combination with population forecasts and anticipated growth of urban areas expressed in hectares (where applicable), as contained in the *Local Government Infrastructure Plan Planning Assumptions November 2017*.

3.2 Demand assumptions for residential sewer supply

The CMDG - Sewerage Network assumes a sewer water demand of 200 litres per day (dry weather flow) for each Equivalent Person (EP) in the Maranoa region. For the purposes of the sewer network, 2.6 EP per residential dwelling unit has been assumed (based on typical loadings per detached dwelling in the CMDG-Sewerage Network).

This demand has been applied regardless of dwelling type (ie. it has been applied at the same rate for detached and attached dwellings).

The formula for determining total sewer demand for residential use is expressed as follows;

$$(2.6 \times \text{dwelling units}) = \text{residential sewer demand expressed as EP}$$

$$(\text{EP sewer demand} \times 200\text{lt}) = \text{sewer supply demand expressed in litres per day}$$

The projected residential sewer usage inside each catchment area is expressed as EP and litres used per day in Table 1 below.

Table 1: Projected Residential wastewater usage

CATCHMENT AREA		PROJECTED RESIDENTIAL SEWER DEMAND					
		2011	2016	2021	2026	2031	Ultimate
Roma	Dwelling Units	2573	3006	3172	3457	3769	4666
	Waste water supply demand (ltr/per day)	1 337 960	1 563 120	1 649 440	1 797 640	1 959 880	2 426 320
	Waste water supply demand (EP)	6689.8	7815.6	8247.2	8988.2	9799.4	12 131.6
Mitchell	Dwelling units	458	465	465	465	465	2176
	Waste water supply demand (ltr/per day)	238 160	241 800	241 800	241 800	241 800	1 131 520
	Waste water supply demand (EP)	1190.8	1209	1209	1209	1209	5657
Injune	Dwelling units	205	225	225	225	225	263
	Waste water supply demand (ltr/per day)	106 600	117 000	117 000	117 000	117 000	136 760
	Waste water supply demand (EP)	533	585	585	585	585	683
Surat	Dwelling units	231	231	231	231	231	604
	Waste water supply demand (ltr/per day)	120 120	120 120	120 120	120 120	120 120	314 080
	Waste water supply demand (EP)	600.6	600.6	600.6	600.6	600.6	1570
Amby	Dwelling units	50	50	50	50	50	110
	Waste water supply demand (ltr/per day)	26 000	26 000	26 000	26 000	26 000	57 200
	Waste water supply demand (EP)	130	130	130	130	130	286
Mungallala	Dwelling units	57	57	57	57	57	61
	Waste water supply demand (ltr/per day)	29 600	29 600	29 600	29 600	29 600	3600
	Waste water supply demand (EP)	148	148	148	148	148	158

3.3 Demand assumptions for non-residential sewer supply

The CMDG - Sewerage Network assumes a sewer water demand of 200 litres per day for each Equivalent Person (EP). For Industrial, Commercial and Community/Recreation Uses EP is calculated on a gross hectare basis. Educational institutions are calculated per student and Hospitals/Nursing homes are calculated per bed.

The townships of Amby and Mungallala do not generate sufficient demand on the sewer network from a non-residential land use perspective to warrant including them in this category. For the purposes of the LGIP, the demand placed on the sewer network from Amby and Mungallala is assumed to be captured in the residential sewer demand assumptions.

The category of 'Other' (which is included in the Local Government Infrastructure Plan June 2018) has also been excluded from the non-residential sewer demand assumptions. The demand generated by this category of non-residential land use is inconsequential and is likely to be captured in other non-residential land use categories given the nature of these types of activities (ie. home-based business, sublets).

3.3.1 Industrial sewer supply demand

The CMDG assumes 73.06 EP per gross hectare of industrial GFA for the purposes of sewer loadings. The industrial GFA for each catchment area is contained in the Local Government Infrastructure Plan Planning Assumptions Version 1.

The formula for determining industrial sewer usage for the purposes of the LGIP is expressed as follows:

$$(Industrial\ GFA\ (ha) \times 73.06) = industrial\ sewer\ demand\ expressed\ as\ EP$$

$$(EP\ sewer\ demand \times 200lt) = sewer\ supply\ demand\ expressed\ in\ litres\ per\ day$$

The projected Industrial sewer usage inside the catchment areas is expressed as EP and in litres used per day in Table 2 below.

Table 2 – Projected sewer supply demand for Industrial uses

CATCHMENT AREA		PROJECTED SEWER DEMAND					
		2011	2016	2021	2026	2031	ULTIMATE
Roma	Industrial GFA (ha)	13.9	15.8	16.7	18.2	19.8	24.6
	Waste water usage (EP)	203 106.8	230 869.6	244 020.4	265 938.4	289 317.6	359 455
	Waste water usage (EP)	1 015.53	1 154.35	1 220.10	1 329.69	1 446.58	1 797.27
Mitchell	Industrial GFA (ha)	2.1	2.1	2.2	2.2	2.2	11.5
	Waste water usage (EP)	30 685.2	30 685.2	32 146.4	32 146.4	32 146.4	168 038
	Waste water usage (EP)	153.42	153.42	160.73	160.73	160.73	840.19
Injune	Industrial GFA (ha)	1.2	1.2	1.2	1.2	1.2	1.7
	Waste water usage (EP/ltrs/ per day)	17 534.4	17 534.4	17 534.4	17 534.4	17 534.4	24 840
	Waste water usage (EP)	87.67	87.67	87.67	87.67	87.67	124
Surat	Industrial GFA (ha)	1	1	.98	.98	.98	3.3
	Waste water usage (EP)	14 612	14 612	14 319.76	14 319.76	14 319.76	48 219
	Waste water usage (EP)	73.06	73.06	71.6	71.6	71.6	241

3.3.2 Commercial sewer supply demand

An average of 3.5 EP per 100 m² of Commercial GFA has been assumed for the purposes of sewer loadings. This figure is an average of the applicable sewer loading contained in the CMDG – Sewer Network for commercial activities. The commercial GFA for the catchment area is contained in the LGIP- Planning Assumptions. The average wastewater usage is 200 litres per person per day.

The formula for determining commercial sewer usage for the purposes of the LGIP is expressed as follows:

$$(Commercial\ GFA/100\ m^2 \times 3.5) = commercial\ sewer\ demand\ expressed\ as\ EP$$

$$(EP\ wastewater\ demand \times 200\ litres) = sewer\ supply\ demand\ expressed\ in\ litres\ per\ day$$

The projected Commercial sewer usage inside the catchment area is expressed as EP and in litres used per day in Table 3 below.

Table 3 – Projected sewer supply demand for Commercial uses

CATCHMENT AREA		PROJECTED SEWER DEMAND INSIDE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Commercial GFA (sqm)	52 560	58 000	62 000	68 000	74 000	92 700
	Waste water usage (ltr/per day)	367 920	406 000	434 000	476 000	518 000	648 900
	Waste water usage (EP/ per day)	1839	2030	2170	2380	2590	3244.5
Mitchell	Commercial GFA (sqm)	4440	4500	4530	4590	4620	23 460
	Waste water usage (ltr/per day)	31 080	31 500	31 700	32 130	32 340	164220
	Waste water usage (EP)	155.4	157.5	158.5	160.65	161.7	821
Injune	Commercial GFA (sqm)	1950	1980	2010	2010	2010	2940
	Waste water usage (ltr/per day)	13 650	13 860	14 070	14 070	14 070	20 580
	Waste water usage (EP)	68.25	69.3	70.35	70.35	70.35	102.9
Surat	Commercial GFA (sqm)	1890	1890	2000	2000	2000	5790
	Waste water usage (ltr/per day)	12 600	12 600	14 000	14 000	14 000	40 530
	Waste water usage (EP)	63	63	70	70	70	202.65

3.3.3 Educational sewer supply demand

For the purposes of sewer loading for Educational institutions an average of 0.39 EP per student has been assumed. This has been determined by averaging the sewer loading contained in the CMDG- Sewerage Network for Education uses.

The number of students has been determined using 2011 Census Data and is contained in the LGIP - Planning Assumptions. The student population has been assumed for each milestone year up to 2031, based on the percentage of the population enrolled in the year 2011 (ie. 31%). This percentage has been applied to the total estimated population for each catchment area for the years 2016, 2021, 2026 and 2031 and ultimate population to determine the total number of students for each of these milestone years. The projected Educational sewer usage inside the catchment areas is shown in Table 4 below.

The formula for determining water usage for Educational Institutions is expressed as below;

$$(\text{Students} \times 0.39) = \text{sewer demand expressed as EP}$$

$$(\text{EP water demand} \times 200 \text{ litres}) = \text{sewer supply demand expressed in litres per day}$$

Table 4 – Projected wastewater supply demand for Education uses

CATCHMENT AREA		PROJECTED SEWER DEMAND					
		2011	2016	2021	2026	2031	Ultimate
Roma	Education (students)	2163	2423	2557	2787	3038	3761
	Waste water usage (ltr/per day)	168 714	188 994	199 446	217 386	236 964	293 358
	Waste water usage (EP)	843.57	944.97	997.23	1086.93	1184.82	1466.79
Mitchell	Education (students)	197	197	198	200	202	1,552
	Waste water usage (ltr/per day)	15 366	15 366	15 444	15 600	15 756	121 056
	Waste water usage (EP)	76.83	76.83	77.22	78	78.78	605
Injune	Education (students)	84	85	86	87	88	187
	Waste water usage (ltr/per day)	6 552	6 630	6 708	6 786	6 864	14 580
	Waste water usage (EP)	32.76	33.15	33.54	33.93	34.32	72.9
Surat	Education (students)	116	114	112	112	112	431
	Waste water usage (ltr/per day)	9048	8892	8736	8736	8736	33 618
	Waste water usage (EP)	45.24	44.46	43.68	43.68	43.68	168

3.3.4 Hospitals and nursing home sewer use

The CMDG assumes 1.4 EP per hospital bed and 1.56 per nursing home bed. An average of 1.5 EP has been assumed for hospital and nursing home beds for the purposes of determining sewer loadings. The number of beds for the catchment area has been assumed on the size of current facilities, population forecasts and Queensland Health Hospital size categories. It is assumed that Mitchell, Injune and Surat will have capacity for 50 beds or less to the period 2031 and Roma will have capacity for 50-100 beds. The maximum assumed number of beds has been considered in sewer assumptions. The average sewer water usage is 200 litres per day per EP.

The formula for determining sewer use in Hospitals and Nursing Homes is expressed as follows;

$$(1.5 \times \text{number of beds}) = \text{hospital and nursing home sewer demand expressed as EP}$$

$$(\text{EP sewer demand} \times 200 \text{ litres}) = \text{sewer demand expressed in litres per day}$$

The projected Hospital and nursing home sewer usage inside the catchment area are expressed as EP and in litres used per day in Table 5 below.

Table 5 – Projected wastewater supply demand for Hospital and Nursing home uses

CATCHMENT AREA		PROJECTED WASTE WATER DEMAND					
		2011	2016	2021	2026	2031	Ultimate
Roma	Number of beds	100	100	100	100	100	100
	Waste water usage (ltr/per day)	30 000	30 000	30 000	30 000	30 000	30 000
	Waste water usage (EP)	150	150	150	150	150	150
Mitchell	Number of beds	50	50	50	50	50	50
	Waste water usage (ltr/per day)	15 000	15 000	15 000	15 000	15 000	15 000
	Waste water usage (EP)	75	75	75	75	75	75
Injune	Number of beds	50	50	50	50	50	50
	Waste water usage (ltr/per day)	15 000	15 000	15 000	15 000	15 000	15 000
	Waste water usage (EP)	75	75	75	75	75	75
Surat	Number of beds	50	50	50	50	50	50
	Waste water usage (ltr/per day)	15 000	15 000	15 000	15 000	15 000	15 000
	Waste water usage (EP)	75	75	75	75	75	75

3.3.5 Community and Recreation Purpose

For the purposes of the LGIP sewer loading for community and recreation uses has been excluded. This has been done on the basis that sewer loading from these uses are inconsequential given the relatively low scale of use in each of the catchment areas.

3.3.6 Demand assumptions for non-residential sewer supply

The demand for non-residential sewer has been determined based on the cumulative use of sewer use for all non-residential land use categories.

The formula for determining total non-residential sewer use is expressed as:

$$(industrial + commercial + educational + community and recreation + hospitals and nursing home) = non-residential waste water supply demand$$

The projected non-residential wastewater usage inside the catchment area is expressed as EP and in litres used per day in Table 6 below.

Table 6 – Projected waste water supply demand for Non-residential uses

CATCHMENT AREA		PROJECTED NON-RESIDENTIAL WASTE WATER DEMAND					
Year		2011	2016	2021	2026	2031	Ultimate
Roma	Total non-residential waste water (EP)	3548.4	4279.32	4537.33	4946.62	5371.4	6658.5
	Waste water usage (ltr/per day)	709 680	855 864	907 466	989 342	1 074 280	1 331 700
Mitchell	Total non-residential (EP)	460.65	462.75	471.45	474.38	476.21	2341.2
	Water usage (ltr/per day)	92 130	92 550	94 290	94 876	95 242	468 200
Injune	Total non-residential (EP)	263.68	265.12	265.56	266.95	266.34	373
	Water usage (ltr/per day)	52 736	53 024	53 112	53 390	53 368	74 600
Surat	Total non-residential (EP)	231.3	255.52	260.28	260.28	260.28	686.6
	Water usage (ltr/per day)	46 260	51 104	52 056	52 056	52 056	137 330

3.3.7 Existing and projected demand for the sewer network

The total demand for existing and projected sewer network is the sum of residential sewer supply demand plus the non-residential sewer supply demand. The projected demands are shown in the Table 7 below.

Table 7 Existing and projected demand for the sewer network

SERVICE CATCHMENT	EXISTING AND PROJECTED DEMAND (EP)				
	2016	2021	2026	2031	Ultimate
Roma	12 094.92	12 784.53	13 934.82	15 170.8	18 790.1
Mitchell	1671.75	1680.45	1683.38	1685.21	7998.2
Injune	850.12	850.56	851.95	851.34	1056
Surat	856.12	860.88	860.88	860.88	2256.6
Amby	130	130	130	130	286
Mungallala	148	148	148	148	158

4.0 Desired level of service

The desired level of service, targets and key performance indicators are shown in the Tables below.

Table 8 – Desired level of service – design criteria

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Reliability/continuity of supply	Design the sewer network in accordance with adopted standards to provide reliable sewerage collection, treatment and disposal	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Design and Construction Guidelines</i>
Quality of treatment	All development is provided with a reliable and effective sewerage service that is adequate for the intended use.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Design and Construction Guidelines</i> • <i>Compliance with the requirements of the Environmental Protection Act 1994</i> • <i>Environmental Authority</i>
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with applicable statutory requirements and community expectations.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Environmental Protection Act 1994</i> • <i>Environmental Authority</i>

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Effluent reuse	Reuse effluent wherever practicable and in accordance with regulatory provisions and community expectations.	<ul style="list-style-type: none"> • <i>The Water Supply (Safety and Reliability) Act 2008</i> • <i>Environmental Protection Act 1994</i> • <i>Queensland Water Recycling Guidelines - December 2005</i> • <i>Environmental Authority</i>
Infrastructure design/planning standards	Design the sewerage network to comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Design and Construction Guidelines</i> • <i>Capricorn Municipal Development Guidelines – Design and Construction Guidelines</i>

Table 9 – Desired level of service – performance measures

CRITERIA	PERFORMANCE MEASURE										
Average dry weather flow	200 litres per day per equivalent person										
Pumping Station and Rising Mains											
Minimum velocity	1.5m/s										
Maximum velocity	3.5m/s										
Gravity Mains											
Minimum velocity	0.7m/s										
Maximum velocity	2.0 m/s										
Minimum grade	<table border="1"> <thead> <tr> <th>Sewer Size (mm)</th> <th>Minimum Grade</th> </tr> </thead> <tbody> <tr> <td>150</td> <td>1:150</td> </tr> <tr> <td>225</td> <td>1:290</td> </tr> <tr> <td>300</td> <td>1:420</td> </tr> <tr> <td>375</td> <td>1:570</td> </tr> </tbody> </table>	Sewer Size (mm)	Minimum Grade	150	1:150	225	1:290	300	1:420	375	1:570
Sewer Size (mm)	Minimum Grade										
150	1:150										
225	1:290										
300	1:420										
375	1:570										

5.0 Definitions of Trunk Infrastructure

5.1 Sewer Trunk Mains

Trunk mains are defined as sewer mains greater than 150 mm.

5.2 Sewer Trunk Assets

Are defined as:

- Pumping stations;
- Manholes; and
- Treatment Plants.

5.3 Network and network planning

Existing and proposed sewerage trunk mains and sewerage trunk assets are shown for each catchment area on the following maps:

- LGIP – Sewer Index
- Roma S-01
- Mitchell: S-02
- Injune: S-03
- Surat: S-04
- Amby S-05
- Mungallala S-06

6.0 Network planning and modelling

An annual budget is allocated to Council's wastewater network. The schedule of works for the wastewater network is determined annually upon adoption of Council's budget at the commencement of each financial year.

Council will continue to maintain the wastewater network to a standard set by resource and budgetary constraints applicable within each financial year. Upgrade, renewal and maintenance works will be scheduled as funds and resources allow.

A tentative ten year plan has been developed and is included in the Schedule of works in Section 8.0 of this report.

7.0 Network costing and valuation methodology

Costings for both the existing and future network passive assets (pipes) were calculated based on unit rates used for asset valuation exercises in 2016.

8.0 Schedule of works

Table 10 – Schedule of works

MAP REFERENCE	PROJECT ID	PROJECT DESCRIPTION	YEAR	COMMENTS	COST
S-01	18388	Roma - Major Street – Sewer main diversion – Gregory Street	2017/18		\$920 180
S-02	18887	Roma - Major Street – Sewer main diversion	2017/18		\$200 000
S-03		Roma – STP Anaerobic Ponds	2021/22		\$1 445 000
S-04		Roma - STP-12000EP development application and planning	2018/19		\$200 000
S-05		Roma – STP Maturation Pond 1	2025/26		\$850 000
Total cost					\$3 615 180

9.0 List of supporting documents

Table 11 – Supporting documents

ITEM	TITLE	AUTHOR	DATE	ACCESS LINK
1	<i>Capricorn Municipal Development Guidelines – Sewerage System D12 – Guideline</i>		Oct 2018	http://www.cmdg.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html
2	Planning Assumptions	MRC	June 2018	
3	Maranoa Regional Council Budget Papers		2017/18	http://www.maranoa.qld.gov.au/council/budgets



Local Government Infrastructure Plan Water Assumptions

June 2018

1.0 Introduction

1.1 Preliminary

This report provides the background information for determining the water infrastructure needed to support urban development and planned urban growth within Maranoa Regional Council's (MRC) water catchment area over the next 10-15 years.

2.0 Catchment areas

2.1 Catchment areas

The water service catchment area includes the following areas:

- Roma;
- Mitchell;
- Injune;
- Surat;
- Wallumbilla;
- Yuleba;
- Amby;
- Mungallala;
- Muckadilla; and
- Jackson.

The water service catchment area is shown on the following maps;

- LGIP – Water Index
- Roma: W-01
W-02
W-03
- Mitchell: W-04
- Injune: W-05
- Surat: W-06
- Wallumbilla: W-07
- Yuleba: W-08
- Amby: W-09
- Mungallala: W-10
- Muckadilla: W-11
- Jackson: W-12

3.0 Assumptions – water supply demand

3.1 Water assumptions

To determine the water usage for each of the land use categories contained in the LGIP, service levels contained in the Capricorn Municipal Development Guidelines – Water Supply Network – Design & Construction Guideline Rev F Oct 2016 (referred to herein as CMDG – Water Supply Network) have been used in combination with population forecasts and anticipated growth of urban areas (where applicable) expressed in hectares (ha), as contained in the Local Government Infrastructure Plan Planning Assumptions Version 1.

3.2 Demand assumptions for residential water supply

The CMDG - Water Supply Network assumes a water demand of 650 litres per day for each Equivalent Person (EP) in the Maranoa region.

It is assumed that each dwelling unit has 3 EP. This is based on the figures contained in CMDG - Water Supply Network.

The water supply demand for residential uses has been determined using CMDG standards and the residential dwelling forecasts contained in the Local Government Infrastructure Plan Planning Assumptions June 2018.

The formula for determining the water supply demand is expressed as follows;

$$(EP \times \text{number of dwellings}) = \text{water demand expressed as EP}$$

$$(EP \text{ water demand} \times 650 \text{ litres}) = \text{water supply demand expressed in litres per day}$$

The projected water use is expressed in Table 1 below as both EP and in litres used per day.

Table 1 – Projected water service levels for residential uses

CATCHMENT AREA	UNIT OF MEASURE	PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Dwelling units	2573	3006	3172	3457	3769	4666
	Water usage (ltr/per day)	5 017 350	5 861 700	6 18 ,499	6 741 150	7 349 550	9 098 700
	Water usage (EP)	7719	9018	9516	10 371	11 307	13 998
Mitchell	Dwelling units	458	465	465	465	465	2,176
	Water usage (ltr/per day)	893 100	906 750	906 750	906 750	906 750	4 243 200
	Water usage (EP)	,374	1395	1395	1395	1395	6538
Injune	Dwelling units	205	225	225	225	225	263
	Water usage (ltr/per day)	399 750	438 750	438 750	438 750	438 750	512 850
	Water usage (EP)	615	675	675	675	675	789

CATCHMENT AREA	UNIT OF MEASURE	PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Surat	Dwelling units	231	231	231	231	231	604
	Water usage (ltr/per day)	450 450	450 450	450 450	450 450	450 450	1 177 800
	Water usage (EP)	693	693	693	693	693	1812
Wallumbilla	Dwelling units	137	137	140	140	140	472
	Water usage (ltr/per day)	267 150	267 150	273 000	273 000	273 000	920 400
	Water usage (EP)	411	411	420	420	420	1,416
Yuleba	Dwelling units	109	105	105	105	105	600
	Water usage (ltr/per day)	212 550	204 750	204 750	204 750	204 750	1 170 000
	Water usage (EP)	327	315	315	315	315	1800
Amby	Dwelling Units	50	50	50	50	50	110
	Water usage (ltr/per day)	90 000	90 000	90 000	90 000	90 000	214 500
	Water usage (EP)	150	150	150	150	150	330
Jackson	Dwelling Units	40	40	40	40	40	67
	Water usage (ltr/per day)	72 000	72 000	72 000	72 000	72 000	120 600
	Water usage (EP)	120	120	120	120	120	201
Muckadilla	Dwelling Units	31	31	31	31	31	32
	Water usage (ltr/per day)	55 800	55 800	55 800	55 800	55 800	57 600
	Water usage (EP)	93	93	93	93	93	96
Mungallala	Dwelling Units	58	58	58	58	58	61
	Water usage (ltr/per day)	113 100	113 100	113 100	113 100	113 100	118 950
	Water usage (EP)	174	174	174	174	174	183

3.3 Demand assumptions for Non-residential water supply demand

The CMDG - Water Supply Network assumes a water demand of 650 litres per day for each Equivalent Person (EP). For Industrial, Commercial and Community/Recreation Uses the EP is calculated on GFA expressed as a gross hectare. Educational institutions are calculated per student. Hospitals and Nursing homes are calculated per bed.

The townships of Amby, Mungallala, Muckadilla and Jackson have been excluded from the non-residential water assumptions on the basis that the demand placed on the

water service network from these areas is adequately captured in residential water demand.

The category of 'Other' (which is included in the Local Government Infrastructure Plan June 2018) has also been excluded from the non-residential water demand assumptions on the assumption that this category is likely to be captured in other non-residential land use categories (ie. home-based business, sublets).

3.3.1 Industrial water usage

The CMDG assumes 56 EP per gross hectare of Industrial GFA. The industrial GFA for the catchment areas is contained in the Local Government Infrastructure Plan Planning Assumptions June 2018.

The formula for determining industrial water usage for the purposes of the LGIP is expressed as follows;

$$(industrial\ GFA \times 56) = water\ demand\ expressed\ as\ EP$$

$$(EP\ water\ demand \times 650\ litres) = water\ supply\ demand\ expressed\ in\ litres\ per\ day$$

The water supply demand for industrial uses is expressed as EP and litres used per day in Table 2 below.

Table 2 – Projected water service levels for Industrial uses

CATCHMENT AREA	UNIT OF MEASURE	PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Industrial GFA (ha)	13.9	15.8	16.7	18.2	19.8	24.6
	Water usage (ltr/per day)	505 960	575 120	607 880	662 480	720 720	895 440
	Water usage (EP)	778.4	884.8	935.2	1,019.2	1,108.8	1,377.6
Mitchell	Industrial GFA (ha)	2.1	2.1	2.2	2.2	2.2	11.5
	Water usage (ltr/per day)	76 440	76 440	80 080	80 080	80 080	418 600
	Water usage (EP)	117.6	117.6	123.2	123.2	123.2	644
Injune	Industrial GFA (ha)	1.2	1.2	1.2	1.2	1.2	1.8
	Water usage (ltr/per day)	43 680	43 680	43 680	43 680	43 680	65 520
	Water usage (EP)	67.2	67.2	67.2	67.2	67.2	100.8
Surat	Industrial GFA (ha)	1	1	.98	.98	.98	3.3
	Water usage (ltr/per day)	36 400	36 400	35 672	35 672	35 672	120 120
	Water usage (EP)	56	56	54.88	54.88	54.88	184.80
Wallumbilla	Industrial GFA (ha)	0.46	.46	.44	.44	.44	1.9
	Water usage (ltr/per day)	16 744	16 744	16 016	16 016	16 016	69 160
	Water usage (EP)	25.76	25.76	24.64	24.64	24.64	106.4
Yuleba	Industrial GFA (ha)	0.38	0.37	0.36	0.36	0.36	2.4
	Water usage (ltr/per day)	13 832	13 468	13 104	13 104	13 104	87 360
	Water usage (EP)	21.28	20.72	20.16	20.16	20.16	134.4

3.3.2 Commercial water usage

The CMDG assumes 75 EP per gross hectare of Commercial GFA. The Commercial GFA for each catchment area is contained in the Local Government Planning Assumptions June 2018

The formula for determining commercial water usage for the purposes of the LGIP is expressed as follows;

$$(75 \times \text{commercial gross floor area (ha)}) = \text{water demand expressed as EP}$$

$$(\text{EP water demand} \times 650 \text{ litres}) = \text{water supply demand expressed in litres per day}$$

The water supply demand for commercial uses is expressed as EP and in litres used per day in Table 3 below.

Table 3 – Projected water service levels for Commercial uses

CATCHMENT AREA	UNIT OF MEASURE	PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Commercial GFA (ha)	5.2	5.8	6.2	6.8	7.4	9.2
	Water usage (ltr/per day)	256 230	282 750	302 250	331 500	360 750	448 500
	Water usage (EP)	394.2	435	465	510	555	690
Mitchell	Commercial GFA (ha)	0.44	0.44	0.44	0.45	0.45	2.3
	Water usage (ltr/per day)	21 450	21 450	21 450	21 937.5	21 937.5	112 125
	Water usage (EP)	33	33	33	33.75	33.75	172.5
Injune	Commercial GFA (ha)	1.9	.19	.20	.20	.20	.29
	Water usage (ltr/per day)	9262.5	9262.5	9750	9750	9750	14 137.5
	Water usage (EP)	14.25	14.25	15	15	15	21.75
Surat	Commercial GFA (ha)	0.18	0.18	0.20	0.20	0.20	.57
	Water usage (ltr/per day)	8775	8775	9750	9750	9750	27 787
	Water usage (EP)	13.5	13.5	15	15	15	42.75
Wallumbilla	Commercial GFA (ha)	0.17	0.17	0.17	0.17	0.17	0.73
	Water usage (ltr/per day)	8287.5	8287.5	8287.5	8287.5	8287.5	35 587
	Water usage (EP)	12.75	12.75	12.75	12.75	12.75	54.75
Yuleba	Commercial GFA (ha)	0.093	0.093	0.093	0.093	0.093	0.61
	Water usage (ltr/per day)	4485	4485	4485	4485	4485	29 835
	Water usage (EP)	6.9	6.9	6.9	6.9	6.9	45.9

3.3.3 Educational water usage

The CMDG assumes 0.2 EP per student. The number of students has been determined using 2011 Census Data.

The student population has been assumed for each milestone year up to 2031, based on the percentage of the population enrolled in the year 2011 (ie. 31%). This percentage has been applied to the total estimated population for each catchment area for the years 2016, 2021, 2026 and 2031 to determine the total number of students for each of these milestone years.

The formula for determining water usage for Educational Institutions is expressed as follows;

$$(Students \times 0.2) = \text{water demand expressed as EP}$$

$$(EP \text{ water demand} \times 650 \text{ litres}) = \text{water supply demand expressed in litres per day}$$

The projected Educational water usage inside each catchment area is expressed as EP and in litres used per day in Table 4 below.

Table 4 – Projected water service levels for Educational uses

CATCHMENT AREA		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Education (students)	2163	2423	2557	2787	3038	3761
	Water usage (ltr/per day)	281 190	314 990	332 410	362 310	394 940	488 930
	Water usage (EP)	432	484.6	511.4	557.4	607.6	752.2
Mitchell	Education (students)	197	197	198	200	202	1,552
	Water usage (ltr/per day)	25 610	25 610	25 740	26 000	26 000	201 760
	Water usage (EP)	39.4	39.4	39.6	40	40	310
Injune	Education (students)	84	85	86	87	88	187
	Water usage (ltr/per day)	10 920	11 050	11 180	11 310	11 440	24 310
	Water usage (EP)	16.8	17	17.2	17.4	17.6	37.4
Surat	Education (students)	116	114	112	112	112	431
	Water usage (ltr/per day)	15 080	14 820	14 560	14 560	14 560	56 030
	Water usage (EP)	23.2	22.8	22.4	22.4	22.4	86.2

CATCHMENT AREA		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Wallumbilla	Education (students)	64	64	63	62	62	337
	Water usage (ltr/per day)	8320	8320	8190	8060	8060	43 810
	Water usage (EP/ltrs/ per day)	12.8	12.8	12.6	12.4	12.4	67.4
Yuleba	Education (students)	54	52	51	51	51	427
	Water usage (ltr/per day)	7020	6760	6630	6630	6630	55 614
	Water usage (EP)	10.8	10.4	10.2	10.2	10.2	85

3.3.4 Community and recreation water usage

The CMDG assumes 56 EP per gross hectare of the recreational reserve. The recreational reserve for catchment areas has been determined using the Local Government Infrastructure Plan Planning Assumptions June 2018.

Council maintains an inventory of community and recreation land that is irrigated. Community and recreation areas that are not irrigated have been excluded for the purposes of calculating water demand for community and recreation purposes in the catchment areas.

It is not expected that there will be any additional community or recreation requirements in the period up to 2031.

The formula for determining water usage for Educational Institutions is expressed as follows;

$$(56 \times \text{gross hectare}) = \text{water demand expressed as EP}$$

$$(\text{EP water demand} \times 650 \text{ litres}) = \text{water supply demand expressed in litres per day}$$

The projected Community and recreational water usage inside the catchment areas is expressed as EP and in litres used per day in Table 5 below.

Table 5 – Projected water service levels for Community and recreational uses

CATCHMENT AREA		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Community Purpose (watered ha)	17.5	17.5	17.5	17.5	17.5	17.5
	Water usage (ltr/per day)	637 000	637 000	637 000	637 000	637 000	637 000
	Water usage (EP)	980	980	980	980	980	980
Mitchell	Community purpose (ha)	7.3	7.3	7.3	7.3	7.3	7.3
	Water usage (ltr/per day)	265 720	265 720	265 720	265 720	265 720	265 720
	Water usage (EP)	408.8	408.8	408.8	408.8	408.8	408.8
Injune	Community Purpose (ha)	11.46	11.46	11.46	11.46	11.46	11.46
	Water usage (ltr/per day)	417 300	417 300	417 300	417 300	417 300	417 300
	Water usage (EP)	642.08	642.08	642.08	642.08	642.08	642.08

CATCHMENT AREA		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Surat	Community Purpose (ha)	7.94	7.94	7.94	7.94	7.94	7.94
	Water usage (ltr/per day)	278 096	278 096	278 096	278 096	278 096	278 096
	Water usage (EP)	427.84	427.84	427.84	427.84	427.84	427.84
Wallumbilla	Community (Purpose)	0.16	0.16	0.16	0.16	0.16	0.16
	Water usage (ltr/per day)	5944.12	5944.12	5944.12	5944.12	5944.12	5944.12
	Water usage (EP)	9.1	9.1	9.1	9.1	9.1	9.1
Yuleba	Community Purpose	0.14	0.14	0.14	0.14	0.14	0.14
	Water usage (ltr/per day)	5096	5096	5096	5096	5096	5096
	Water usage (EP)	7.84	7.84	7.84	7.84	7.84	7.84

3.3.5 Hospitals and nursing home water usage

The CMDG assumes 2.5 EP per hospital and nursing home bed. The number of beds for the catchment areas has been assumed on the size of current facilities, population forecasts and Queensland Health Hospital size categories. It is assumed that Mitchell, Injune, Wallumbilla and Surat will have the capacity for 50 beds or less to the period 2031 and Roma will have the capacity for 50-100 beds. Yuleba does not currently have a hospital or nursing home and it is assumed there will not be a demand for these services in the future based on population trends. The maximum assumed number of beds has been considered for the purposes of determining water consumption.

The formula for determining water use in Hospitals and Nursing Homes is expressed as follows;

$$(2.5 \times \text{number of beds}) = \text{water demand expressed as EP}$$

$$(\text{EP water demand} \times 650 \text{ litres}) = \text{water supply demand expressed in litres per day}$$

The projected Hospital and nursing home water usage inside the catchment areas is expressed as EP and in litres used per day in Table 6 below.

Table 6 – Projected water service levels for Hospital and nursing home uses

CATCHMENT AREA		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Number of beds	100	100	100	100	100	100
	Water usage (ltr/per day)	162 500	162 500	162 500	162 500	162 500	162 500
	Water usage (EP)	250	250	250	250	250	250
Mitchell	Number of beds	50	50	50	50	50	50
	Water usage (ltr/per day)	81 250	81 250	81 250	81 250	81 250	81 250
	Water usage (EP)	125	125	125	125	125	125

CATCHMENT AREA		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Injune	Number of beds	50	50	50	50	50	50
	Water usage (ltr/per day)	81 250	81 250	81 250	81 250	81 250	81 250
	Water usage (EP)	125	125	125	125	125	125
Surat	Number of beds	50	50	50	50	50	50
	Water usage (ltr/per day)	81 250	81 250	81 250	81 250	81 250	81 250
	Water usage (EP)	125	125	125	125	125	125
Wallumbilla	Number of beds	50	50	50	50	50	50
	Water usage (ltr/per day)	81 250	81 250	81 250	81 250	81 250	81 250
	Water usage (EP)	125	125	125	125	125	125
Yuleba	Number of beds	N/A	N/A	N/A	N/A	N/A	N/A
	Water usage (ltr/per day)	N/A	N/A	N/A	N/A	N/A	N/A
	Water usage (EP)	N/A	N/A	N/A	N/A	N/A	N/A

3.3.6 Demand assumptions for non-residential water supply

The total demand for non-residential water supply has been determined based on the cumulative use of water for all non-residential land use categories.

The formula for determining non-residential water usage is expressed as follows;

$$(industrial + commercial + educational + community and recreation + hospitals and nursing homes) = non-residential water supply demand$$

The projected non-residential water usage inside the catchment areas is expressed as EP and in litres used per day in Table 7 below.

Table 7 – Projected water service levels for Non-residential uses

CATCHMENT AREAS		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Roma	Total non-residential EP	2834.6	3034.4	3141.6	3316.6	3501.4	4049.8
	Water usage (ltr/per day)	1 842 490	1 972 360	2 042 040	2 155 790	2 275 910	2 632 370
Mitchell	Total non-residential EP	723.8	723.8	729.4	730.75	730.75	1660.3
	Water usage (ltr/per day)	470 470	470 470	474 110	474 987.5	474 987.5	1 079 195
Injune	Total non-residential (EP)	865.33	865.53	866.48	866.68	866.88	926.78
	Water usage (ltr/per day)	562 464.5	562 594	563 212	563 342	563 472	602 407

CATCHMENT AREAS		PROJECTED WATER USAGE					
		2011	2016	2021	2026	2031	Ultimate
Surat	Total non-residential (EP)	645.54	645.14	645.12	645.12	645.12	866.59
	Water usage (ltr/per day)	419 601	419 341	419 328	419 328	419 328	563 283
Wallumbilla	Total non-residential (EP)	185.41	185.41	183.89	183.89	183.89	362.65
	Water usage (ltr/per day)	120 516.5	120 516.5	123 428.5	119 528.5	119 528.5	235 722.5
Yuleba	Total non-residential (EP)	46.52	45.86	45.1	45.1	45.1	273.14
	Water usage (ltr/per day)	30 238	29 809	29 315	29 315	29 315	177 541

3.3.7 Existing and projected demand for the water supply network

The total demand for existing and projected water supply network is the sum of residential water supply demand plus the non-residential water supply demand. The projected demands are shown in the Table 8 below.

Table 8 - Total projected water demand levels

CATCHMENT AREA	PROJECTED WATER USAGE (EP)				
	2016	2021	2026	2031	Ultimate
Roma	12 052.4	12 657.6	13 687.6	14 808.4	18 047.8
Mitchell	2118.8	2124.4	2125.75	2125.75	8198.3
Injune	1540.53	1541.48	1541.68	1541.68	1715.78
Surat	1338.14	1338.12	1338.12	1338.12	1996.8
Wallumbilla	596.41	603.89	603.89	603.89	1522.4
Yuleba	360.86	465.1	465.1	465.1	2073.14
Amby	150	150	150	150	330
Mungallala	174	174	174	174	183
Jackson	120	120	120	120	201
Muckadilla	93	93	93	93	96

4.0 Desired level of service

The desired level of service, targets and key performance indicators for the water supply network is described in Table 9 and Table 10 below;

Table 9 – Desired level of service – design criteria

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Reliability/continuity of supply	Design the water supply network in accordance with adopted standards to provide a reliable supply of potable water with minimal interruptions to service and minimise non-revenue water loss.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Design and Construction Guidelines Water Supply Network</i> • <i>National Health and Medical Research Council (NHMRC) Australian drinking water guidelines</i> • <i>The Water Supply (Safety and Reliability) Act 2008</i>
Adequacy of supply	All development is provided with a reliable water supply that is adequate for the intended use.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Design and Construction Guidelines</i> • <i>The Water Supply (Safety and Reliability) Act 2008</i>
Quality of supply	The environmental impacts of the water supply network are monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • <i>National Health and Medical Research Council (NHMRC) Australian drinking water guidelines</i>
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with applicable statutory requirements and community expectations.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Environmental Protection Act 1994</i> • <i>Water Act 2000</i>
Pressure and leakage management	The water network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts	<i>Maranoa Planning Scheme 2017</i> <i>Water Act 2000</i>
Infrastructure design/planning standards	Design of the water supply network will comply with established codes and standards.	<i>Maranoa Planning Scheme 2017</i> <i>Capricorn Municipal Development Guidelines – Design and Construction Guidelines</i>

Table 10 – Desired level of service – performance measures

CRITERIA	PERFORMANCE MEASURE
Average day demand	650 litres per equivalent person per day
Minimum Network Pressure	20 m
Maximum pressure	50 m
Absolute maximum pressure	80 m
Fire flow performance for Residential demand	15l/s for 2 hours duration, (3 stories or less)
Fire flow performance for Commercial demand	30l/s for four hours duration

5.0 Definitions of Trunk Infrastructure

5.1 Water Trunk Mains

Trunk mains are defined as water mains greater than 150 mm.

5.2 Water Trunk Assets

Water trunk assets are defined as:

- Water bore;
- Water treatment plant;
- Water pump station; and
- Reservoir.

5.3 Network and network planning

Existing and proposed water trunk mains and water trunk assets are shown for each catchment area on the following maps attached to this report:

- LGIP – Water Index
- Roma: W-01
W-02
W-03
- Mitchell: W-04
- Injune: W-05
- Surat: W-06
- Wallumbilla: W-07
- Yuleba: W-08
- Amby: W-09
- Mungallala: W-10
- Muckadilla: W-11
- Jackson: W-12

6.0 Network planning and modelling

MRC's water network model was last updated in 2014 using the most recent and complete information available. Details of the datasets and processes are as follows:

The base network was established using:

- the most recent GIS data and known cross-connections;
- the 2014 calendar year water consumption and usage estimations;
- recent operational changes to the network (eg. bore shut-downs, closed valves etc.);
- pipe works and usage for recently completed stages of approved development;
- the global demand multiplier was increased from 2412 L/ED/day to 2495 L/ED/day and two scenarios set up in the model;
- 2014 existing system MD demand (14 ML/day)
- 2035 proposed system MD demand (20 ML/day);
- all hydrant nodes were allocated the appropriate fire flow in turn, according to the property type and/or usage pattern;
- all nodes were allocated updated ground levels according to MRC's 2011 GIS data;
- a series of network model runs and model element reviews were completed to ensure the model's accuracy in representing Roma's water supply network. This involved examination of pipe sizes, pipe connections, operational performance etc.;
- the water network data cleaned on input to H2OMap was exported back to GIS files to facilitate future model building and improved asset tracking.

Once the base network was established and verified, the network modelling analysis was undertaken using the following methodology:

- a standard flow assessment of the ultimate planning horizon was completed by applying the 2035 MD demand onto the existing network and determining appropriate solutions to achieve Council's minimum standards. Solutions included pipe, bore, pump and tank augmentations, zone boundary changes and operational strategy improvements;
- a fire flow analysis was subsequently undertaken to again identify deficiencies and resolve in accordance with the minimum supply standards;
- findings were then verified and the proposed supply strategies finalised.

7.0 Network costing and valuation methodology

Costings for future assets were based on the unit rates used for asset valuation exercises, factoring appropriate on-costs and contingencies.

8.0 Schedule of works

Table 11 – Schedule of works

MAP REFERENCE	PROJECT ID	PROJECT DESCRIPTION	YEAR	COMMENTS	COST
W-01	18705	New northern bore, reservoir, and booster system	2017/18		\$950 000
W-02	18706	Delivery main northern bore to Northern Road (1470 m)	2017/18	Assume 225 mm	\$650 000
W-03	18890	Delivery main northern bore Alexander Avenue to Miscamble Street	2017/18	Assume 150 mm	\$130 000
W-04	18891	Upgrade main Northern Road to Alexander Ave (310 m)	2017/18	200 mm	\$150 000
W-05	18892	Alexander Ave connection 150mm	2017/18		\$85 000
W-06	18978	Bore 12 reservoir & booster	2018/19		\$400 000
W-07		Bore 17 to Curry St reservoirs (1260 m)	2019/20	Assume 225 mm	\$600 000
W-08		Miscamble Street (West) augmentation	2019/20	300 mm x 1400 m	\$845 000
W-09		Bore 2 reservoir & booster	2020/21		\$450 000
W-10		Arthur St (South) augmentation	2020/21	225 mm x 710 m	\$450 000
W-11		Currey St (North) augmentation	2021/22	150 mm x 620 m	\$250 000
W-12		Timbury St, Cottell St to Duke St augmentation	2021/22	200 mm x 420 m	\$250 000
W-13		Bore 9 reservoir booster	2022/23		\$360 000
W-14		Bore 6	2022/23		\$400 000
W-15		Purchase land for Campbells Park Reservoir	2025/26		\$150 000
W-16		McGrath 5ML reservoir and booster	2025/26		\$3 500 000
W-17		Campbells Park Reservoir	2025/26		\$4 100 000
Total cost					\$13 720 000

9.0 List of supporting documents

Table 12 – Supporting documents

ITEM	TITLE	AUTHOR	DATE	ACCESS LINK
1	Roma Water Strategy	MRC		
2	<i>Capricorn Municipal Development Guidelines – Water Supply Network – Design & Construction Guideline</i>		Jan 2017	http://www.cmdg.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html
3	Local Government Infrastructure Plan - Planning Assumptions	MRC	June 2018	



Local Government Infrastructure Plan Stormwater Assumptions

June 2018

1.0 Introduction

1.1 Preliminary

This report provides the background information for determining the stormwater infrastructure needed to support urban development and planned urban growth within Maranoa Regional Council's (MRC) catchment area over the next 10-15 years.

2.0 Catchment areas

2.1 Catchment Areas

Stormwater infrastructure is available to the townships of Roma, Mitchell and Injune. The stormwater service catchment area for these areas are shown on the following maps (Refer to Attachment 1);

- LGIP Stormwater Index
- Roma: SW-01
- Mitchell: SW-02
- Injune: SW-03

The remaining urban areas of the Maranoa region do not have any stormwater infrastructure. Based on population trends these townships will not require stormwater infrastructure to the period 2031. Nuisance flooding from minor events in these areas are and can be managed by kerb and channel in the transport network.

3.0 Assumptions – stormwater

3.1 Stormwater assumptions

To determine the stormwater requirements for each of the land use categories contained in the LGIP, the fraction of impervious area as contained in the *Queensland Urban Drainage Manual (QUDM)* and the maximum site coverage and density requirements contained in the Maranoa Planning Scheme (where applicable) have been applied for each LGIP category. Population and employment growth figures contained in the Local Government Infrastructure Plan Planning Assumptions June 2018 have been used to determine the developable area.

3.2 Demand assumptions for residential stormwater

The Maranoa Planning Scheme provides for a minimum residential lot size of 600 m² and maximum site coverage of 60%. This equates to approximately ten dwellings per hectare.

For the purposes of the LGIP, it is assumed that per hectare of residential development, 50% is impervious area (average for low-density residential development contained in the QUDM).

Using the above assumptions, the following formula has been used to determine an impervious area for residential land use.

Number of dwellings/10 = number of dwellings per residential hectare

Number of dwellings per residential hectares/site coverage = impervious lot area

Impervious area x 0.5 = impervious residential hectares

3.3 Demand assumptions for non-residential stormwater

Non-residential GFA is contained in the *Local Government Infrastructure Plan Planning Assumptions June 2018*. The percentage of impervious area per hectare for non-residential land use has been determined using the fraction of impervious areas per LGIP category contained in the QUDM;

Table 1: Demand assumptions for non-residential stormwater

LGIP CATEGORY	FRACTION OF IMPERVIOUS AREA (HA)
Commercial purposes (office, personal services)	0.90
Community purpose/Education	0.90
Retail	1.00
Industry	0.90

Based on the above assumptions, the impervious area for each catchment areas is shown in Table 2 below:

Table 2: Impervious areas for non-residential stormwater

PIA	LGIP INDUSTRY CATEGORY	MEASUREMENT	2011	2016	2021	2026	2031	ULTIMATE	
Roma	Residential	Residential units	2,573	3,006	3,172	3,457	3,769	4,666	
		IA (ha)	77.19	90.18	95.16	103.71	113.07	139.98	
	Commercial purposes	Total GFA	4.39	4.99	5.27	5.75	6.63	7.75	
		Total IA	4.83	5.49	5.80	6.32	7.29	8.6	
	Community purpose/Education	Total GFA	1.60	1.82	1.93	2.10	2.29	2.83	
		Total IA	1.44	2.00	2.12	2.31	2.52	3.14	
	Retail	Total GFA	0.85	0.97	1.03	1.12	1.22	1.5	
		Total IA (ha)	0.85	0.97	1.03	1.12	1.22	1.5	
	Industry	Total GFA	13.95	15.84	16.72	18.23	19.87	24.6	
		Total IA (ha)	15.35	17.42	18.39	20.05	21.86	27.3	
	TOTAL (ha)			99.66	116.06	122.5	133.51	145.96	180.52
	Mitchell	Residential	Residential units	458	465	465	465	465	2,176
IA (ha)			13.74	13.95	13.95	13.95	13.95	65.28	
Industry		Total GFA	2.12	2.15	2.17	2.19	2.21	11.5	
		Total IA (ha)	2.33	2.36	2.39	2.4	2.4	12.7	
Commercial purposes		Total GFA	0.32	0.32	0.32	0.33	0.33	16.5	
		Total IA (ha)	0.50	0.50	0.50	0.51	0.51	18.3	
Community purpose/Education		Total GFA	0.23	0.23	0.24	0.24	0.24	1.2	
		Total IA	0.25	0.25	0.26	0.26	0.26	1.3	

PIA	LGIP INDUSTRY CATEGORY	MEASUREMENT	2011	2016	2021	2026	2031	ULTIMATE
	Retail	Total GFA	0.13	0.13	0.13	0.13	0.13	0.69
		Total IA (ha)	0.13	0.13	0.13	0.13	0.13	0.69
Total			16.95	17.19	17.23	17.25	17.25	98.27
Injune	Residential units	Residential units	205	225	225	225	225	263
	Total IA	IA (ha)	6.15	6.75	6.75	6.75	6.75	7.89
	Industry	Total GFA	1.2	1.2	1.2	1.2	1.2	1.7
		Total IA	1.32	1.32	1.32	1.32	1.32	1.8
	Commercial purposes (office, personal services)	Total GFA	0.18	0.18	0.18	0.18	0.18	0.26
		Total IA (ha)	0.19	0.19	0.19	0.19	0.19	0.28
	Community purpose/Education	Total GFA	0.09	0.095	0.095	0.1	0.1	0.14
		Total IA (ha)	0.10	0.10	0.10	0.11	0.11	0.15
	Retail	Total GFA	0.018	0.018	0.018	0.018	0.018	0.027
		Total IA (ha)	0.018	0.018	0.018	0.018	0.018	0.027
TOTAL			7.78	8.37	8.38	8.38	8.38	10.15

4.0 Desired level of service

The desired level of service, targets and key performance indicators for the stormwater network are described in Table 3 below.

Table 3: Desired level of service

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Quantity	Collect and convey stormwater in natural and natural engineered channels, piped drainage network and overland flow paths to a lawful point of discharge, in a safe manner that protects life and property.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Stormwater Drainage Design – Design Guidelines</i> • <i>Queensland Urban Drainage Manual (QUDM)</i>
Quality	Water quality is managed to protect environmental values and pose no health risk to the community	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Stormwater Drainage Design – Design Guidelines</i> • <i>State Planning Policy Guidelines State Interest</i>

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Environmental Impacts	Stormwater is managed to minimise environmental impacts	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Stormwater Drainage Design – Design Guidelines</i>
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with applicable statutory requirements and community expectations.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Environmental Protection Act 1994</i>
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Maranoa Planning Scheme 2017</i> • <i>Capricorn Municipal Development Guidelines – Stormwater Drainage Design – Design Guidelines</i>

5.0 Definition of trunk infrastructure

5.1 Stormwater infrastructure

Stormwater infrastructure is defined as:

- Piped drainage (pipes greater than 450 mm in diameter).
- Culverts, headwalls, manholes, pits.
- Detention and retention facilities.

5.2 Network and network planning

Existing and proposed stormwater infrastructure for each PIA area that has stormwater infrastructure is shown on the following maps attached to this report:

- LGIP - Stormwater Index
- Roma: SW-01
- Mitchell: SW-02
- Injune: SW-03

6.0 Network planning and modelling

An annual budget is allocated to the Councils stormwater network. The schedule of works for the stormwater network is determined annually upon adoption of Councils budget at the commencement of each financial year.

Council will continue to maintain the stormwater network to a standard set by resource and budgetary constraints applicable within each financial year. Upgrade, renewal and maintenance works will be scheduled as funds and resources allow.

A tentative ten year plan has been developed and is included in the Schedule of work in Section 8 of this report.

7.0 Network costing and valuation methodology

Costings for future passive assets were based on the unit rates used for asset valuation exercises, factoring appropriate on-costs and contingencies.

8.0 Schedule of works

MAP REFERENCE	PROJECT ID	PROJECT DESCRIPTION	YEAR	COMMENTS	ESTIMATED COST TO COUNCIL
SW-01	15201	Western Levee	2018	Works partially external funded (Total cost = \$1 466 414)	\$300 000
SW-02	15201	Eastern Diversion Channel	2018	Works partially external funded (Total cost = \$2 281 709)	\$300 000
SW-03	18170	Long Drain Works (A)	2020	Works 50% external funded (Total cost = \$3 923 276)	\$1 961 638
SW-04	18170	Railway Dam Widening	2019	Works 50% external funded (Total cost = \$648 601)	\$66 000
SW-05		Extended Eastern Diversion Channel	2026	Works subject to minimum 50% external funding (Total cost = \$380 842)	\$190 421
SW-06		Winchester Street	2020	Works subject to minimum 50% external funding (Total cost = \$195 000)	\$97 500
SW-07		Extended Eastern Diversion Channel	2019	Works subject to minimum 50% external funding (Total cost = \$2 983 260)	\$1 491 630
SW-08		Extended Eastern Diversion Channel	2020	Works subject to minimum 50% external funding (Total cost = \$2 983 260)	\$1 491 630
SW-09		Long Drain Works (B)	2021	Works subject to minimum 50% external funding (Total cost = \$2 039 500)	\$1 019 750
SW-10		Long Drain Works (B)	2022	Works subject to minimum 50% external funding (Total cost = \$2 039 500)	\$1 019 750
SW-11		Long Drain Works (B)	2023	Works subject to minimum 50% external funding (Total cost = \$2 039 500)	\$1 019 750
SW-12		Western Diversion Channel	2024	Works subject to minimum 50% external funding (Total cost = \$1 402 068)	\$701 034
SW-13		Long Drain Works (B)	2024	Works subject to minimum 50% external funding (Total cost = \$2 039 500)	\$1 019 750
SW-14		Western Diversion Channel	2025	Works subject to minimum 50% external funding (Total cost = \$1 402 068)	\$701 034
SW-15		Station Street Stormwater Line	2025	Works subject to minimum 50% external funding (Total cost = \$1 240 000)	\$620 000
SW-16		Railway Drainage Works	2025	Works subject to minimum 50% external funding (Total cost = \$1 490 000)	\$745 000
SW-17		CBD Pipe Drainage Upgrade	2025	Works subject to minimum 50% external funding (Total cost = \$1 173 333)	\$586 667

MAP REFERENCE	PROJECT ID	PROJECT DESCRIPTION	YEAR	COMMENTS	ESTIMATED COST TO COUNCIL
SW-18		Western Diversion Channel	2026	Works subject to minimum 50% external funding (Total cost =\$1 402 068)	\$701 034
SW-19		Mayne Street / Station Street drainage	2026	Works subject to minimum 50% external funding (Total cost =\$1 402 068)	\$2 078 722
SW-20		Station Street Stormwater Line	2026	Works subject to minimum 50% external funding (Total cost =\$1 240 000)	\$620 000
SW-21		Charles Street Drainage Remediation	2026	Works subject to minimum 50% external funding (Total cost =\$125 000)	\$62 500
SW-22		CBD Pipe Drainage Upgrade	2026	Works subject to minimum 50% external funding (Total cost =\$1 173 333)	\$586 667
SW-23		Mayne St / Station St drainage	2027	Works subject to minimum 50% external funding (Total cost =\$4 157 444)	\$2 078 722
SW-24		CBD Pipe Drainage Upgrade	2027	Works subject to minimum 50% external funding (Total cost =\$1 173 333)	\$586 666.50
TOTAL COST					\$20,045,866

9.0 List of supporting documents

ITEM	TITLE	AUTHOR	DATE	
1	LGIP – Planning Assumptions	MRC	June 2018	
2	Capricorn Municipal Development Guidelines – Stormwater Drainage Design – Design Guidelines Issue		Sept 2020	http://www.cmdg.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html
3	Queensland Urban Drainage Manual		2018	https://www.business.qld.gov.au/industries/mining-energy-water/water/industry-infrastructure/supply-planning/urban-drainage-manual



Local Government Infrastructure Plan Transport Assumptions

June 2018

1.0 Introduction

1.1 Preliminary

This report provides the background information for determining the transport infrastructure needed to support urban development and planned urban growth within MRC's Catchment Area over the next 10-15 years.

2.0 Catchment areas

2.1 Catchment areas

The transport catchment area includes the following areas:

- Roma;
- Mitchell;
- Injune;
- Surat;
- Wallumbilla;
- Yuleba;
- Amby;
- Mungallala;
- Muckadilla; and
- Jackson.

The service catchment area for the transport network are shown on the following maps:

- | • LGIP | Transport Index |
|----------------|-----------------|
| • Roma: | LGIP-T-01 |
| • Mitchell: | LGIP-T-02 |
| • Injune: | LGIP-T-03 |
| • Surat: | LGIP-T-04 |
| • Wallumbilla: | LGIP-T-05 |
| • Yuleba: | LGIP-T-06 |
| • Amby | LGIP-T-07 |
| • Mungallala | LGIP-T-08 |
| • Muckadilla | LGIP-T-09 |
| • Jackson | LGIP-T-10 |

3.0 Assumptions – transport

3.1 Transport assumptions

To determine the service levels for the transport network, traffic demand generation figures in the RTA *Guide to Traffic Generating Developments* and the Department of Main Roads *Road Planning and Design Manual* have been used in conjunction with

population forecasts and anticipated growth of urban areas (where applicable) expressed in hectares or square metres.

3.2 Demand assumptions for transport

Data from the RTA *Guide to Traffic Generating Developments* has been used to assume the land use traffic generation rates for most LGIP categories. The rates are contained in Table 1 below. The traffic generation rate for Community purpose has been derived from the traffic generation rate for a hospital on a peak parking average.

The traffic generation rate for Retail uses has been determined based on parking requirements contained in the planning scheme, as the RTA Guide to Traffic Generating Developments for retail uses is not considered reflective of retail activity in the planning scheme area.

The planning scheme requires a minimum of one space per 30 m² (or 3.3 spaces per 100 m²) of Retail GFA, and assuming that each space is filled for a maximum of one hour over a 7.5 hour day, the following formula has been applied;

$$\text{Retail traffic generation} = 3.3 \text{ spaces}/100 \text{ m}^2 \times 7.5 = 24.75 \text{ VPD per } 100 \text{ m}^2$$

Table 1 – Traffic Generation Rates for LGIP categories

LAND USE	TRAFFIC GENERATION RATE (VEHICLES PER DAY)
Dwelling Unit	9
Industry (per 100 m ² of GFA)	4.5
Commercial purposes (office, personal services) (per 100 m ² of GFA)	10
Community Purpose (Per 100 m ² of GFA)	23
Retail (per 100 m ² of GFA)	24.75
Recreation and open space	N/A

3.3 Traffic demand assumptions for Residential uses

To determine the projected residential vehicle trips per day, the number of dwellings within each catchment area (refer to Local Government Infrastructure Plan Planning Assumptions June 2018) has been multiplied by the traffic generation rate contained in Table 1.

The formula for determining vehicle trips per day is expressed as follows:

$$\text{Number of dwellings} \times \text{traffic generation rate for dwelling unit} = \text{projected residential trips}$$

The projected residential transport demand is expressed in Table 2 below.

Table 2 – Projected Residential transport demand levels

CATCHMENT AREA	LGIP CATEGORY	PROJECTED RESIDENTIAL TRIPS PER DAY						
			2011	2016	2021	2026	2031	Ultimate
Roma	Residential	Dwelling units	2573	3006	3172	3457	3769	4666
		Trips per day (9)	23 157	27 054	28 548	31 113	33 921	41 994
Mitchell	Residential	Dwelling units	458	465	465	465	465	2,176
		Trips per day (9)	4122	4185	4185	4185	4185	19 584
Injune	Residential	Dwelling units (9)	205	225	225	225	225	263
		Trips per day (9)	1845	2025	2025	2025	2025	2367
Surat	Residential	Dwelling units (9)	231	231	231	231	231	604
		Trips per day (9)	2079	2079	2079	2079	2079	5436
Wallumbilla	Residential	Dwelling units (9)	137	137	140	140	140	472
		Trips per day (9)	1233	1233	1260	1260	1260	4248
Yuleba	Residential	Dwelling units (9)	109	110	110	110	110	600
		Trips per day (9)	981	990	990	990	990	5,400
Amby	Residential	Dwelling units (9)	50	50	50	50	50	110
		Trips per day (9)	450	450	450	450	450	990
Mungallala	Residential	Dwelling units (9)	57	57	57	57	57	61
		Trips per day (9)	513	513	513	513	513	549
Jackson	Residential	Dwelling units (9)	23	23	23	23	23	66
		Trips per day (9)	207	207	207	207	207	594
Muckadilla	Residential	Dwelling units (9)	25	25	25	25	25	154
		Trips per day (9)	225	225	225	225	225	1386

3.4 Traffic demand assumptions for Non-residential uses

To determine the number of non-residential vehicle trips for the catchment area, the traffic generation rates for each LGIP category contained in Table 1 have been multiplied by the amount of GFA for each LGIP category (refer to Local Government Infrastructure Plan Planning Assumptions June 2018).

Note: The traffic generation rate for Community purpose has been based on an average number of vehicles per day/100 m² GFA for a child care and gymnasium. This equates to 23 VPD.

The projected non-residential transport demand is expressed in Table 3 below. Traffic demand for the urban areas of Muckadilla, Jackson, Mungallala and Amby has been excluded on the assumption that traffic numbers have been adequately captured in residential uses for these townships.

Table 3 – Projected non-residential transport demand levels

CATCHMENT AREA	LGIP CATEGORY	PROJECTED NON-RESIDENTIAL TRIPS PER DAY						
			2011	2016	2021	2026	2031	Ultimate
Roma	Non - Residential	Industry (4.5/100 m ²)	6277	7128	7524	8203	8941	11 070
		Commercial Purposes (10/100 m ²)	4398	4998	5274	5748	6267	7758
		Community purpose (23/100 m ²)	3691	4197	4439	4830	5267	6520.5
		Retail(24.75/ 100 m ²)	2123.5	2413.1	2546.8	2776.9	3021.9	3742.2
Total			16 489.5	18 736.1	19 784	21 557.9	23 497	29 091
Mitchell	Non- Residential	Industry (4.5/100 m ²)	954	967	976	985	994	5,179.5
		Commercial Purposes (10/100 m ²)	318	321	324	327	330	1,656
		Community purpose (23/100 m ²)	529	540	552	552	563	2909.5
		Retail(24.75/ 100 m ²)	311.8	319.3	319.7	326.7	326.7	1707.7
Total			2112.8	2147.3	2171.7	2190.7	2213.7	11 452.7
Injune	Non- Residential	Industry (4.5/100 m ²)	540	553	553	558	562	805.5
		Commercial Purposes (10/100 m ²)	177	180	183	183	186	267
		Community purpose (23/100 m ²)	207	218	218	230	230	322
		Retail(24.75/ 100 m ²)	44.5	44.5	44.5	44.5	44.5	66.8
Total			968.5	995.5	998.5	1015.5	1022.5	1461.3
Surat	Non- Residential	Industry (4.5/100sqm)	459	450	441	441	441	1489.5
		Commercial Purposes (10/100 m ²)	180	174	171	171	171	579
		Community purpose (23/100 m ²)	264	253	253	253	253	862.5

CATCHMENT AREA	LGIP CATEGORY	PROJECTED NON-RESIDENTIAL TRIPS PER DAY						
			2011	2016	2021	2026	2031	Ultimate
		Retail(24.75/100 m ²)	22.3	22.3	22.3	22.3	22.3	556.9
Total			925.3	899.3	887.3	887.3	887.3	3,487.9
Wallumbilla	Non-Residential	Industry (4.5/100sqm)	207	202	198	198	198	855
		Commercial Purposes (10/100sqm)	156	153	150	150	150	645
		Community purpose (23/100 m ²)	127	127	127	127	127	689
		Retail(24.7/100 m ²)	51.9	51.9	51.9	51.9	51.9	215.3
Total			541.9	533.9	526.9	526.9	526.9	2404.3
Yuleba	Non-Residential	Industry (4.5/100 m ²)	171	166	162	162	162	1111.5
		Commercial Purposes (10/100 m ²)	87	84	84	84	84	564
		Community purpose (23/100 m ²)	57	57	57	57	57	379.5
		Retail(70/100 m ²)	22.3	22.3	22.3	22.3	22.3	118.8
Total			337.3	329.3	325.3	325.3	325.3	2,173.8

Table 4 – Total projected transport demand levels

SERVICE CATCHMENT	EXISTING AND PROJECTED DEMAND (VPD)				
	2016	2021	2026	2031	Ultimate
Roma	45 790.1	48 332	52 670	57 418	71 085
Mitchell	6332.3	6356.7	6375.7	6398.7	31 036.7
Injune	3020.5	3023.5	3040.5	3047.5	3828.3
Surat	2978.3	2966.3	2966.3	2966.3	8923.9
Wallumbilla	1766.9	1786.9	1786.9	1786.9	6652.3
Yuleba	1319.3	1315.3	1315.3	1315.3	7573.8
Amby	450	450	450	450	990
Mungallala	513	513	513	513	549
Jackson	207	207	207	207	594
Muckadilla	225	225	225	225	1386

4.0 Desired level of service

The desired level of service, targets and key performance indicators for the transport network are described in Table 5 below.

Table 5 – Desired level of service

MEASURE	PLANNING CRITERIA	DESIGN CRITERIA
Road network design/planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities and freight movement	<ul style="list-style-type: none">• <i>Maranoa Planning Scheme 2017</i>• <i>Maranoa Regional Council Registers of Roads and Road Policies</i>• <i>Registers of Roads and Road Policies</i>
Cycleway and pathway design/planning standards	Cycleway and pathways provide a safe, attractive and convenient network that provides acceptable travel alternatives.	<ul style="list-style-type: none">• <i>Maranoa Planning Scheme 2017</i>

5.0 Definition of trunk infrastructure

5.1 Trunk infrastructure for transport network

Transport infrastructure is defined as:

- Roads (Access Place, Access Street, Minor Urban Collector, Major Urban Collector, Commercial, Industrial Access, Industrial Collector).
- Footpaths.

5.2 Network and network planning

Existing and proposed transport infrastructure and assets are shown for each catchment area on the following maps:

- LGIP Transport Index
- Roma: LGIP-T-01
- Mitchell: LGIP-T-02
- Injune: LGIP-T-03
- Surat: LGIP-T-04
- Wallumbilla: LGIP-T-05
- Yuleba: LGIP-T-06
- Amby LGIP-T-07
- Mungallala LGIP-T-08
- Muckadilla LGIP-T-09
- Jackson LGIP-T-10

6.0 Network planning and modelling

The schedule of works for the road network is determined annually upon adoption of Council's budget at the commencement of each financial year.

Council will continue to maintain the road to a standard set by resource and budgetary constraints applicable within each financial year in accordance with Council's Asset Management Planning.

Upgrade, renewal and maintenance works on Council roads will be scheduled as funds and resources allow. Works necessary to manage road sections that present a high risk to the safety of users will be considered. Priority will be given to projects and works on roads that cater to higher traffic volumes and those considered to have a higher function in the road hierarchy.

7.0 Network costing and valuation methodology

The replacement cost of road assets has been determined by considering:

- Actual construction cost;
- Written or verbal quotes/estimates of current market prices; and
- Modified market prices of different assets similar in type, use and condition;

Replacement cost values are determined by using unit costs for specific asset categories and components. These unit rate costs were calculated based on:

- current market costs of labour, plant and materials;
- estimated production rates for plant and labour; and
- implementation of Council construction procedures and renewal strategies.

The replacement cost of specific road assets is determined by multiplying the unit cost by the unit quantity (ie. square metres for segment assets and lineal metres for structures) as algebraically represented below.

- Segment Assets: Replacement Cost = Unit Rate x Segment Length x Segment Width
- Structure Assets: Replacement Cost = Unit Rate x Asset Unit (m, #, etc.)

8.0 Schedule of works

Table 6 - Schedule of works

MAP REFERENCE	PROJECT ID	PROJECT DESCRIPTION	YEAR	COMMENTS	COST
T-01	18881	Roma - Duke Street South (Roma Southern Road) widen seal and provide kerb and channel	2017/18	Works 50% external funded (Total cost = \$373 000)	\$186 500
T-02	18881	Roma - Duke Street South (Roma Southern Road) widen seal and provide kerb and channel	2018/19	Works part external funded (Total cost = \$2 437 692)	\$749 998
T-03	17921	Wallumbilla - East Street – Widen seal and provide kerb and channel	2019/20	Works 50% external funded (Total cost = \$890 000)	\$445 000
T-04	17925	Wallumbilla - Russell Street – Widen seal and provide kerb and channel	2019/20	Works part external funded (Total cost = \$910 000)	\$455 000
Total cost					\$1 836 498

9.0 List of supporting documents

Table 7 – Supporting documents

ITEM	TITLE	AUTHOR	DATE	ACCESS LINK
1	LGIP – Planning Assumptions	MRC	June 2018	
2	<i>Capricorn Municipal Development Guidelines –Geometric Road Design – D1 Design Guidelines</i>		May 2018	http://www.cmdg.com.au/Guidelines/DesignSpecifications/DesignSpecifications.html
3	Department of Main Roads Road Planning and Design Manual	Department of Main Roads	Dec 2005	https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Road-planning-and-design-manual-2nd-edition.aspx
4	RTA Guide to Traffic Generating Developments Issue 2.2	RTA	Oct 2002	http://www.tmr.qld.gov.au



Local Government Infrastructure Plan Public Parks, Community Land and Facilities Assumptions

June 2018

1.0 Introduction

1.1 Preliminary

This report provides the background information for determining the public parks, community land and facilities needed to support urban development and planned urban growth within Maranoa Regional Council's (MRC) Priority Infrastructure Area over the next 10-15 years.

2.0 Catchment areas

2.1 Catchment areas

The service catchment area for the public parks, community land and facilities network in the priority infrastructure areas are shown on the following maps:

- LGIP – Parks Index
- Roma: PC-01
- Mitchell: PC-02
- Injune: PC-03
- Surat: PC-04
- Wallumbilla: PC-05
- Yuleba: PC-06

3.0 Assumptions – public parks, community land and facilities

3.1 Service catchments

There are different service catchments for the elements of the public parks, community land and facilities network. The service catchments are expressed in Table 1 below.

Table 1 – Service catchments

NETWORK ELEMENT	SERVICE CATCHMENTS	NOTES
Open space: <ul style="list-style-type: none">• District recreation• Sports	Seven catchments: <ul style="list-style-type: none">• Roma (Map LGIP-Parks-01)• Mitchell Roma (Map LGIP-Parks-02)• Injune Roma (Map LGIP-Parks-03)• Surat Roma (Map LGIP-Parks-04)• Wallumbilla Roma (Map LGIP-Parks-05)• Yuleba Roma (Map LGIP-Parks-06)	The catchment of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba is the PIA boundary.
Open space: <ul style="list-style-type: none">• Regional recreation	One catchment for the region	The nature of the facility is to service the region.
Land for community facilities	One catchment for the region	The nature of the facility is to service the region.

3.2 Public parks, community land and facilities demand assumptions

The demand for public parks, community land and facilities is relative to population. The demand assumptions for the network are based on the population forecasts contained in the Local Government Infrastructure Plan Planning Assumptions Version 1 and MRC's Adopted Infrastructure Charges Resolution(s) 2015.

The formula for determining the existing and projected demand for parkland and community facilities is expressed as follows:

$$\text{Parkland demand} = \text{PIA Projected population}/1000 \times \text{Local recreation park (1.5)} \\ \text{and District recreation park (1.0) Local and district sports park (1.0)}$$

$$\text{Community Facilities} = \text{Regional projected population}/1000 \times 0.1$$

The projected demand for parkland and community facilities is expressed in hectares per 1000 population in Table 2 below.

Table 2 – Projected demand for parks land and community facilities

CATCHMENT	NETWORK ELEMENT	EXISTING AND PROJECTED DEMAND (HA)				
		2016	2021	2026	2031	Ultimate
Roma	Local recreation park	11.7	12.37	13.48	14.7	18.20
	District recreation park	7.8	8.2	8.9	9.8	12.13
	Local and district sports park	7.8	8.2	8.9	9.8	12.13
Mitchell	Local recreation park	1.4	1.4	1.4	1.4	0.76
	District recreation park	0.9	0.9	0.9	0.9	0.51
	Local and district sports park	0.9	0.9	0.9	0.9	0.51
Injune	Local recreation park	0.6	0.6	0.6	0.6	0.91
	District recreation park	0.4	0.4	0.4	0.4	0.61
	Local recreation park	0.4	0.4	0.4	0.4	0.61
Surat	Local recreation park	0.6	0.6	0.6	0.6	2.09
	District recreation park	0.4	0.4	0.4	0.4	1.4
	Local recreation park	0.4	0.4	0.4	0.4	1.4
Wallumbilla	Local recreation park	0.4	0.4	0.4	0.4	1.63
	District recreation park	0.25	0.25	0.25	0.25	1.09
	Local recreation park	0.25	0.25	0.25	0.25	1.09
Yuleba	Local recreation park	0.3	0.3	0.3	0.3	2.07
	District recreation park	0.2	0.2	0.2	0.2	1.38
	Local recreation park	0.2	0.2	0.2	0.2	1.38
Community Facilities						
All catchments		1.4	1.4	1.5	1.6	2.85

4.0 Desired level of service

The desired level of service, along with the general desired outcomes and guiding principles for the public parks, community land and facilities network are detailed below.

4.1 Open space outcomes

The open space network will:

- provide recreational and sporting parks in line with current and emerging community needs;
- provide a diverse range of activity opportunities and landscape settings to encourage healthy lifestyles and maximise opportunities for engagement in physical activity;
- provide safe, attractive places and equitable and convenient access to recreation, sport and open space infrastructure;
- ensure that sufficient land is identified and protected to meet the recreation and sporting needs of the future population;
- ensure spaces and facilities support the ongoing viability of community user groups and have the capacity to adapt to changing needs over time;
- protect, preserve and enhance natural habitat and environmental processes;
- protect and enhance the cultural and natural heritage and scenic/landscape amenity of the Maranoa Region; and
- Contribute to the legibility and character of neighbourhoods.

4.2 Guiding Principles for the provision and management of open space

The guiding principles describe Council's intentions through the provision and management of public parks and community land. These principles are expressed below.

- **Effective Planning:** Council will ensure that provision of recreation and open space opportunities accurately reflects current community needs and Council resource constraints.
- **Effective Use:** Council will encourage and assist maximum utilisation of recreation, sport and open space infrastructure.
- **High Quality:** Council will ensure that all recreation and open space opportunities are designed and maintained to high quality, commensurate with the nature and use of the facilities and spaces.
- **Community Involvement:** Council will provide a range of means for the community to become involved in the provision of recreation and open space opportunities.
- **Resourcing:** Council will identify and allocate resources for the provision of recreation and open space opportunities in an efficient, effective and equitable manner.
- **Access:** Council will ensure that all new and, where possible, all existing recreation and open space facilities can be safely and conveniently accessed by all existing and potential users.

- **Minimal Impacts:** Council will ensure that recreation and open space facilities and activities have minimal impacts on surrounding land uses.
- **Effective Management:** Council will ensure that recreation and open space facilities and events are managed in the most efficient and cost-effective way.
- **Public Safety:** Council will ensure recreation and open space facilities are safe for public use.

4.3 Trunk open space hierarchy

To promote the appropriate use of open space within the region, the following classification framework and hierarchy has been adopted.

Table 3 – Trunk open space hierarchy

CLASSIFICATION TYPE	SPECIFIC SUB-TYPES (HIERARCHY)	DESCRIPTION
Recreation parks	Local	Smaller sized parks providing a limited range of recreational opportunities for local residents. These parks contain infrastructure for recreational use, but generally cater for short visits only.
	District	Larger sized parks providing a range of facilities and activity spaces for recreation. These parks have facilities to cater for large groups and are appealing to a range of users. They can serve several suburbs or a whole town depending on population density and are well-known destinations.
Sports parks	Local and District sports grounds	<p>Parks that primarily cater for a variety of formal sporting activities through the provision of a range of training and competition infrastructure. These parks include:</p> <ul style="list-style-type: none"> (a) facilities specifically for undertaking competitive, organised activities; (b) ancillary facilities for clubs or organisations to support sporting activities (such as canteens, clubhouses, storage facilities); (c) free, unrestricted access to the public at times when formal sport is not being undertaken.
Community facilities		<p>Community facilities have specialised building and land footprint requirements to meet community needs. Community facilities include:</p> <ul style="list-style-type: none"> (a) Council libraries; (b) halls and civic centres; (c) service provider centres (eg. scouts and girl guide halls); (d) indoor sport and recreation; (e) swimming pools. <p>Note: For the purposes of the LGIP assumptions, 'Community facilities' are inclusive of Council owned and/or managed facilities only.</p>

4.4 Rate of provision for parks and community land

The following table identifies the desired standards of service in terms of the provision of land for every 1000 people.

Table 4 – Rate of provision

OPEN SPACE TYPE	RATE OF PROVISION (HA/1000 PEOPLE)	
	Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba	All other areas
Local recreation park	1.5	N/A
District recreation park	1.0	0.5
District and regional sports parks	1.0	0.4
Land for community facilities	0.1	
TOTAL		

4.5 Design criteria for parks

The following table describes the minimum design criteria for each of the open space types.

Table 5 – Design criteria for parks

CHARACTERISTIC	RECREATION PARKLAND		SPORT PARKS	
	Local	District	Local	District
Accessibility	2.0-2.5 km	Maranoa local government area.	5-10 km of urban areas.	Located in, or on the edge of urban areas.
Minimum usable size	2.0 ha useable area	5.0 ha+	5.0 ha +	5.0 ha-10 ha
Shape of land	Square to rectangular with a side ratio no greater than 2:1.		Square or rectangular.	
Maximum desired grade	1:20 for main use area, variable for the remainder.		1:50 for all playing surfaces 1:10 for the remainder.	1:50 for all playing surfaces.
Minimum desired flood immunity	Minimum 70% of total area above Q5; and Minimum 30% of total area above Q50; and Minimum 5% of total area above Q100.	Minimum 90% of total area above Q5; and Minimum 40% of total area above Q50; and Minimum 10% of total area above Q100 (i.e. main activity area/s).	Minimum 70% of total area above Q5; and Minimum 30% of total area above Q50; and Minimum 5% of total area above Q100. Fields and courts above Q50. Built facilities above Q100.	Minimum 90% of total area above Q5; and Minimum 40% of total area above Q50; and Minimum 10% of total area above Q100 Fields and courts above Q50. Built facilities above Q100.

CHARACTERISTIC	RECREATION PARKLAND		SPORT PARKS	
	Local	District	Local	District
Road frontage and visibility	50% of park perimeter to have direct road frontage, preferably on a collector road.		25-50% of park perimeter to have direct road frontage on a collector road.	
Linkage	Linkage to existing open space preferable.		Sports parks clustered (preferable).	

4.6 Standard embellishments for public parks

The following table identifies the standard embellishments for each of the open space types.

Table 6 – Standard embellishments for public parks

PARK ELEMENT	RECREATION PARKLAND		SPORT PARKS	
	Local	District	Local	District
Recreation activity areas (eg. play spaces, fitness circuits, hit up walls, pathway networks, active youth facilities)	✓	✓	✓	✓
Fencing, bollards, lock rail	✓	✓	✓	✓
Playgrounds	✓	✓		
Landscaping	✓	✓	✓	Planted buffer areas adjacent to residential areas.
Significant vegetation required for more natural settings	As identified by relevant masterplan.	As identified by relevant masterplan.		
Irrigation	✓	✓	✓	✓
Feature paving / concrete stencilling		✓		
Lighting	✓	✓	✓	✓
Pedestrian pathway access network	✓	✓	✓	✓
Bike racks	✓	✓	✓	✓
Signage	✓	✓	✓	✓
Shade structures	✓	✓	✓	✓
Tap / Bubbler	✓	✓	✓	✓
Bench seating	✓	✓	✓	✓
Barbeque	✓	✓		✓
Shelters/ gazebo with tables and seating	✓	✓	✓	✓
Rubbish bins	✓	✓	✓	✓

PARK ELEMENT	RECREATION PARKLAND		SPORT PARKS	
	Local	District	Local	District
Toilet	✓	✓	✓	✓
Internal roads		✓		✓
Car parking	✓	✓	✓	✓
Bus pull-through	✓	✓	✓	✓
Bus parking		✓	✓	✓

5.0 Definitions of Trunk Infrastructure

The elements of the trunk infrastructure network are included within the total open space and community land and facilities network for the region, and are defined below.

5.1 Public parks, community land and facilities trunk infrastructure

Public parks trunk infrastructure is defined as:

- Land, works and embellishments for local, district and regional parks for formal and informal recreation and sporting purposes.

Community land and facilities trunk infrastructure is defined as:

- Land and basic works for community facilities including:
 - Public libraries.
 - Halls and civic centres.
 - Service provider centres (eg. scouts and girl guide halls).
 - Indoor sport and recreation.
 - Swimming pools and aquatic centres.

5.2 Network

Existing and proposed parks, community land and facilities infrastructure are shown for each catchment area on the following maps:

- LGIP – Parks Index
- Roma: PC-01
- Mitchell: PC-02
- Injune: PC-03
- Surat: PC-04
- Wallumbilla: PC-05
- Yuleba: PC-06

6.0 Network planning and modelling

6.1 Methodology for network planning

Network planning and modelling for the parks, community land and facilities network has been informed in part by the Maranoa Regional Sport and Recreation Strategy and Maranoa Placemaking Strategy that was completed in 2009 and 2011 respectively. The development of these strategies involved a comprehensive review of the parks, open space and community facilities within the region. From this, future development and management needs, opportunities and priorities for sport and recreation were identified. Direction for the strategic development and enhancement of the region's urban areas to improve liveability and amenity was also established.

An analysis of the parks, community land and facilities network in terms current spatial provision and the level and quality of existing embellishments, has been undertaken to identify where shortfalls exist now and into the future based on anticipated demand.

6.2 Network analysis

An evaluation of the existing land provision now and into the future is summarised in Table 7 on the following page.

Table 7 – Network analysis

NETWORK ELEMENT	SERVICE CATCHMENT	RATE OF PROVISION (HA/1,000 PEOPLE)	RATE OF PROVISION (HA)	EXISTING PROVISION (HA)	EXISTING SHORTFALL/ EXCESS (HA)	REQUIRED 2031 (HA)	SHORTFALL/ EXCESS AT 2031 (HA)	REQUIRED ULTIMATE (HA)	SHORTFALL/ EXCESS ULTIMATE (HA)
Local recreation park	Roma	1.5	11.7240	7.6081	-4.1159	14.7000	-7.0919	18.2010	-10.5929
	Mitchell	1.5	1.4055	5.1605	3.755	1.4445	3.716	7.512	-2.3515
	Injune	1.5	0.6105	0.2178	-0.3927	0.6270	-0.4092	0.909	-0.6912
	Surat	1.5	0.6345	0.3439	-0.2906	0.6225	-0.2786	2.0865	-1.7426
	Wallumbilla	1.5	0.3870	0.6476	0.2606	0.3750	0.2726	1.6320	-0.9844
	Yuleba	1.5	0.3150	1.2695	0.9545	0.3075	0.962	2.0700	-0.8005
District recreation park	Region wide	1.0	14.1210	88.3962	74.2752	15.4960	72.9002	28.4530	59.9432
Local and district sports park	Roma	1.0	7.8160	127.7904	119.9744	9.8000	117.9904	12.1340	115.6564
	Mitchell	1.0	0.9370	0	-0.937	0.9630	-0.963	5.008	-5.008
	Injune	1.0	0.4070	0	-0.407	0.4180	-0.418	0.606	-0.606
	Surat	1.0	0.4230	0	-0.423	0.4150	-0.415	1.391	-1.391
	Wallumbilla	1.0	0.2580	0.3238	0.0658	0.2500	0.0738	1.088	-0.7642
	Yuleba	1.0	0.2100	0.2023	-0.0077	0.2050	-0.0027	1.3800	-1.1777
	All other areas	0.4	1.6280	7.1000	5.4720	1.3780	5.7220	2.4896	4.6104
Land for community facilities	Region wide	0.1	1.4121	3.0888	1.6767	1.5496	1.5384	2.8453	0.2435
Total trunk infrastructure			42.2886	242.1489	199.8603	48.5511	193.597	87.8054	154.3435

The Network analysis has identified deficiencies in local recreational parkland to a small degree in the catchment areas of Surat and Injune, and a larger extent in Roma. Minor deficiencies in the area of land dedicated to sports parks have also been identified in Mitchell, Injune, Surat and Yuleba. These shortfalls have been calculated based on current needs (ie. anticipated demand in the year 2016) and carry through, to varying degrees, to the year 2031.

While it would appear necessary for Council to increase the area of land dedicated to recreational parks and sports parks in order to cater for current and future demands, the above analysis fails to account for the extensive amount of recreational reserve within the region. Council maintains responsibility for a significant number of recreational reserves across the PIA. Many of these reserves presently facilitate a range of recreational and sporting activities and are improved with significant infrastructure.

For the purposes of future network planning, these reserves have been considered to ensure more accurate management of supply and demand. When considering the area of freehold and reserve land collectively, the existing provision of land for open space exceeds the current demand in the majority of the PIA catchment areas, and is sufficient to accommodate an increase in demand to the year 2031 and beyond. In terms of recreational parkland, there is an abundance of land that classifies as district recreational parkland but also serves the local catchment areas. The area of land dedicated to sports parks is exceptionally high due to significant sporting reserves being located in many of the region's urban centres. In many cases, these cater for single-use and provide for little sharing of facilities. Many of the sports parks within the region also provide opportunities for informal and passive recreational activities.

An assessment of the quality and adequacy of the network infrastructure has identified that some elements have passed their useful life and require replacement. A number of recreational and community spaces could also benefit from the removal of unsightly elements that detract from the amenity of these spaces.

6.3 Strategy to manage supply and demand

Considering the current extent of land dedicated to the network, Council's primary strategy for meeting the community's needs is to better manage the existing sporting and open spaces within the region. Identified shortfalls can be addressed by providing park embellishments that cater to a broad spectrum of park users as opposed to providing additional land. This approach is intended to reduce the overall financial burden of maintaining expansive land areas and enable Council to enhance recreational opportunities and experiences for users by investing in existing infrastructure.

Council's key strategies for managing supply and demand are detailed below:

- review surplus land and building assets;
- recognising the capacity for the increased development of existing parks;
- consolidating existing spaces/reducing the total area of open space;
- co-locating infrastructure and facilities;
- making facilities suitable for multipurpose use and facilitating shared use of network infrastructure;
- Install lighting to enable training and sports to continue into the evening;
- ensuring asset maintenance programs for buildings and improvements remain current;

- replacing existing infrastructure that has reached the end of its asset life, or is poorly positioned with little consideration for the comfort and action of users;
- providing network embellishments commensurate with the desired level of service;
- ensuring new facilities are constructed using low maintenance materials to support many generations of use; and
- allow the use of land and facilities through a hiring agreement to make best use of the site.

7.0 Network costing and valuation

The valuation figures for freehold land were drawn from the asset valuation document *Final Valuation of Maranoa Regional Council Land, Buildings and Other Structure Assets July 2016*.

8.0 Schedule of works

The Schedule of works seeks to meet the demand for open space, parks and community land. There is sufficient land in the network to accommodate growth to the year 2031 and therefore no land purchases are anticipated.

The following schedule of work has been included from Council's Operational Plan for the 2017/18 financial year.

Table 8 – Schedule of works

MAP REFERENCE	PROJECT ID	PROJECT DESCRIPTION	YEAR	COMMENTS	COST
PC-01	18351	Netball Courts – Bassett Park (Regional sporting facility)	2017/18	Project part external funded	\$425 000
PC-02	18645	Roma – Roma Touch Association lighting (Regional sporting facility)	2017/18		\$20 000
PC-03	17546	Mitchell – Development of community facility/park, including demolition of existing building	2017/18		\$157 500
PC-04	18867	Surat – Racecourse upgrade, including demolition of jockey rooms (Regional sporting facility)	2017/18		\$30 000
Total cost					\$632 500

9.0 List of supporting documents

Table 9 – Supporting documents

ITEM	TITLE	AUTHOR	DATE
1	Maranoa Regional Sport and Recreation Strategy	Ross Planning	November 2009
2	Maranoa Placemaking Strategy – Amby	Place Planning Design Environment	October 2011
3	Maranoa Placemaking Strategy – Injune	Place Planning Design Environment	October 2011
4	Maranoa Placemaking Strategy – Roma	Place Planning Design Environment	October 2011
5	Maranoa Placemaking Strategy – Mitchell	Place Planning Design Environment	October 2011
6	Maranoa Placemaking Strategy – Surat	Place Planning Design Environment	October 2011
7	Maranoa Placemaking Strategy – Wallumbilla	Place Planning Design Environment	October 2011
8	Maranoa Placemaking Strategy – Yuleba	Place Planning Design Environment	October 2011
9	Maranoa Placemaking Strategy – Other Communities	Place Planning Design Environment	October 2011
10	Maranoa Regional Council Regional Youth Precinct Plan	Ross Planning	August 2011
11	Bassett Park Master Plan	MAK Planning and Design Pty Ltd	December 2013
12	Open Space Planning and Design Guide	Parks and Leisure Australia	June 2013
13	Final Valuation of Maranoa Regional Council Land, Buildings and Other Structure Assets (Ref: 12159V2)	APV Valuers and Asset Management	14 March 2017
14	Maranoa Regional Council Operational Plan 2017/18	Maranoa Regional Council	July 2017

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
Nil			

Editor's note: This schedule must include details of:

- (a) development approvals that are substantially inconsistent with the planning scheme
- (b) variation approvals
- (c) 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
24 June 2015	1 July 2015	A copy of the adopted Infrastructure Charges Resolutions are available on the Maranoa Regional Council website.	For further information contact the Maranoa Regional Council Office

Editor's note: This schedule must provide information about 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 resolutions can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1 - Notation of registrations made under section 267 of the Act

DATE OF REGISTRATION OF THE PREMISES	LOCATION OF PREMISES (REAL PROPERTY DESCRIPTION)	DETAILS OF REGISTRATION	TERM OF REGISTRATION
Nil			

Schedule 5. Designation of premises for development

Table SC5.1.1 – Designation of premises for development of infrastructure under section 42 of the Act

DATE THE DESIGNATION, AMENDMENT, EXTENSION OR REPEAL TAKES EFFECT	LOCATION OF PREMISES (REAL PROPERTY DESCRIPTION)	STREET ADDRESS	TYPE OF INFRASTRUCTURE
2016	Lot 2 SP118171	141 McDowall Street ROMA QLD 4455	The ancillary residences at the existing Roma Police Station.
2016	Lot 7 SP277912	39-41 McDowall Street ROMA QLD 4455	The land has been designated to allow for the redevelopment of the Roma Fire and Rescue Station and associated facilities.
2015			Yuleba North to Blythdale Transmission Line Project
2014			Wandoan South to Eurombah Transmission Network Project – Yuleba North to Clifford Creek and Yuleba North to Dinoun South Transmission Lines Project. See amendment gazetted 3 December 2014.
2014			Eurombah Project, consisting of the Eurombah 275/132 kilovolt substation and associated access easement approximately 32.2 km in length – operating works under the Electricity Act 1944
2014			Eurombah to Fairview South to Fairview Transmission Line Project – operating works under the Electricity Act 1944
2013			Blythdale 275/132 kilovolt (kV) Substation, Fairview 132kV Substation and Fairview South 275/132kV Substation in the Roma East and Fairview areas.
2013			Clifford Creek and Dinoun South Substation Projects.

DATE THE DESIGNATION, AMENDMENT, EXTENSION OR REPEAL TAKES EFFECT	LOCATION OF PREMISES (REAL PROPERTY DESCRIPTION)	STREET ADDRESS	TYPE OF INFRASTRUCTURE
2013	Lot 124 Plan SP212828	54-70 Oxford Street, Mitchell Q 4465	Mitchell State School – this designation will recognise the current use on the site, and facilitate the future development of the site for its intended purposes.

Schedule 6. Planning scheme policies

SC6.1 Planning scheme policy index

The following Planning scheme policies are applicable to the planning scheme area:

- SC6.2 Planning scheme policy - Landscaping
- SC6.3 Planning scheme policy - Development application requirements
- SC6.4 Planning scheme policy - Cultural heritage and character places

SC6.2 Planning scheme policy - Landscaping

6.2.1 Purpose of the planning scheme policy

The purpose of the planning scheme policy is to:

- (a) identify information that the local government may require or request for a development application;
- (b) provide guidance about satisfying assessment benchmarks in the planning scheme; and
- (c) provide design standards for development to achieve acceptable outcomes.

6.2.2 Relationship to the planning scheme

This policy is to be read in conjunction with the Operational works landscaping code and applies to:

- (a) work that involves the preparation of landscaping documentation to demonstrate compliance with the specific outcomes; and
- (b) proposed developments on public and private land.

Note: The planning scheme provides for landscaping within the zone codes (Part 6), local plans (Part 7) and a number of the development codes (Part 9). For certain uses and developments involving landscaping, additional outcomes to those prescribed in the relevant zone codes, local plans and development codes will apply. Where this is the case, the applicable codes will refer applicants to the Operational works landscaping code to further assess the provision of landscaping.

6.2.3 Related material

Other documents which provide guidance for achieving the planning scheme outcomes include:

- (a) Capricorn Municipal Development Guidelines;
- (b) Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland; and
- (c) Maranoa Placemaking Strategy.

6.2.4 Landscape documentation

6.2.4.1 When landscape documentation may be required

Landscape documentation, including specifications and drawings, are required to be submitted to Council for:

- (a) development applications for a material change of use, reconfiguring a lot and operational works involving landscaping; and
- (b) where required by a condition of development approval under a planning scheme.

Note: The level of information required will depend on the specifics of the application, and will be determined by the assessment manager.

6.2.4.2 Types of landscape documentation that may be required

The following types of landscape documentation may be required to support a development application or satisfy a condition of development approval:

(a) Site analysis plan

A Site analysis plan shows all existing structures and features that impact the landscape. It is useful in determining the most beneficial development layout to optimise the existing assets of the site. It indicates the effect and/or use of existing landscape elements in the proposed landscape layout.

(b) Landscape concept plan

A Landscape concept plan provides a preliminary layout of the proposed landscape works. It indicates the location, extent and function of the proposed works, as well as the position of major design features. Landscape concept plans are commonly drawn in sketch form from a bird's eye perspective and are presented before moving on to a more detailed, finalised plan.

Any development involving landscaping works will, at a minimum, require the submission of a Landscape concept plan demonstrating how the development achieves compliance with the provisions of the planning scheme. Following an initial assessment by Council, it may be necessary to provide more detailed design documentation.

(c) Landscape design plan

A Landscape design plan is a scaled drawing that shows the layout of the proposed landscape works. It details the extent, form and function of all hardscape and softscape elements that will be used within the landscape. It is presented from the perspective of a bird's eye view.

A Landscape design plan should be accompanied by a Planting plan and Plant schedule (refer to documentation requirements outlined in Table 3.2.4.3). In some cases, a Landscape design plan will also be accompanied by perspective and/or section drawings that are typically intended to assist in illustrating how particular components of the landscape are to be constructed or how the final constructed landscape will appear.

A Landscape design plan is required for the majority of assessable development applications, particularly those of a larger scale and/or of a business nature. If not provided upon lodgement of the application or during the assessment, Council may require this to be submitted (through the imposition of development

approval conditions) for assessment and approval before any landscaping works are permitted to commence.

(d) Planting plan and Plant schedule

A Planting plan is a labelled diagram that shows the exact location, sizes and species of all existing and proposed plants within the landscape. It takes into consideration the amount of space available, the aspect, the soil conditions and the desired effect sought to be achieved.

A Plant schedule is developed in conjunction with a Planting plan. It provides a comprehensive list and details of the plants' species to be used within the landscape. It is best displayed in a table format.

A Planting plan and Plant schedule are generally provided with a Landscape design plan.

(e) Vegetation management plan

The purpose of a Vegetation management plan is to ensure appropriate guidelines and a methodology is in place to protect and manage significant vegetation. Components of a Vegetation management plan will need to be represented in drawing format, however, supporting text is also critical as it provides essential information about the primary steps involved in managing vegetation, project management, vegetation protection, clearing and disposal and rehabilitation and maintenance.

A Vegetation management plan will be required in instances where development is likely to give rise to adverse impacts to existing on-site vegetation and catchments.

(f) Rehabilitation plan

A Rehabilitation plan sets out the procedures and practices that will be implemented to facilitate the rehabilitation of the site to its former, natural state. It also assigns responsibility for the remedial actions. A Rehabilitation plan is required where areas of the site will be degraded as a result of the establishment and/or operation of a development.

(g) Maintenance management plan and schedule

A Maintenance management plan and schedule is a long-term strategy for the management of the landscape. It outlines the measures required to maintain the landscape following construction, and the frequency at which these measures are to be implemented. A Maintenance management plan should relate directly to the Landscape design plan and any associated landscape documentation.

Maintenance management plans are required where the management of a space will ultimately become the responsibility of the Council (eg. parkland, open space etc.) and must be submitted at, or prior to, the commencement of the 'on-maintenance' period for the development. Maintenance management plans may also be developed to manage private spaces.

6.2.4.3 Minimum requirements for landscape documentation

The following table describes the minimum requirements for the various types of landscape documentation that may be required by the Council.

Table 6.2.4.3.1 – Minimum requirements for landscape documentation

Note: The following requirements apply to the extent they are relevant to the development. If, for instance, a development site is not subject to flooding, the requirement to incorporate flood levels within the landscape documentation would not apply.

DOCUMENT TYPE	INFORMATION REQUIRED
(a) Site analysis plan	<ul style="list-style-type: none"> • existing contours of the site with reference made to physical constraints which dictate suitable and unsuitable building areas, road access, drainage patterns, waterways etc. Slopes exceeding 20% and flood-affected areas must be included • property boundaries • existing access roads to the site • location, identification and extent of significant existing landscape elements (hard and soft), including: <ul style="list-style-type: none"> • location of existing buildings and structures; • surveyed locations and extent of mass vegetation including the location of trees with diameters of 450 mm or greater, that exists amongst the mass vegetation and any associated significant habitat areas; • surveyed locations of any free-standing trees in open areas not associated with mass vegetated areas; and • individual trees to be identified by species and/or genera and mass vegetation to be identified by vegetation type. Information to be notated on a drawing is to include the condition, the average diameter of the trunk of individual trees and 'significance' value (high, medium, low) per identification. • photos of the vegetation are to be submitted with the plan. A 'known' object should be included in the photo to demonstrate the scale of the image • location of infrastructure and utilities servicing or in proximity to the site, including details of any limitations to infrastructure services such as water and sewerage • description of abutting land uses and/or vegetation such as residential, commercial, industrial, farm or grazing land, bushland, wetlands, established parkland etc. • location and purpose of any easements and/or encumbrances • road and allotment layout (including road names) • major stormwater and drainage elements • high to medium bushfire risk areas
(b) Landscape concept plan	<ul style="list-style-type: none"> • extent and general description of landscape works • function of vegetation mass and any significant landscape elements • description and resolution of land use conflicts between the site and adjoining properties/land uses • location, type and function of buffer strips and other privacy provisions to address any land use conflicts

DOCUMENT TYPE	INFORMATION REQUIRED
	<ul style="list-style-type: none"> location and type of circulation patterns between various landscape elements including buildings, open spaces and public amenities existing and proposed access points and linkages to adjoining sites flood levels
(c) Landscape design plan	<ul style="list-style-type: none"> site boundaries contours/proposed ground surface levels and other relevant topographical information identification of the areas within the project site that are to be treated with softscape elements notating: <ul style="list-style-type: none"> Form lawn, groundcover, vine, shrub, tree Function buffer, feature, ornamental, environmental Culture native (local), exotic, mixed species Size Description of recommended pot/planting sizes and estimated mature dimensions identification of the areas within the project site that are to be treated with hardscape elements and details of these treatments scale and location of open space areas areas dedicated to stormwater drainage location and details of any proposed landscape embellishments existing vegetation and features to be retained and/or removed landscape buffer planting rehabilitation areas location and details of any infrastructure or utilities within or in proximity to the site, or affected by the proposed works. street frontages and access points <p>Where Council will assume responsibility for the ongoing management of the landscape, in addition to the above items the <i>Landscape design plan</i> must also indicate:</p> <ul style="list-style-type: none"> recreation nodes pedestrian and cyclist walking tracks, accesses and linkages bollards and barriers individual protected trees, vegetation communities, significant flora and fauna, including habitats and corridors lakes, ponds and other low lying areas prone to ponding site conditions and soil characteristics expected ongoing maintenance regime <p>Note: See requirements for a <i>Maintenance management plan</i>.</p>

DOCUMENT TYPE	INFORMATION REQUIRED
(d) Planting plan and Plant schedule	<p>Planting plan:</p> <ul style="list-style-type: none"> • type, species, quantities, location, size, shape and colour of specific plants to be used in the landscape • specific instructions about how the soil is to be prepared and what size and spacing is to be used for each species • establishment and maintenance operations required to be carried out • dimensions of planting beds • turfing and edging treatments <p>Plant schedule:</p> <ul style="list-style-type: none"> • displayed in table format and divided into types of plants ie. trees, palms, shrubs, ground covers, climbers etc. • full botanical and common names of plants used in alphabetical order • sizes of plants including height at maturity, spread at maturity and pot size at the time of planting • approximate calliper size at planting for trees only in pot size >300 mm • height and spread at planting for trees only in pot size >300 mm • quantity of each species • spacing of all species and staking (if necessary) • legible plant symbology in legend for easy identification of species on accompanying plan/s
(e) Vegetation management plan	<ul style="list-style-type: none"> • site boundaries • site contours • location and description of vegetation to be retained, cleared and/or planted • identification of vegetation species • location of existing natural features of the site including stream orders and riparian/wildlife corridors • existing and proposed alignments of services and infrastructure • distance from areas of potential disturbance including stockpile and disposal sites and machinery accessways, to vegetation to be retained • distance from buildings and/or structures to vegetation to be retained • details of protection measures (eg. designated vehicle access, signage, tree guards, retaining clumps of trees for wind and storm protection) • location of protective fences/barriers • location and type of erosion control measures
(f) Rehabilitation plan	<ul style="list-style-type: none"> • site boundaries • identification of areas within the site that are likely to be disturbed by the development and program for monitoring the development's effects on vegetation • identification of revegetation areas including vegetation species to be used

DOCUMENT TYPE	INFORMATION REQUIRED
	<ul style="list-style-type: none"> • description of the short, medium, and long-term measures that will be implemented to rehabilitate the site/details of works staging • description of how the rehabilitation measures will be monitored over time • completion criteria for the rehabilitation of the site • details of pest and weed management • location and type of erosion control measures
(g) Maintenance management plan and schedule	<ul style="list-style-type: none"> • accepted horticultural practices and codes (best practices) necessary to establish the proposed landscape works during the development maintenance period • future management and maintenance zones and regimes for the protection and management of vegetation areas, ecological systems, waterways and fauna, including details of monitoring, inspection and reporting • maintenance of built form and hard surfacing elements • specified time periods and work requirements for routine maintenance over a period of a year, including details of pruning, trimming, weeding, re-mulching and restructuring of plants • management and control of declared plants and recognised environmental weeds • tree management procedures • future management and maintenance regimes for sediment and erosion control devices • management of rubbish • identification of potential future need for infrastructure including public facilities • clear indication of possible future management issues and associated costs, to enable appropriate resources to be dedicated to maintaining the landscape to the required standard

6.2.4.4 Presentation standards for landscape documentation

The following table describes the minimum presentation standards for landscape documentation that may be required by the Council.

Table 6.2.4.4.1 Presentation standards for landscape documentation

DOCUMENT COMPONENT	REQUIREMENTS
Author	Landscape plans and maintenance schedules are to be prepared by a suitably qualified and experienced landscape architect, horticulturalist, or other person experienced in landscape design and construction.
Drawing quality	Line work and text must retain legibility through the processes of photocopying, scanning and conversion to PDF format. Text should be easily read at A3 size. Hatching and other symbology must be legible.
Sheet sizes	A1 and reduced to A3 are the preferred sheet sizes. A4 is acceptable for specifications and details.
Preferred scales	<p>Concept plans minimum 1:500, preferred 1:100/1:200</p> <p>Sketch plans and working drawings minimum 1:200</p> <p>Construction details minimum 1:50</p>
Dimensioning	<p>Linear dimensions to be indicated in metres and millimetres, where applicable.</p> <p>Levels to be reduced to Australian Height Datum and indicated to 0.01 metre.</p> <p>Slope batters to be indicated in percentage or ratio format.</p>
Cartographic conventions/Title block	<ul style="list-style-type: none"> • Title • Date drawn • Drawing number, sheet number and revision • Scale • North point • Legend • Details of the author (name, qualifications, experience) • Design certification • Notation of any preceding or future related landscape drawings and associated documentation

6.2.5 Landscape design and construction standards

6.2.5.1 General

Landscaping works are to be planned, designed and constructed in accordance with:

- (a) Capricorn Municipal Design Guidelines (CMDG); and
- (b) Crime Prevention Through Environmental Design (CPTED).

Note: Should conflict exist between the abovementioned standards and any of the provisions for the various forms of landscaping detailed below, the abovementioned standards will take precedence.

6.2.5.2 Public space

Note: Public space is a social space that is generally open and accessible to the public, eg. roads, footpaths, parklands etc.

General

- (a) Landscape elements do not restrict circulation, public safety and visual access to signage and associated businesses and facilities.
- (b) Landscape design and construction provides a smooth/even transition between hard and soft ground surface materials, ie. differences in adjoining finished surface levels are to be avoided.
- (c) Landscaping must not interfere with existing above and below ground infrastructure, public services or utilities (signage, street lighting, footpath, kerb and channel, road structures and surfaces etc.).

Vegetation

- (a) Trees (excluding landscaped buffer strips) have a minimum 900 mm clear trunk height for a 2 m high tree at planting and are able to attain a clear trunk height of 1800 mm on maturity.
- (b) Trees planted at 6 m intervals to provide optimum shade cover of pathways.
- (c) Where tree guards are used to protect trees from temporary accidental damage, these are to be designed for easy removal once the tree is of sufficient size to no longer require protection. Tree guards should be removed at final inspection and prior to acceptance of the development 'off-maintenance'.
- (d) Planting techniques should include appropriate soil for maximum tree development and growth. It is unnecessary to increase the depth of the planting zone beyond 1 m, the greater benefit is in increasing the soil volume laterally.
- (e) Significant existing trees should be identified and incorporated into parkland and road reserve planting where possible.
- (f) Long-life plants are to be used in preference of short-life plants.
- (g) Species selected shall not have ongoing pruning requirements once established.
- (h) Species choice must match the planting space available. Adequate space must be provided to allow root growth to proliferate within the space, and not into the adjacent surfaces/structures.
- (i) If specified, for aggressive tree roots use polypropylene root barrier or approved equivalent, minimum 600 mm depth to road side of tree pit.
- (j) Plantings should not be dependent upon irrigation beyond the establishment period.

Turf

- (a) Turfed areas are not to be established on batters with a gradient exceeding 1:4.
- (b) Road reserves are to be turfed.

Refuse storage

- (a) The location of refuse storage containers is to be determined in consultation with Council.

Hardscape elements (furniture, shade structures, pavements etc.)

- (a) Street and park furniture is to be installed on concrete pads and fixed in a manner to enable easy replacement (eg. bolted).
- (b) Landscape elements are to be made from robust materials and be termite and pest resistant.
- (c) Landscape elements are to be vandal and graffiti resistant where possible.
- (d) Shade structures are to be constructed of strong and durable materials and have easily replaceable components. Finger jointed or other glued timber palings are not to be used.
- (e) Shade structures are to have anti-vandal devices fitted to the supporting structure.
- (f) Landscape embellishments must include signage.

Edging

- (a) Edging is to be designed with smooth navigable lines and be able to sustain the movement of tractor mowers and maintenance vehicles where necessary.
- (b) All garden/mass planting areas, signposts, bollards etc. associated with development, are to be contained by fixed durable edging.
- (c) All edging is to be level with turf.
- (d) Edging shall have a minimum lifespan of 15-20 years.

6.2.5.3 Parkland

General

- (a) New parks will be acquired by Council where a need exists to meet a specific activity or community use shortfall.
- (b) Parklands are designed to encourage walking, talking, sitting, gathering, playing and similar activities for residents who reside in close proximity to the park.
- (c) Parkland provides gathering places for families and groups to meet and celebrate.
- (d) Activity areas are designed to encourage social interaction and a connected community.
- (e) Vegetation patterns provide for a range of uses, eg. provision of shade, aesthetic appeal, and suburban open space.
- (f) A park may also function as a pedestrian/bicycle corridor.
- (g) All park structures, embellishments and trees should be a minimum distance of 1.2 m apart unless sharing the same concrete pad or in a garden bed or mulch zone such as a playground.

Location

- (a) Dedicated parkland must be internal to a development or be located where it will be internal to a residential area identifiable by peripheral urban collector roads.
- (b) Parklands are not located adjacent or in close proximity to noxious or noisy activities.
- (c) Parklands should be located with consideration given to adjoining land uses and adequate buffering from incompatible uses.

Site suitability

- (a) Land dedicated to parkland is:
 - (i) free of hazards and constraints;
 - (ii) not listed on the Contaminated Land Register or the Environmental Land Register;
 - (iii) not encumbered by easements of any type or form, or known to be subject to planned future easements and/or encumbrances;
 - (iv) does not have a dominant overland drainage function; and
- (b) Land within creek corridors is generally unsuitable for active recreation.
- (c) Parkland should be greater than 15 m wide for linear linkage parks unless part of a linkage or minor entry point in which case a minimum of 5 m is acceptable.
- (d) Land for sporting use should be at least 150 m in any direction.
- (e) Land for sporting use should have more than 60% flat to gentle slopes (maximum 1:10).
- (f) A minimum of 50% of the parkland should be adjoining a road frontage.
- (g) Preferred shape for a park is square to rectangular with the sides no greater than 2:1 ratio.
- (h) Parkland should not be less than 100 m wide.
- (i) Parkland should not have a gradient exceeding 1:5.
- (j) The area of parkland provided does not include the area of water bodies contained therein.

Vegetation

- (a) Parkland may include areas of significant remnant vegetation.
- (b) Park trees are not be located within 10 m of privately owned adjacent land.
- (c) Trees are located to provide shade and shelter to park embellishments

Playground and exercise equipment

- (a) Playgrounds are located no closer than 25 m to private properties, road reserves, dense bushland, watercourses and any other areas that may jeopardise the safety of children or where there is potential for disruption to neighbours.
- (b) Playgrounds and exercise equipment should be shaded either by trees or shade structures. Council will look favourably on the planting of advanced trees around playgrounds and over seating.
- (c) Playgrounds and exercise equipment in an area that floods in a less than 10% Annual Exceedance Probability (AEP) flood event must have rubber softfall pads installed.

- (d) Playgrounds and exercise equipment shall have a minimum design life of ten years, a minimum warranty of ten years for steel structural items and a minimum warranty of five years for all plastic components.
- (e) Playground and softfall design and construction are to comply with the requirements of the relevant Australian Standards both in supply and installation.
- (f) Softfall should be a light colour to avoid creating a heat sink.
- (g) Loose playground softfall must be edged.

6.2.5.4 Street plantings

General

- (a) Avenues of consistent species are preferred, allowing for the use of individual feature trees at focal points such as roundabouts, ends of local access roads, medians of major roads etc.
- (b) Street trees should be in scale with the streetscape.

Location

- (a) The setback from the kerb or road formation should be sufficient to enable safe access and egress from parked vehicles and clear visibility at driveway crossovers and pedestrian crossings. Consideration must be given to the location of infrastructure including underground services, street lights and traffic signs.
- (b) Street trees must not be planted:
 - (i) closer than 10 m apart along any street;
 - (ii) within 10 m of any corner property alignment at any intersection;
 - (iii) within 5 m of any electric light pole;
 - (iv) within 3 m of any vehicular entrance;
 - (v) directly in front of any pedestrian entrance to any property;
 - (vi) within stormwater drainage infrastructure (eg. in table drains, channels, easements etc.), unless approved by Council; or
 - (vii) closer than 1.5 m from the back of the kerb.

Vegetation

- (a) Street tree plantings shall:
 - (i) be a minimum container size of 25-45 litres;
 - (ii) be a minimum semi-mature nursery stock;
 - (iii) be staked with two hardwood stakes (minimum 38 mm x 38 mm x 2000 mm); and
 - (iv) have a minimum 600 mm root barrier installed where roots are considered potentially invasive (eg. all ficus species).

6.2.5.5 Landscaping in car parking areas

General

- (a) Landscaping in car parking areas provides pedestrian comfort by reducing reflected sunlight and headlight glare from parked vehicles, maintains adequate separation between vehicles and other uses, reduces the effects of vehicle parking

facilities on the environment and contributes to the character and amenity of the site and surrounding streetscape.

- (b) Where an open ground level area of car park exceeds 300 m² or accommodates in excess of 12 cars, at least 5% of the car parking area (including access aisles/driveways) should be dedicated to landscaping, ensuring adequate space for the deep planting of shade trees and shrubs. Landscaped setbacks to the perimeter of the car park are not to be included in this calculation.

Location

- (a) A north/south aisle orientation is desirable in order to maximise the shade provided by trees planted within car park areas. This will increase shadow coverage over individual car parking spaces. An east/west orientation of the parking aisles will provide shade only to the southern aisles.

Vegetation

- (a) Planting is to be contained and maintained within planting bed areas.
- (b) Planting bed areas are to be a minimum of 4 m² and planted in a natural soil profile.
- (c) Trees and shrubs are located so as to maintain adequate sight distances in accordance with traffic visibility and engineering safety requirements, especially at planting bed ends within the boundaries of the car parking area.
- (d) Where trees are planted singularly, the planting pit is to have roughened sides and a de-compacted base.
- (e) All shrub planting is to be maintained at a maximum height of 900mm from the road pavement (not top of kerb).
- (f) To provide a good shade volume, it is recommended that shade trees be planted every five to eight car parking bays at minimum. Whole parking bays can be provided as garden beds to support shade trees.

6.2.5.6 Landscape buffers

General

- (a) Buffer planting reduces the impact of incompatible land uses by creating buffer areas that provide for enhanced visual amenity and ameliorate the impacts of noise pollution, air pollution and wind.
- (b) Landscape screens and buffers are created using plant materials and/or other landscape architectural elements to obscure views from adjacent properties.
- (c) Breaks in screens shall be permitted to provide adequate ingress and egress as required for maintenance access and other purposes.
- (d) Buffer strips are to be sensitively designed as an integral part of the site works being appropriate to their function, whilst enhancing visual amenity and having regard to future maintenance regimes.
- (e) A landscaped buffer strip may comprise of planting only, or be a combination of planting and fencing.
- (f) The owner/proprietor of the land on which the landscape buffer strip is located is responsible for the maintenance of the buffer at all times.

Location

- (a) Landscape buffers are located to the side and rear building elevations, utility structures, trade entrances, storage and disposal areas, property boundaries and areas of high noise and air pollution generation.

Vegetation

- (a) Consideration is to be given to the width of landscape buffer strips as this will have a direct effect on the amount of screening that can be achieved (eg. a 3 m minimum landscaped buffer strip has an effective screening of approximately 4–5 m high. A 6 m landscaped buffer strip has an effective screening of approximately 5–8 m high).
- (b) Buffer planting is to consist of primarily shrubs and trees complemented by the use of appropriate ground covers.
- (c) Plant material is not to create potential to cause damage, create a nuisance or major loss of sunlight to adjacent properties.
- (d) Landscape buffers shall be designed to achieve the required screening function within two years of establishment.
- (e) A variety of species with different growth habits are incorporated.
- (f) Species with different foliage for texture and effective screening are included.
- (g) Use of 100% native and/or endemic species is preferred.
- (h) Exotic species account for a maximum of 20% of all plants used to create the buffer.

Large scale landscape buffers (generally exceeding 10 m width)

- (a) Buffers consist of a minimum of two rows of offset plantings.
- (b) Trees and large shrubs are spaced 4–5 m apart.
- (c) Small shrubs are spaced 2–3 m apart.
- (d) At maturity, plants should be highest in the central row and lowest at the edge rows.
- (e) For buffers up to 3 m in height, plant heights are to be varied with 60% of the overall height achieved through the use of trees and tall shrubs.
- (f) Initial plantings to commence at 1.5 m height where possible.

6.2.6 Species selection

6.2.6.1 General

Species selection is to respect the landscape character of the local area and its surroundings, particularly the uses, types and form of adjacent development and associated landscapes and existing natural features. When selecting plant species, particular regard should be given to:

- (a) The required purpose/function (eg. to provide shading, screening etc.)
- (b) The level of impact of the proposed planting on visual amenity, uses and activity.
- (c) Endemic and native species are to be used wherever possible.
- (d) Hardy, drought-resistant species are preferred.

- (e) Climatic and growth habits of the species should match the requirements of the site.
- (f) Conditions of the area, including climate, soil and subsoil conditions.
- (g) The species morphology matches the spatial restrictions of the site.
- (h) The species ability to thrive in circumstances where compaction will be a factor.
- (i) The natural tendency for tree species to develop a single trunk (ie. avoid species with multiple stems where located in road reserves and car parks).
- (j) The available space allowing for future growth including root development, to accommodate the ultimate size and shape of the plant.
- (k) Traffic engineering requirements.
- (l) Potential impacts on nearby areas of environmental value and sensitivity including natural habitats, national parks and state forests.
- (m) Planting of known environmental weeds, poisonous species, pest species or nuisance plants or plants invasive roots is not permitted.

Note: Refer to Appendix 1 – Preferred species list and Appendix 2 – Declared weeds.

6.2.7 Planting guidelines

6.2.7.1 General

- (a) Mulch around the base to the edge of the canopy.
- (b) Hardwood stakes to stabilise newly planted trees are to be straight and free from knots.
- (c) Stakes are to be removed after 12 months.
- (d) Fertiliser to be placed in the tree pit where required.
- (e) Tree pit to be 300 mm deeper than the rootball and twice the rootball width at the base of the pit widening to three to four times the width of the rootball at ground level for lateral root growth.
- (f) Plants or trees should not be located closer than 1.2 m unless in a mulched garden bed (for mowing purposes).
- (g) Where ponding may occur choose species that will tolerate sitting in water.
- (h) Existing vegetation and topographic features are protected where possible.
- (i) Vegetation of cultural, historic or amenity value is protected and retained.
- (j) All planting media to conform to Australian Standard *AS 4419 -2018 Soils for landscaping and garden use*.

SC6.2 Appendix 1 – Preferred species

TREES	
Botanical name	Common name
<i>Auranticarpa rhombifolia</i>	QLD Pittasporum, Hollywood
<i>Bolusanthus speciosus</i>	Tree Wisteria
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Brachychiton australis</i>	Broad-leafed Bottle Tree
<i>Brachychiton bidwillii</i>	Dwarf Kurrajong
<i>Brachychiton discolor</i>	Lacebark, Lace Kurrajong
<i>Brachychiton populneus</i>	Kurrajong
<i>Brachychiton roseus</i>	Kurrajong
<i>Brachychiton rupestris</i>	Queensland bottle tree, Narrow Leaf
<i>Caesalpinia ferrea</i>	Leopard Tree
<i>Cassia brewsteri</i>	Brewster's Cassia, Cassia pea
<i>Cassia fistula</i>	Golden Shower Tree
<i>Casuarina cunninghamiana</i>	She-oak
<i>Casuarina crista</i>	Belah
<i>Citrus glauca</i>	Desert Lime
<i>Colvillea racemosa</i>	Colville's Glory
<i>Corymbia citriodora</i>	Lemon Scented Gum
<i>Corymbia tessellaris</i>	Carbeen
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Eucalyptus argophloia</i>	Queensland White Gum
<i>Eucalyptus dumosa</i>	White Mallee
<i>Eucalyptus erythronema</i>	Red-flowered Mallee
<i>Eucalyptus cinerea</i>	Argyle apple
<i>Eucalyptus formanii</i>	Forman's Mallee
<i>Eucalyptus forrestiana</i>	Fuschia Mallee
<i>Eucalyptus leucoxyloides</i> Ssp. <i>megalocarpa</i>	Blue Gum, yellow gum, white ironbark
<i>Eucalyptus microcorys</i>	Tallowwood
<i>Eucalyptus orchrophloia</i>	Yapunyah
<i>Eucalyptus sideroxyloides</i>	Mugga ironbark
<i>Eucalyptus spathulata</i>	Swamp Mallet
<i>Eucalyptus torquata</i>	Coral Gum
<i>Eucalyptus woodwardii</i>	Lemon-flowered gum
<i>Eucalyptus youngiana</i>	Large-fruited Mallee
<i>Flindersia australis</i>	Crows Ash
<i>Flindersia maculosa</i>	Leapardwood
<i>Fraxinus griffithii</i>	Evergreen Ash
<i>Fraxinus raywoodii</i>	Claret Ash
<i>Geijera parviflora</i>	Wilga

Botanical name	Common name
<i>Grevillea robusta</i>	Silky Oak
<i>Grevillea striata</i>	Beefwood
<i>Hymenosporum flavum</i>	Native Frangipani
<i>Jacaranda mimosifolia</i>	Fern Tree
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Largerstromemia indica</i>	Idian Summer
<i>Lophostemon confertus</i>	Brush Box
<i>Lysiphyllum carronii</i>	Native Bauhinia
<i>Melaleuca leucadendra</i>	Weeping Paperbark
<i>Melaleuca linariifolia</i>	Snow-in-Summer
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark
<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark
<i>Melaleuca trichostachya</i>	Paperbark
<i>Myoporum acuminatum</i>	Boobialla
<i>Petalostigma pubescens</i>	Quinine Bush
<i>Pittosporum angustifolium</i> syn <i>phylliraeoides</i>	Cumby
<i>Pleiogynium timorense</i>	Burdekin Plum
<i>Populus simonii</i>	Simon Poplar
<i>Pyrus ussuriensis</i>	Manchurian Pear
<i>Santalum lanceolatum</i>	Sandlewood
<i>Sapium sebiferum</i>	Chinese Tallow Tree
<i>Schotia brachypetala</i>	Parrot Tree
<i>Tipuana tipu</i>	Rosewood
SHRUBS	
Botanical name	Common name
<i>Acacia pravissima</i> (dwarf)	Little Nugget
<i>Artemisia ludoviciana</i>	Wormwood
<i>Bauhinia galpinii</i>	Red Bauhinia
<i>Bidens ferulifolia</i>	Apache beggarticks
<i>Bougainvillea</i> Species	Buganvilla
<i>Brunfelsia bonodora</i> (dwarf)	Yesterday-Today-Tomorrow
<i>Buddleja globosa</i>	Orange Ball Tree
<i>Callistemon</i> 'Candy Pink'	Candy Pink
<i>Callistemon</i> 'Captain Cook'	Captain Cook'
<i>Callistemon citrinus</i>	Firebrand
<i>Callistemon</i> 'Great Balls of Fire'	Bottlebrush
<i>Callistemon</i> 'Injune'	Injune Bottlebrush
<i>Callistemon</i> 'Kings Park Special'	Kings Park Special
<i>Callistemon</i> 'Little John'	Bottlebrush
<i>Callistemon</i> 'Mathew Flinders'	<i>Callistemon</i> 'Mathew Flinders'
<i>Callistemon phoeniceus</i>	Scarlet Bottlebrush

Botanical name	Common name
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Callistemon viminalis</i> 'Hannah Ray'	Hannah Ray Weeping
<i>Cassia corymbosa</i>	Agentina Senna
<i>Chamelaucium uncinatum</i>	Geraldton Wax
<i>Coleonema album</i>	White Disoma
<i>Coleonema pulchellum</i>	Confetti bush
<i>Convolvulus cneorum</i>	Silverbrush
<i>Convolvulus sabatius</i> (Syn <i>C.mauritanicus</i>)	Morning Glory
<i>Cupaniopsis wadsworthii</i>	Duckfoot
<i>Cytisus</i> CV X <i>spachianus</i> 'Snow Queen'	White Broom
<i>Cytisus</i> X <i>spachianus</i>	Easter Broom
<i>Duranta erecta variegata</i>	Golden dewdrop
<i>Duranta geisha</i> girl	Geisha Girl
<i>Eremophila aurea</i> yellow	Yellow Flowering Emu Bush
<i>Eremophila decipiens</i>	Slender Fuchsia
<i>Eremophila divaricata</i>	Silver Emu Bush
<i>Eremophila drummondii</i>	Emu Bush
<i>Eremophila gibbifolia</i>	Emu Bush
<i>Eremophilla glabra</i>	Emu Bush
<i>Eremophila maculata</i>	Spotted Emu Bush
<i>Eremophila maculata aurea</i>	Yellow Emu Bush
<i>Eremophilla maculata brevifolia</i>	Emu Bush
<i>Eremophila maculata Compacta</i>	Dwarf Emu Bush
<i>Eremophila maculata</i> (Goondiwindi)	Emu Bush
<i>Eremophilla maculata</i> Purple Profusion	Emu Bush
<i>Eremophila maculata</i> 'Wendy'	Emu Bush
<i>Eremophila nivea</i>	Emu Bush
<i>Eremophila polyclada</i>	Twiggy Emu Bush
<i>Eremophilla</i> 'Summertime Blue'	Emu Bush
<i>Eremophilla</i> 'Winter Gold'	Emu Bush
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Gossypium sturtianum</i>	Sturts Desert Rose
<i>Grevillea pinaster</i>	<i>Grevillea pinaster</i>
<i>Grevillea</i> 'Poorinda Constance'	Poorinda Constance
<i>Grevillea</i> 'Robyn Gordon'	Robyn Gordon
<i>Grevillea sericea</i>	<i>Grevillea sericea</i>
<i>Grevillea</i> 'Sandra Gordon'	Sandra Gordon
<i>Grewia occidentales</i>	Lavender Star
<i>Hakea purpurea</i>	Hakea
<i>Hardenbergia</i> 'Bushy Blue'	Bushy Blue
<i>Hibiscus rosa siensis</i>	Chinese hibiscus, China rose

Botanical name	Common name
<i>Hibiscus syriacus</i>	Rose of Sharon
<i>Hymenocallis</i> Spp	Spider Lilly
<i>Ligustrum</i> 'Lemon Lime Clippers'	Privet
<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
<i>Melaleuca bracteata</i>	Black Tea-Tree
<i>Melaleuca bracteata</i> var 'Revolution Gold'	Melaleuca Revolution Gold
<i>Melaleuca bracteata</i> var 'Revolution Green'	Melaleuca Revolution Green
<i>Melaleuca incana</i>	Grey Honey-myrtle
<i>Melaleuca incana</i> 'Dwarf'	Grey Honey-myrtle
<i>Melaleuca filifolia</i>	Wiry Honey-myrtle
<i>Melaleuca bracteata</i> 'Golden Gem'	Golden Gem
<i>Melaleuca lateritia</i>	Robin Red-Breast Bush
<i>Murraya paniculata</i>	Mock Orange
<i>Murraya paniculata</i> 'Min-A-Min'	Min-A-Min Murraya
<i>Melaleuca nesophila</i>	Showy Honey-myrtle
<i>Melaleuca nodosa</i>	Prickly-leaved Paperbark
<i>Melaleuca linariifolia</i> 'Snowstorm'	Melaleuca
<i>Melaleuca thymifolia</i>	Thyme Honey-myrtle
<i>Nerium</i> 'Dwarf Apricot'	Apricot Oleander
<i>Ozothamnus diosmifolius</i>	Sago bush
<i>Raphiolepis</i> 'Apple Blossom'	Appleblossom
<i>Raphiolepis indica</i> 'Spring Time'	Springtime
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis</i> 'Nana'	Dwarf Rosemary
<i>Senna artemisioides</i>	Silver Cassia
<i>Solanum ellipticum</i>	Potato Bush
<i>Spiraea cantoniensis</i> 'Flore Pleno'	Double May Bush
<i>Sesbania cannabina</i>	Sesbania Pea
<i>Strelitzia reginae</i>	Bird of Paradise
<i>Syzygium australe</i> 'Aussie Southern'	Lilly Pilly
<i>Viburnum suspension</i>	Sandankwa Viburnum
<i>Viburnum tinus</i>	Viburnum Tinus, Laurustinus
<i>Vitex angus-castus</i>	Chaste Tree
<i>Westringa</i> Sp	Westringa
<i>Xanthorrhoea australis</i>	Blackboy, Grass tree
<i>Xanthorrhoea johnsonii</i>	Johnson's Grass Tree
<i>Yucca elephantipes</i>	Stick Yucca
<i>Yucca filamentosa</i> 'Bright Edge'	Yucca

GROUNDCOVERS	
Botanical name	Common name
Agapanthus Sp	Agapanthus
Allium tuberosum	Garlic Chives
Atriplex muelleri	Saltbush
Carpobrotus glaucescens	Pigface
Clitoria tennatea	Butterfly Pea
Dianella Sp	Flax Lilly
Dietes bicolor	Dietes
Dietes grandiflora	Dietes
Eremophila glabra 'Kalbarri Carpet'	Groundcover Emu Bush
Erigeron karvinskianus	Mexican Fleabane
Hardenbergia violacea Var Minni Haha	Meema Mini Haha
Hemerocallis Sp	Daylily
Liriope muscari	Lilyturf
Lomandra longifolia	Mat-rush
Lonicera japonica	Honeysuckle
Myoporum Sp	Myoporum
Pandorea jasminoides var 'Lady Di'	Pandorea Lady Di
Pandorea pandorana	Wonga vine
Rhoeo discolor	Moses-in-the-Cradle
Rosa banksiae 'Lutea'	Lady Banksia Rose
Talbaghia violacea	Society Garlic
Tecomaria capensis	Cape Honey Suckle
Themeda triandra	Kangaroo Grass
Trachelospermum jasminoides	Star Jasmine
Tradescantia pallida	Purple heart
Verbena peruviana	Verbena

SC6.2 Appendix 2 – Declared plants

What is a declared plant

The Queensland Government classifies weeds into three classes of Declared Plants of Queensland. The following information is taken from the Queensland Government's Department of Agriculture, Fisheries and Forestry fact sheet. No plant declared a weed or noxious plant under the *Land Protection (Pest and Stock Route Management) Act 2002* and included in all classes of declared plants must be used as a street tree or planted in any development in the region. Declaration under the Act imposes legal responsibility for control by all landowners on land under their management.

Class 1

A Class 1 pest is one that has the potential to become a very serious pest in Queensland in the future. We need to prevent the introduction, possession and sale of these species so that they cannot spread to become pests. All landholders are required by law to keep their land free of Class 1 pests. It is a serious offence to introduce, keep, release or sell Class 1 pests without a permit.

Class 2

A Class 2 pest is one that has already spread over substantial areas of Queensland, but its impact is so serious that we need to try and control it and avoid further spread onto properties that are still free of the pest. By law, all landholders must try to keep their land free of Class 2 pests and it is an offence to possess, sell or release these pests without a permit. Fines apply.

Class 3

A Class 3 pest is one that is commonly established in parts of Queensland but its control by landowners is not deemed to be warranted unless the plant is impacting or has the potential to impact, on a nearby 'environmentally significant area' (eg. a national park).

It is an offence to sell, introduce, release or supply a Class 3 pest. Fines apply.

Species not declared under the *Land Protection (Pests and Stock Route Management) Act 2002* may still be declared at a local government level under local laws.

Note: Refer to the Queensland Government Department of Agriculture and Fisheries website for lists of declared plants (www.daf.qld.gov.au).

SC6.3 Planning scheme policy – development application requirements

6.3.1 Purpose of the planning scheme policy

The purpose of the planning scheme policy is to set out the requirements and provide guidance to applicants for the preparation of development applications made to Maranoa Regional Council under the *Planning Act 2016 (PA)*.

6.3.2 Related materials

Other documents which provide guidance on meeting the purpose of the planning scheme outcomes include:

- (a) Planning Act 2016
- (b) State Planning Regulatory Provisions
- (c) State Planning Policy
- (d) Darling Downs Regional Plan
- (e) Capricorn Municipal Development Guidelines

6.3.3 Pre-lodgement meetings

Before making a formal development application, applicants are encouraged to arrange a pre-lodgement meeting to discuss their proposal with Council officers. The following information should be provided to Council for consideration prior to a pre-lodgement meeting:

- (a) the street address and real property description of the subject property;
- (b) a location map;
- (c) the type of application sought, including a detailed description of the proposed use and/or development;
- (d) copies of proposal plans or concept plans and building elevations;
- (e) general development parameters including gross floor area (GFA), building height, setbacks and site cover;
- (f) potential issues;
- (g) details of adjoining land uses, particularly where uses are potentially incompatible (eg. industry/residential interface); and
- (h) details of what is sought from the pre-lodgement meeting.

6.3.4 Requirements for a properly made application

All development applications must be 'properly made' in accordance with Section 51 of the PA and its Regulations. For a development application to be 'properly made' it must be accompanied by:

- (a) the relevant DA Form(s);
- (b) any supporting information nominated as mandatory on the relevant DA forms (refer to sections 6.3.6 - 6.3.8 of this policy);
- (c) any relevant application fee set out by Maranoa Regional Council for administering the application; and

- (d) the written consent of the owner of the land to the making of the application if required under Section 51(2) of the PA.

Note: Development application fees will be calculated in accordance with Council's adopted schedule of Fees and Charges in effect at the time the application is lodged with Council. The adopted schedule of Fees and Charges also sets out the circumstances in which application fee refunds may be obtained. Refer to Council's website for a copy of the current schedule.

6.3.5 Application requirements for all development

A well-made application is the first step to an efficient and successful assessment of a proposed development. The content of a well-made application will include, where applicable:

- (a) a planning report that includes a detailed assessment of the development proposal against the applicable planning scheme benchmarks.

Such a report should:

- (i) address the Acceptable outcomes of the applicable codes (contained in the right-hand column of the table in each code). If the proposal complies, explain why and move onto the next Acceptable outcome;
- (ii) if the proposal does not comply with an Acceptable outcome, then explain why it does not and address the corresponding Performance outcome (contained in the left-hand column of the table in each code) and explain how it complies with this Performance outcome;
- (iii) if the proposal does not comply with either the Acceptable outcome or its corresponding Performance outcome, then address the Purpose and overall outcomes of the relevant code (identified in point form at the beginning of each code) and explain how the proposal satisfies these elements;
- (iv) if the proposal does not comply with the Purpose and overall outcomes of a code, then a comprehensive assessment against the Strategic intent of the Planning scheme is required (see Part 3 of the planning scheme), this will include an explanation of how the proposal satisfies these elements; and
- (v) if the proposal is contrary to the outcomes of the Strategic intent, then consideration needs to be given as to whether the proposal is in conflict with the planning scheme and if so, how the conflict can be justified.

A planning report should be provided whether an application is code or impact assessable. An impact assessable application should provide an assessment against all applicable parts of the planning scheme;

- (b) professionally prepared plans that satisfy the mandatory information under the PA and clearly demonstrate what the proposal is trying to achieve. Where possible plans should be provided in print and electronic format; and
- (c) in certain circumstances supporting technical plans and reports where required to satisfy outcomes nominated within a planning scheme code. These are generally identified through a thorough planning assessment or pre-lodgement advice provided by Council.

The content of more complex applications (such as Variation approval) should be determined on a case-by-case basis. It is strongly recommended that applicant's consult Council during the preparation of any planning report relating to a complex application in order to determine the level of detail and information required.

6.3.6 Mandatory requirements for a Material change of use application

In accordance with Section 51 of the PA and DA Form 1, all development applications for a Material change of use should be accompanied by:

- (a) a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following information:
 - (ii) the location and site area of the land to which the application relates;
 - (iii) the north point;
 - (iv) the boundaries of the relevant land;
 - (v) any road frontages of the relevant land, including the name of the road;
 - (vi) the location and use of any existing or proposed buildings or structures on the relevant land (where extensive demolition or new buildings are proposed, two separate plans—an existing site plan and a proposed site plan—may be appropriate);
 - (vii) any existing or proposed easements on the relevant land and their function;
 - (viii) the location and use of buildings on land adjoining the relevant land;
 - (ix) all vehicle access points and any existing or proposed car parking areas on the relevant land (car park spaces for persons with disabilities and any service vehicle access and parking should be clearly marked);
 - (x) for any new building on the relevant land, the location of refuse storage;
 - (xi) the location of any proposed retaining walls on the relevant land and their height;
 - (xii) the location of any proposed landscaping on the relevant land; and
 - (xiii) the location of any stormwater detention on the relevant land.
- (a) a statement about how the proposed development addresses the planning scheme and any other planning documents relevant to the application (refer to Part 6.3.4 (g) for further guidance on addressing the planning scheme);
- (b) a statement about the intensity and scale of the proposed use (eg. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage, etc.);
- (c) information that states the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings;
- (d) information that states the existing or proposed number of on-site car parking bays, type of vehicle crossover (for non-residential uses) and vehicular servicing arrangement (for non-residential uses);
- (e) where the application involves the reuse of existing building provide plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused;
- (f) where the application involves new building work (including extensions) provide:
 - (i) floor plans drawn to scale (1:50, 1:100 or 1:200 are the recommended scales) which show the following:
 - (ii) the north point;

- (iii) the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only);
 - (iv) the room layout (for residential development only) with all rooms clearly labelled;
 - (v) the existing and the proposed built form (for extensions only); and
 - (vi) the gross floor area of each proposed floor area.
- (g) elevations drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (eg. north elevation);
 - (h) plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work;
 - (i) where the application involves the reuse of other existing works provide plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused; and
 - (j) where the application involves new operational work provide plans showing the nature, location, number of new on-site car parking bays, confirmed proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works.

6.3.7 Mandatory requirements for Building and/or Operational works applications

In accordance with Section 51 of the PA and DA Form 1, all development applications for Building or Operational Works Assessable against the planning scheme should be accompanied by:

All applications for operational works:

- (a) site plans drawn to scale which show:
 - (i) the location and site area of the land to which the application relates (relevant land);
 - (ii) the north point;
 - (iii) the boundaries of the relevant land;
 - (iv) the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots);
 - (v) any existing or proposed easement on the relevant land and their function;
 - (vi) any access limitation strips; and
 - (vii) all existing and proposed roads and access points on the relevant land.
- (b) a statement about how the proposed development addresses the planning scheme and any other planning documents relevant to the application.

Applications for operational works involving earthworks (filling and excavation):

- (c) drawings which show:
 - (i) existing and proposed contours;
 - (ii) areas to be cut and filled;
 - (iii) the location and level of any permanent survey marks or reference stations used as data for the works;
 - (iv) the location of any proposed retaining walls on the relevant land and their height;
 - (v) the defined floor level (if applicable); and
 - (vi) the defined fill level (if applicable).

Applications for operational works involving roadworks:

- (d) drawings which show:
 - (j) existing and proposed contours;
 - (ii) the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points;
 - (iii) information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable);
 - (iv) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to the centreline);
 - (v) edge of pavement where kerb is not constructed;
 - (vi) position and extent of channelisation;
 - (viii) location and details of all traffic signs, guideposts, guardrail and other street furniture;
 - (ix) pavement markings including details on raised pavement markers;
 - (x) catchpit, manhole and pipeline locations;
 - (xi) drainage details (if applicable);
 - (xii) cross-road drainage culverts (if applicable);
 - (xiii) concrete footpaths and cycle paths;
 - (xiv) location and details for access points, ramps and invert crossings; and
 - (xv) changes in surfacing material.
 - (xvi) all applications for operational works involving stormwater drainage to provide drawings showing:
 - (xvii) existing and proposed contours;
 - (xviii) drainage locations, diameters and class of pipe, open drains and easements;
 - (xix) manhole location, chainage and offset or coordinates and inlet and outlet invert levels; and
 - (xx) inlet pit locations, chainage and offset or coordinates and invert and kerb levels.

- (xxi) all applications for operational involving water reticulation to provide drawings showing:
 - a. kerb lines or edge of pavement where kerb is not constructed;
 - b. location and levels of other utility services where affected by water reticulation works;
 - c. pipe diameter, type of pipe and pipe alignment;
 - d. water main alignments;
 - e. water supply pump station details (if applicable);
 - f. minor reservoir details (if applicable);
 - g. conduits;
 - h. location of valves and fire hydrants;
 - i. location of house connections (if applicable); and
 - j. location of benchmarks and reference pegs.

Applications for operational works involving wastewater reticulation:

- (e) drawings which show:
 - (i) location of all existing and proposed services;
 - (ii) location of all existing and proposed sewer lines and manhole locations;
 - (iii) location of all house connection branches;
 - (iv) kerb lines or edge of pavement where kerb is not constructed;
 - (v) chainages;
 - (vi) design sewer invert levels;
 - (vii) design top of manhole levels;
 - (viii) type of manhole and manhole cover;
 - (ix) pipe diameter, type of pipe and pipe alignment;
 - (x) location of house connections (if applicable); and
 - (xi) sewer pump station details (if applicable).
 - (xii) all applications for operational works involving street lighting to provide drawings showing:
 - (a) location of all light poles and service conduits;
 - (b) location of all other cross-road conduits;
 - (c) type and wattage of lighting;
 - (d) any traffic calming devices;
 - (e) additional plans for roundabouts and major roads (if applicable);
 - (f) details of any variations to normal alignment; and
 - (g) details of lighting levels.
 - (xiii) all applications for operational works involving public utility services to provide drawings showing:
 - (a) any existing light poles and power poles;

- (b) any existing underground services;
- (c) details of proposed services; and
- (d) alteration to existing services.

Applications for operational works involving landscape works:

- (f) drawings which show:
 - (ii) the location of proposed plant species;
 - (iii) a plant schedule indicating common and botanical names, pot sizes and numbers of plants;
 - (iv) planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge;
 - (v) the location and type of any existing trees to be retained;
 - (vi) construction details of planter boxes, retaining walls and fences;
 - (vii) the proposed maintenance period; and
 - (viii) irrigation system details.

Note: for guidance on achieving compliance with the planning scheme benchmarks for landscaping refer to SC6.2 Planning scheme policy – Landscaping.

6.3.8 Mandatory Requirements for Reconfiguring a lot applications

In accordance with Section 51 of the PA and DA Form 1, all development applications for Reconfiguring a lot should be accompanied by:

- (a) site plans drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:
 - (i) the location and site area of the land to which the application relates (relevant land);
 - (ii) the north point;
 - (iii) the boundaries of the relevant land;
 - (iv) any road frontages of the relevant land, including the name of the road;
 - (v) the contours and natural ground levels of the relevant land;
 - (vi) the location of any existing buildings or structures on the relevant land;
 - (vii) the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots);
 - (viii) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a Q100 flood event;
 - (ix) any existing or proposed easements on the relevant land and their function;
 - (x) all existing and proposed roads and access points on the relevant land;
 - (xi) any existing or proposed car parking areas on the relevant land;
 - (xii) the location of any proposed retaining walls on the relevant land and their height;

- (xiii) the location of any stormwater detention on the relevant land;
 - (xiv) the location and dimension of any land dedicated for community purposes;
 - (xv) the final intended use of any new lots.
- (b) a statement about how the proposed development addresses the planning scheme and any other planning documents relevant to the application (refer to Part 6.3.4 (g) for further guidance on addressing the planning scheme); and
- (c) a written description outlining the proposal which includes all the relevant information.

6.3.9 Additional supporting information that may be required

In addition to the mandatory information that is required to accompany a development application, it may be necessary to provide technical plans and reports to demonstrate compliance with particular outcomes nominated in the applicable planning scheme benchmarks. In instances where such plans or reports are not provided as part of the submitted application, Council may request them to be provided as part of an information request. The level of detail required to be provided in supporting plans and reports will vary according to the nature of the development proposal and the site.

6.3.9.1 When technical plans and reports may be required

The following types of plans and reports may be required to support a development application:

(a) Acoustic assessment report

An *Acoustic assessment* report may be required where a proposed development is likely to cause noise impacts, or where a proposed development site is located in close proximity to a land use or infrastructure which may cause noise impacts on the proposed development (often referred to as reverse amenity impacts).

An *Acoustic assessment* report identifies the potential noise impacts associated with the proposed development and the measures proposed to avoid or minimise adverse noise impacts.

An *Acoustic assessment* report should have regard to:

- (i) Australian Standards *AS 1055:2018 Acoustics – Description and measurement of environmental noise – Application to specific situations and AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors*;
- (ii) *Environmental Protection Act 1994 and Environmental Protection (Noise) Policy (Noise) 2008* ;
- (iii) *Planning for Noise Control, Department of Environment and Resource Management, 2004*; and
- (iv) *Transport Noise Management – Code of Practice – Volume 1 – Road Traffic Noise, Nov 2013.*.

(b) Bushfire hazard assessment report and management plan

A *Bushfire hazard* assessment report and management plan may be required where a proposed development is subject to the Bushfire hazard overlay code.

A *Bushfire hazard* assessment report and management plan identifies the strategies that will be implemented to mitigate the impacts of bushfire on life,

property and the environment. This includes identifying specific risk factors associated with the development, planning for the separation of at-risk elements and potential hazards, and providing access and treatments to facilitate an effective response to bushfire.

(c) Ecological assessment report

A *Ecological assessment* report may be required where a development proposal is subject to the Biodiversity areas overlay code. An Ecological assessment report informs the design of the development layout and footprint, and should be completed prior to the development design and layout.

An *Ecological assessment* report:

- (i) identifies the ecological values and ecosystem processes on and adjacent to the site;
- (ii) determines the potential impacts of the proposed development on the values and processes;
- (iii) identifies measures required for long-term protection of areas of environmental significance and ecosystem processes; and
- (iv) provides measures to mitigate potential impacts identified.

(d) Flood hazard assessment and mitigation report

A *Flood hazard* assessment and mitigation report may be required where the proposed development site is subject to the Flood hazard overlay code, in order to demonstrate that the proposed development avoids or mitigates the risks of flooding to an acceptable or tolerable level.

A *Flood hazard* assessment report is to:

- (i) consider Council's adopted flood and drainage studies for the relevant catchment(s); and
- (ii) as relevant, include accurate hydrological and hydraulic modelling of the waterway network and assessment of existing flooding and flood levels of major water systems, including modelling of various AEP flood events.

A *Flood hazard* mitigation report is to:

- (i) assess the potential impacts of the development on flood hazard;
- (ii) assess the potential impacts of flood hazard on the development;
- (iii) recommend strategies to be incorporated into the proposed development to satisfy the outcomes of the Flood hazard overlay code; and
- (iv) describe and evaluate the impact of the proposed mitigation strategies on the existing and likely future use of land and buildings in proximity to the proposed development.

(e) Traffic impact assessment report

A *Traffic impact assessment report* may be required where the proposed development is likely to have significant impacts on pedestrian, cyclist and/or vehicular traffic, such as development that:

- (i) cannot provide car parking at the rates specified in Schedule 7 – Parking standards;
- (ii) proposes on-street parking in lieu of on-site parking;
- (iii) is incompatible with the road hierarchy for the region;

- (iv) involves the provision of trunk transport infrastructure; and
- (v) has the potential to compromise the intended role and function or safety and efficiency of major transport corridors.

A *Traffic impact assessment report* is required to demonstrate that development achieves the outcomes of the applicable planning scheme benchmarks, in particular:

- (i) the suitability of the development for its location;
- (ii) compatibility of the development with the existing and future role and function of the transport network;
- (iii) the provision of future transport infrastructure;
- (iv) protection of major transport corridors;
- (v) the provision of adequate vehicle parking;
- (vi) the provision of adequate pedestrian and cycle facilities; and
- (vii) any adverse environmental impacts by traffic generation on site.

A *Traffic impact assessment report* provides:

- (i) an assessment of the traffic generation and movements and/or on-site manoeuvring associated with the proposed development;
- (ii) an assessment of the proposal and its impacts in the context of the surrounding road network; and
- (iii) recommendations and/or design solutions to mitigate any traffic impacts associated with the development.

6.3.9.2 Requirements for technical plans and reports

Technical plans are required to be prepared by suitably qualified personnel. The following table provides guidance on the type and level of information that is expected to be provided in various types of technical plans and reports that may be required to demonstrate compliance with the applicable planning scheme benchmarks.

Table 6.3.9.2.1 – Requirements for technical plans and reports

DOCUMENT TYPE	INFORMATION REQUIRED
(a) Acoustic assessment report	<ul style="list-style-type: none"> • identification of noise standards; • the nature of the noise; • times of operation of the noise source and use/development on site; • the type of occupancy/activity categories from <i>Australian Standard AS/NSZ 2107:2016</i> that may apply; • the type of occupancy/activity and proximity of adjacent land uses; • any prescribed planning levels in the EPP (Noise) that may apply to the adjacent land uses; • whether any noise data exists for adjacent land uses; • justification of the appropriate noise planning assessment methodology to determine the noise impacts on and from the land uses and structures both on the subject site and adjacent sites; and

DOCUMENT TYPE	INFORMATION REQUIRED
	<ul style="list-style-type: none"> an assessment of whether the noise emission complies with the calculated limiting criteria. If noise is likely to be unacceptable, the report should describe the control measures that will be used to ensure compliance.
(b) Bushfire hazard assessment and management plan	<p><i>Bushfire hazard assessment:</i></p> <ul style="list-style-type: none"> the nature and severity of the bushfire hazard affecting the site including identification of the various parts of the land that have been determined to be high, medium and low bushfire hazard area; details of vegetation type, slope and aspect; site-specific factors relevant to determining suitable bushfire mitigation strategies; likely direction of bushfire attack; environmental values that may limit mitigation options; an assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities to be conducted and materials to be stored on the site, numbers and types of persons likely to be present and particular warning and/or evacuation requirements; road and lot layout and land use allocations; identification of existing: <ul style="list-style-type: none"> firebreaks and buffers; buildings or building envelopes; and landscaping treatments; <p><i>Bushfire management plan:</i></p> <ul style="list-style-type: none"> state the purpose, aim and objectives of the Bushfire hazard management plan (eg. having regard to the level of hazard on the land, identify measures, actions and responsibilities for the management of the hazard); summarise the results of the bushfire hazard assessment undertaken for the land, including identification of the various parts of the land that have been determined to be high, medium and low bushfire hazard area; be informed by consultation with the local Fire Brigade and where the land adjoins Council, State or Commonwealth land and the relevant land manager; include consideration of potential off-site sources of fire hazard including particular land uses or physical features of the surrounding area (including details of properties within 100 m of the land); address the impacts of the proposed development on the level of fire hazard experienced by other land in the surrounding area, including any land containing water, electricity, gas or telecommunications infrastructure; address any implications for areas of environmental significance, areas of cultural heritage significance or areas of landscape significance, including steps taken to minimise the potential impacts of specified fire hazard mitigation measures;

DOCUMENT TYPE	INFORMATION REQUIRED
	<ul style="list-style-type: none"> • address the potential impacts of bushfire hazard mitigation measures on slope stability, and on water quality in local receiving waters; • specify fire hazard mitigation measures, such as: <ul style="list-style-type: none"> • elements of the development design, including the layout of roads and driveways, and the location, size and orientation of lots and buildings; • specifications and materials for building design and construction in accordance with the <i>Building Code of Queensland</i>; • fire-fighting infrastructure, including water supply and storage, equipment and fittings, fire breaks and maintenance/access trails; • potential areas of clearing of native vegetation based on an ecological assessment report or environmental management plan recently prepared for the site; • details of landscape design requirements, including installation and maintenance requirements; • information for occupants, including required training for persons employed on the site during both construction and operational phases; • details of long-term management requirements, including the frequency, extent and intensity of burning in areas proposed to be subject to regular controlled ignitions; • details of areas to be subject to mosaic or patch burning techniques and manual fuel reduction zones; • any other measures based on or identified in a recently approved ecological assessment report or environmental management plan for the site; • identify the parties to be responsible for specific actions taken under the terms of the bushfire management plan; and • provide justification for any variation from the bushfire hazard mitigation measures outlined in the Bushfire hazard overlay code.
(c) Ecological assessment report	<ul style="list-style-type: none"> • description of the proposed development including the proposed location of constructed features such as buildings, roads, earthworks, dams etc.; • detailed maps of the development and site; • description of the ecological features and processes of the premises and the area subject to the development and adjacent lands and waterways/water bodies; • identification of potential impacts of the development on ecological values and features; • detail of mitigation measures which will be undertaken to avoid or mitigate potential impacts; • identification of relevant statutory and non-statutory planning mechanisms that affect (extent and nature) the development site and adjacent lands or trigger

DOCUMENT TYPE	INFORMATION REQUIRED
	<p>development controls and detail of how compliance with these will be achieved. These may include, but are not limited to the Maranoa Planning Scheme and State and Commonwealth planning mechanisms;</p> <ul style="list-style-type: none"> • comprehensive description of the field methodology used and assumptions made in order to complete the assessment, demonstrating: <ul style="list-style-type: none"> • adequate coverage of all major habitat types or vegetation communities within the site as well as all waterways and water bodies within or adjacent to the site; • use of survey techniques suited to any target flora or fauna life histories; and • repeatability of survey effort; and adequate accounting for influences such as seasonal variations, timing, duration and climatic conditions; • details of any past records of the site and adjoining lands, waterways, water bodies and waters being used by native fauna. Records include research reports and databases of eg. EPA Wildnet, Queensland Museum, Queensland Herbarium, local knowledge etc.; • photographs, figures and maps, where appropriate, to enable the identification and location of important features on the ground and replication of survey effort; and • details of all background investigations undertaken in preparing the Report, including literature reviewed, and recognised specialists, authorities and local naturalists consulted. <p>The following established principles should be employed when undertaking biodiversity surveys for flora and fauna species and vegetation communities to identify ecological values and processes:</p> <ul style="list-style-type: none"> • use a survey methodology that accounts for habitat diversity and species requirements. <p>Account for the life histories and habitat requirements of native wildlife known or likely to inhabit a site in any survey program. A survey program must:</p> <ul style="list-style-type: none"> • provide adequate coverage of all habitat types within the subject site; and • use survey techniques that are suited to the flora and fauna species and vegetation communities being surveyed and to the site characteristics. <p>Design the survey to minimise environmental and other factors that may reduce the quality of the survey results. Identify aspects of the survey program that may affect the quality of the data collected and adequately address these aspects.</p> <p>Assess and redress the accuracy and validity of survey findings when these aspects are taken into account.</p> <p>Examples of influencing factors include:</p> <ul style="list-style-type: none"> • seasonal and daily variation in fauna breeding, foraging and migration patterns;

DOCUMENT TYPE	INFORMATION REQUIRED
	<ul style="list-style-type: none"> • prevailing weather conditions eg. temperature, humidity, rainfall, wind, etc. on survey days; and • general weather conditions prior to the survey; • habitat coverage; • duration of the surveys eg. number of trap nights; • timing of surveys eg. diurnal, nocturnal, early morning, etc.; and • observer skill and experience; <ul style="list-style-type: none"> • Ensure data collected is in a consistent logical format. Timely assessment of the Report by Council is dependent, in part, upon the data collection supporting the report being undertaken in a consistent, transparent and repeatable manner; • Undertake ecological investigations in accordance with best practice research ethics; Always employ practices that avoid or minimise environmental impacts or disturbances when undertaking any ecological investigations or surveys. Typically, such necessary practices are undertaken in compliance with Scientific Purposes permits held by those personnel undertaking field surveys in support of the Report; and • Include comprehensive interpretation of data. Always ensure that the data are analysed and the results interpreted in a manner that clearly identifies potential implications of the proposal in terms of its effect on the natural environment.
(d) Flood hazard assessment and mitigation report	<ul style="list-style-type: none"> • identification of preferred areas and non-preferred areas of the site for various activities, based on the level of hazard, probability of inundation and the volume and velocity of flows; • details of water quality and waterways (including bank stability); • impacts of the development on adjacent properties both upstream and downstream; • details of the use of flood-resistant materials and construction techniques able to withstand relevant hydraulic and debris loads where appropriate; • identification of the location and height of site ingress and egress, including possible flood-free escape routes; • identification of the location and height of buildings, particularly habitable floor areas; • structural design details, including the design of footings and foundations taking account of static and dynamic loads (including debris loads and any reduced bearing capacity owing to submerged soils); • identification of the location and design of plant and equipment, including electrical fittings; • explanation of how access requirements for maintenance of proposed infrastructure will be provided; • details of the storage of any materials which are likely to cause environmental harm if released as a result of inundation or stormwater flows;

DOCUMENT TYPE	INFORMATION REQUIRED
	<ul style="list-style-type: none"> • details of the appropriate treatment of water supply, sanitation systems and other relevant infrastructure; • details of detention/retention storages. • details of any easements or reserves required for stormwater design; and • proposed management practices, including flood warning and evacuation measures.
(e) Traffic impact assessment report	<ul style="list-style-type: none"> • a review of the existing and proposed traffic network and traffic operating conditions based on an appropriate planning horizon (minimum ten years); • the amount and type/s of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of traffic on the movement of other traffic on the road system. This includes the impact of generated traffic on: <ul style="list-style-type: none"> • key nearby intersections; • local streets in the neighbourhood of the development; • the environment; • existing nearby major traffic-generating development; and • the major road network; • identification of key access route/s to/from the development site; • existing parking supply and demand in the vicinity of the proposed development; • level of provision for parking in the development based on land use; • whether the proposed means of ingress to or egress from the site of the development are adequate and located appropriately according to the Council's road hierarchy; • adequate provision for the loading, unloading, manoeuvring and parking of vehicles within the development site; • details of movements of freight carrying vehicles associated with the proposal and how these are to be minimised; • the possibility of integration with adjacent development; • the effects on public transport, traffic operations and parking, of any temporary works required during construction; • any comments made by the Department of Transport and Main Roads that are in accordance with the rights and powers of this agency; • the existing and likely future amenity of the surrounding area; • road upgrades to be provided to mitigate the impact of the proposed development on the external road network; and

DOCUMENT TYPE	INFORMATION REQUIRED
	<ul style="list-style-type: none"> • a statement of all of the assumptions made in the preparation of the report and the design parameters adopted in the technical analysis.

Note: Technical plans, reports and studies that may be required to accompany a development application include, but are not limited to those contained in the above table.

SC6.4 Planning Scheme policy – Cultural heritage and character places

6.4.1 Purpose

The purpose of this planning scheme policy is to:

- ensure that development on or adjoining a local or State heritage place is compatible with the cultural heritage significance of that place; and
- identify information that may be required to support a development application where a state or local heritage place may be affected.

6.4.2 Application

This planning scheme policy applies to development applications for material change of use, reconfiguring a lot or operational works that are subject to the Heritage overlay code or located on land containing or adjacent to a state or local heritage place identified in Appendix SC6.2A - State and local heritage places.

6.4.3 When heritage documentation may be required

Heritage documentation, including a Heritage impact assessment and Conservation management plan may be required to be submitted to Council for:

- development applications for material change of use, reconfiguring a lot or operational works on a lot containing or adjacent to a state or local heritage place identified in Appendix SC6.2A;
- development on land subject to the Heritage overlay code; and
- where required by a condition of development approval under a planning scheme.

Note: The level of information required will depend on the specifics of the application, and will be determined by the assessment manager.

6.4.4 Guidance for ensuring the protection of State and local heritage places

The following information and resources provide guidance for achieving the outcomes of the Heritage overlay code and ensuring places of cultural heritage and character value are protected and enhanced:

- State and local heritage places have significant cultural significance and are important to the community as places that provide direct contact with evidence from the past;
- State and local heritage places meet the criteria for cultural heritage significance based on the *Queensland Heritage Act (1992)*;

- (c) the Queensland Heritage Register records and provides a statement of significance for state heritage places and other state protected areas;
- (d) Appendix SC6.2A - State and local heritage place records state and local heritage places;
- (e) in preparing a heritage impact assessment report or conservation management plan, an applicant should take into account and respond to the relevant statement of significance for the state or local heritage place (where available);
- (f) the physical location of each heritage place is an aspect of its cultural significance and, in accordance with *The Burra Charter*, a local heritage place should remain in its historical, physical location; and
- (g) unless relocation is the sole practical means of ensuring the survival of a heritage place, removal or relocation of a local heritage place is generally unacceptable.

6.4.5 Guidance for the preparation of heritage documentation

It may be necessary to provide heritage documentation to demonstrate compliance with particular outcomes nominated in the applicable planning scheme benchmarks. In instances where such documents are not provided as part of the submitted application, Council may request them to be provided as part of an information request. The level of detail required to be provided will vary according to the nature of the development proposal and the site.

6.4.5.1 Types of supporting documentation that may be required

The following types of documentation may be required to support a development application:

(a) Heritage impact assessment report

A Heritage impact assessment report defines the heritage values embodied in heritage premises, examines the impact of proposed development on the heritage values and demonstrates the manner in which the proposed development retains the relevant values;

A Heritage impact assessment report is to be prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance*, 2013 and associated guidelines.

(b) Conservation management plan

A Conservation management plan addresses the adverse impacts identified by a heritage impact assessment report and implements the conservation policy contained within a cultural heritage impact assessment report.

A Conservation management plan should be subject to ongoing review over time.

6.4.5.2 Minimum requirements for supporting documentation

The following table describes the minimum requirements for supporting documentation that may be required by the Council.

Table 6.4.5.2.1 – Minimum requirements for heritage documentation

DOCUMENT TYPE	INFORMATION REQUIRED
(a) Heritage impact assessment report	<ul style="list-style-type: none"> • description of the proposed development providing sufficient information to clearly distinguish the existing fabric, including photographs and plans of the existing place or area together with plans of the proposed development. • description of the history and context of the place or area demonstrating an understanding of the history and fabric of the place within the context of its class; • an assessment of the impact of the proposed development on the heritage significance of the place or area including; <ul style="list-style-type: none"> • description of how the development proposal will impact on the specific aspects of the significance of the place or area, as outlined in the statement of significance contained in a local heritage register, or where applicable, the Queensland Heritage Register; • how the fabric of the place or area would be impacted on and conserved; and • what works will be undertaken to adequately compensate for any loss of significant fabric or aspects of significance of the place or area; • any other additional information that may assist in adequately assessing the significance of the place or area, including information drawn from a range of verifiable sources such as newspapers, government records, letters books, photographs, maps or oral information which may help to establish the history of the place. Consideration of the historical context of the place or area shall be included to ascertain how its history contributes to an understanding of the place of area within broader historical events; • a conservation policy; and • the details of the author/s, including qualifications and the date of the report. <p><i>A Heritage impact assessment report is generally structured to include the following information:</i></p> <ul style="list-style-type: none"> • executive summary; • scope of proposed work; • site history and description; • statement of significance; • assessment of the heritage impacts; • assessment against the relevant outcomes of the Heritage overlay code; • recommendations; and • conclusion.
(b) Conservation management plan	<ul style="list-style-type: none"> • description of the heritage place, its components, history and associations; • description of the defined heritage values and relative significance of each component of the place;

	<ul style="list-style-type: none"> • an assessment of the condition of the place; • description of the conservation obligations and future needs, requirements, opportunities and constraints to the protection of place; • specific management policies, specifying what needs to be done to maintain the significance of the place and respond to identified issues; • an action plan identifying priorities, resources and timing and • an implementation plan and monitoring plan; and • the <i>Conservation management plan</i> is to include the details of the authors, including qualifications and the date of the management plan. <p>The inclusion of graphics, including photographs, plans and elevations, is effective in demonstrating the appropriateness of the proposed work to the heritage premises.</p>
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Appendix SC6.4A State and local heritage places

Amby Cemetery

Address	Via Springhill Access Road
Town	Amby
Lot and Plan	Lot 215 on DUB5393
Listings	Local Heritage Place

Blythe Creek Bridge

Address	Blue Hills Road
Town	Blythdale
Listings	Local Heritage Place

Bymount East State School

Address	6441 Carnarvon Highway
Town	Bymount
Lot and Plan	Lot 59 on WV856
Listings	Local Heritage Place

Injune Court House

Address	32 Hutton Street
Town	Injune
Lot and Plan	Lot 1 on SP166537
Listings	Local Heritage Place

Historic Railway and Steam Train Precinct

Address	5 Hutton Street
Town	Injune
Lot and Plan	Lot 6 on 171821
Listings	Local Heritage Place

Old Injune Coal Mine historic site

Address	Carnarvon Highway
Town	Injune
Listings	Local Heritage Place

Rocky Creek Bridge

Town	Jackson
Listings	Local Heritage Place

Kenniff Court House

Address	94 Cambridge Street
Town	Mitchell
Lot and Plan	Lot 2 on RP75700
Listings	Local Heritage Place

Kenniff Monuments

Address	Mitchell St George Roads
Town	Mitchell
Listings	Local Heritage Place

Maranoa Theatre

Address	33 Cambridge Street
Town	Mitchell
Lot and Plan	Lot 2 on SP206896
Listings	Local Heritage Place

Mitchell Burial Site

Address	42 Alice Street
Town	Mitchell
Lot and Plan	Lot 118 on C891
Listings	Local Heritage Place

Mitchell Railway Station, Goods Shed and Station Masters House

Address	Oxford Street (Passenger Station), Alice Street (Goods Shed) and Sheffield Street (Station Master's House)
Town	Mitchell
Feature type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The Mitchell Railway complex is a small, attractive railway landmark on the route of the 'Westlander'. The complex, which consists of the railway station, the stationmaster's house and goods shed, makes a strong aesthetic contribution to the townscape of Mitchell. The historical period of the complex dates 1870–1890 and the complex is significant not only because of its historical meaning, linking the west and encouraging economic development in the region, but also because it offers an excellent example of Neoclassicism architecture.

Mitchell War Memorial

Address	Cambridge Street
Lot/Plan	Lot 2 on M15146
Town	Mitchell
Feature type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The First World War Memorial is an unusual design and is the only war memorial of its type in Queensland. It was designed and produced by monumental masonry firm A L Petrie of Toowong, Brisbane. It was unveiled in 1927 and honours the 51 locals fallen in the First World War. The memorial is significant as it provides evidence of an era of widespread Australian patriotism and nationalism, particularly during and following the First World War.

Muckadilla Railway Complex and Bore Site

Address	Warrego Highway
Town	Muckadilla
Listings	Local Heritage Place

Dulbydilla Cemetery

Address	Dulbydilla Access Road
Town	Mungallala
Lot and Plan	Lot 5 on DL284
Listings	Local Heritage Place

Mungallala Burial Site

Address	Torwood Road
Town	Mungallala
Lot and Plan	Lot 88 on DL 215
Listings	Local Heritage Place

1st Masonic Lodge

Address	46-48 Hawthorne Street
Town	Roma
Lot and Plan	Lot 5 on R868
Listings	Local Heritage Place

Bungil Creek Bridge

Address	Bungil Street
Town	Roma
Listings	Local Heritage Place

Christian Outreach Centre

Address	Arthur Street
Town	Roma
Lot and Plan	Lot 3 on RP52175
Listings	Local Heritage Place

Commonwealth Hotel

Address	75 -77 Wyndham Street
Town	Roma
Lot and Plan	Lot 2 on RP4435
Listings	Local Heritage Place

Former State Butchers Shop

Address	75 Arthur Street
Lot / Plan	Lot 1 on RP4397
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The Former State Butcher's Shop was erected in 1919. It is significant in illustrating the pattern of Queensland's history and in particular, the place is illustrative of the highly coordinated, statewide system of State butcheries which provided cheaper meat to thousands of Queensland families in the years 1915-1929. The Roma State Butcher's Shop was considered an important distribution centre for meat

	supplied from the state-owned Charleville Meatworks, which is illustrated in the construction of a substantial brick building with state-of-the-art butchery equipment and facilities.
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Hibernian Hall

Address	38-44 Hawthorne Street
Lot / Plan	Lot 4 on SP309888
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The scale of the hall illustrates the importance of Roma as a regional and recreational centre for the surrounding pastoral and agricultural district, and the importance of community groups in maintaining the social fabric of rural communities in the first half of the 20th century. The place has aesthetic value, engendered by the two-storeyed, shaped-pediment façade with its pressed metal finish and oriel window above a central foyer opening and awning; and by the interior detailing, including the use of pressed metal and timber latticing. The Hibernian Hall is a substantial structure and makes a strong contribution to the townscape of Roma.

Hunter's Emporium (former) / Ace Drapers

Address	86 McDowall Street
Lot / Plan	Lot 12 on RP158024
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	Hunter's Emporium (former) was constructed in 1916 for Roma businessman and MLA for Maranoa, John McEwan Hunter. As the headquarters and signature building for a chain of western Queensland drapery and general stores established by Hunter and Co. (later Hunter's Ltd) in the late nineteenth century and early twentieth century, the building is important in illustrating the provision and expansion of general retailing in regional Queensland, in particular reflecting the growth of western Queensland at this period. Prominently situated on a corner allotment in the principal street of Roma's central business district, the building is significant for the contribution of its form, scale and detail to the historical character of this area and to the Roma townscape.

Lenroy Slab Hut

Address	2 Riggers Road
Town	Roma
Lot and Plan	Lot 210 on WV1624
Listings	Local Heritage Place

McCabe's Pharmacy

Address	84 McDowall Street
Town	Roma
Lot and Plan	Lot 1 on RP49617
Listings	Local Heritage Place

Mount Abundance Homestead

Address	45771 Warrego Highway, Blythdale
Lot / Plan	Lot 8 on WV1698
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	Located on the Warrego Highway, 7 km west of Roma, the Mt Abundance homestead provides rare surviving evidence of the pastoral development of western Queensland from the 1850s. Its subsequent division into smaller farming properties during the 1930s demonstrates the pattern of land use in Queensland during the 20th Century. It features Roma's first post office, an underground cellar, early graves, old building sites, sandstone 'overshot' dam built in the 1880s and has important links to early explorers such as Sir Thomas Mitchell and Ludwig Leichhardt.

Old Roma Cemetery

Address	81 Gregory Street
Town	Roma
Lot and Plan	Lot 1355 WV1915
Listings	Local Heritage Place

Old Town Buildings

Address	61 – 71 McDowall Street
Town	Roma
Lot and Plan	Lot 1 on RP182075, Lot 2 on RP182075, Lot 3 on RP182075, Lot 4 on RP182075, Lot 5 on RP182075 and Lot 6 on RP182075
Listings	Local Heritage Place

Roma Police Buildings and Court House

Address	141 McDowall Street and 38 Queen Street
Lot / Plan	Lot 2 on SP118171 and Lot 3 on SP281453
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The Roma Courthouse is located at 141 McDowall Street in Roma. It was constructed in 1901 and is considered a stunning example of Federation colonial architecture. It was designed by architect John Smith Murdoch and is one of only ten surviving masonry courthouses built in Queensland in the 19th century. The Police Buildings were constructed in 1919 and both it and the Roma Court House reflect the development of Roma as a pastoral service town, and the establishment of government administration for the prosperous surrounding district, in the late 19th and early 20th centuries.

Roma Government Complex

Address	42 Bungil Street
Lot / Plan	Lot 11 on RP903049
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	Roma Government Complex, formerly Roma State School, is significant as a substantial stuccoed brick building that reflects the regional prosperity of Roma as a pastoral service town. It is indicative of the relevant importance of Roma in relation to other towns in south-western Queensland. The influence of Interwar Mediterranean style architecture and detailing creates an important aesthetic landmark in the town.

Roma Railway Complex

Address	22-44 Station Street
Town	Roma
Lot and Plan	Lot 2 on SP117265
Listings	Local Heritage Place

Romavilla Winery Building and Distillery

Address	77 – 83 Northern Road, Roma
Lot / Plan	Lot 30 on SP 240420
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The Romavilla Winery is significant for its association with wine growing and production in Queensland. It is a rare surviving early winery and retains some of the early equipment and demonstrates aspects of manufacturing that are now uncommon. Romavilla illustrates characteristics of a late nineteenth century winery and until recently was the oldest operation winery in Queensland. The Romavilla Winery was built in 1878 from local timber.

School of Arts Hotel

Address	104 McDowall Street
Town	Roma
Lot and Plan	Lot 1 on RP4394
Listings	Local Heritage Place

Timbury's Solicitors

Address	72 McDowall Street
Town	Roma
Lot and Plan	Lot 1 on RP49552
Listings	Local Heritage Place

Uniting Church

Address	50 Bungil Street
Town	Roma
Lot and Plan	Lot 2 on RP4426
Listings	Local Heritage Place

St Pauls Anglican Church

Address	Cnr Arthur Street and Bungil Street
Town	Roma
Lot and Plan	Lot 105 on R8613
Listings	Local Heritage Place

War Memorial and Heroes Avenue

Address	Station Street, Wyndham Street and Bungil Street
Town	Roma
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The Heroes Avenue consists of 93 bottle trees which were planted by 1920. Each tree represents the 93 local men who fell during the First World War. The cairn is located outside the Post Office near the corner of McDowell and Wyndham Streets. It provides information regarding the rows of bottle trees and lists the 93 names originally displayed on the trees. The war memorial planting is considered one of the most impressive in Queensland and a dominant landmark in the town.

Western Star Office

Address	120 McDowall Street
Town	Roma
Lot and Plan	Lot 2 on RP70879
Listings	Local Heritage Place

Winnathoola

Address	46-48 Northern Road
Town	Roma
Lot and Plan	Lot 1 on SP276511
Listings	Local Heritage Place

Astor Theatre

Address	77 Burrowes Street
Lot/Plan	Lot 1 on RP67523
Town	Surat
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	Originally an open-air theatre and the hub of Surat's social life from 1925, the Astor Theatre is an outstanding example of architecture from the period. The Theatre is important in demonstrating the development of picture theatres in Queensland and the part that picture going played in the life of Australia in the 20th century. The Astor Theatre is evidence for the popularity of picture going throughout rural Queensland between the 1920s and 1950s. The Astor Theatre is centrally located in Surat and makes an important contribution to the built character of the town.

Warroo Shire Hall

Address	Corner Cordelia and Williams Street
Lot/Plan	Lot 17 on S282
Town	Surat
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The Shire Hall, a great example of art deco. It is a rare and intact surviving timber shire hall, of which many were constructed, but few now survive. The Warroo Shire Hall is an important public building in a prominent location and in form, scale and materials make a strong visual contribution to the townscape and character of Surat. Its central clock tower forms an important part of its landmark quality.

Cobb and Co Corduroys

Address	Frogmoor Road
Town	Surat
Listings	Local Heritage Place

Major Mitchell's Campsite

Address	Major Mitchell Road
Lot/Plan	Lot 13 on DL445
Town	Surat
Listings	Local Heritage Place

Nostalgic Queens Theatre

Address	George Street
Lot/Plan	Lot 1 on SP316818
Town	Wallumbilla
Feature Type	Historic Place
Listings	State Heritage Place Local Heritage Place
Statement of significance	The Queen's Theatre is a purpose-built picture theatre that is still in use for its original purpose. It is now one of only a few early theatres remaining in Queensland that have not been adapted for other uses. The Queen's Theatre has important associations with the community of Wallumbilla and the surrounding area, as a venue for social interaction and popular entertainment, and for many members of which it is a focus for memories.

Wallumbilla Railway Complex

Address	George Street
Town	Wallumbilla
Lot and Plan	Lot 51 on SP269504
Listings	Local Heritage Place

Combidiban Creek Bridge Yuleba

Town	Yuleba
Listings	Local Heritage Place

Yuleba Railway Complex

Address	Garden Street
Town	Yuleba
Listings	Local Heritage Place

Schedule 7. Parking standards

7.1 General parking requirements

- (a) On-site parking is to be provided in accordance with Appendix SC7.1 – Minimum parking requirements.

7.2 Minimum parking requirements

- (a) The required number of parking spaces may be reduced for development in the Principal centre zone and the Major centre zone where the applicant can satisfy Council that less provision is justified having regard to the submission of a parking management plan and the use of shared parking.
- (b) Where development incorporates multiple uses, vehicle parking will be calculated on each use within the development.
- (c) Minimum vehicle park dimensions are to accord with Australian Standards for a four wheel drive vehicle.
- (d) All other dimensions not covered by the Capricorn Municipal Development Guidelines are to accord with Australian Standards.
- (e) The vehicle parking requirements and standards contained in this schedule are in addition to any State and Commonwealth Government standards that require disabled parking spaces to be provided.

7.3 Landscaping requirements for car parking areas

- (a) Landscaping is to be integrated into car parking areas to the greatest extent possible.
- (b) A Landscape plan is required to be submitted and approved by Council for Code Assessable or Impact Assessable Development requiring five or more car parking spaces. The Landscape plan must demonstrate how landscaping will be integrated into the car parking area. The Landscape plan must be prepared by a suitable qualified person.

Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance.

7.4 Motorcycle and motor scooter parking

- (a) Council will encourage motorcycle and motor scooter parking in addition to the normal requirement for car parking spaces in the Principal centre zone and Major centre zone.
- (b) Development in the Principal centre zone and Major centre zone requiring 15 or more car parking spaces, will be required to provide two motorcycle or motor scooter parking spaces.

7.5 Bicycle parking

- (a) Council will encourage bicycle parking in addition to the requirements for on-site car parking.

Appendix SC7.1 – Minimum parking requirements

Table SC7.1.1 – Minimum parking requirements

USE	MINIMUM NUMBER OF CAR PARKING SPACES* GFA= GROSS FLOOR AREA All fractions of carparks are to be round up to a whole number.	MINIMUM SERVICE VEHICLE PROVISION	BICYCLE PARKING
adult store	1 space for each 30 m ² or part thereof of GFA.	-	Not required
bulk landscape supplies	1 space for each 100 m ² of total land use	AV where the site has an area of not less than 2000 m ² . HRV otherwise. All vehicles to enter and leave the premises in forward gear.	Not required
caretaker's accommodation	2 Spaces per unit		Not required
club	1 space for each 20 m ² or part thereof of GFA, or 1 space per 4 users or visitors - whichever is greater. Plus, 1 bus parking space (minimum dimensions as specified).	HRV	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
community residence	0.25 spaces for each dormitory or nursing home bed. Student accommodation 0.7 spaces per student.	-	Minimum of 4 spaces for premises with a GFA of 200 m ² or greater
dual occupancy	0.7 spaces per bedroom.	-	Not required
dwelling house	1 space.	-	Not required
dwelling unit	0.7 spaces per bedroom.	-	Not required
extractive industry	Not specified	Not specified	Not required
food and drink outlet	1 space for each 50 m ² of GFA plus room for 6 vehicles to queue if the premises include a drive-through facility.	HRV, or AV where part of a shopping centre.	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
function facility	1 space for each 30 m ² or part thereof of GFA.	HRV	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
garden centre	1 space for each 30 m ² or part thereof of GFA.	HRV	Not required
hardware and trade supplies	1 space for each 30 m ² or part thereof of GFA.	HRV	Not Required

USE	MINIMUM NUMBER OF CAR PARKING SPACES* GFA= GROSS FLOOR AREA All fractions of car parks are to be round up to a whole number.	MINIMUM SERVICE VEHICLE PROVISION	BICYCLE PARKING
health care services	1 space for each 30 m ² or part thereof of GFA. Plus 0.5 spaces per expected employee.	-	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
high impact industry	1 space for each 2.5 employees, or 1 space for each 100 m ² or part thereof of GFA, or 2 spaces, whichever is greater. OR Where a service trade activity involving retail: 1 space for each 20 m ² or part thereof of retail GFA, plus; 1 space for each 50 m ² or part thereof of other GFA.	AV where the site has an area of 2000 m ² or more, HRV otherwise. All vehicles to enter and leave the premises in forward gear.	Not required
home-based business	In addition to that required for the Dwelling House <ul style="list-style-type: none"> • 1 space; or • Where an employee is engaged - 2 spaces. 	-	Not required
hostel	0.25 spaces for each dormitory or nursing home bed, or Where used for Student accommodation - 0.7 spaces per student.		Minimum of 4 spaces for premises with a GFA of 200 m ² or greater
hotel	1 space for each 30 m ² or part thereof of non-residential GFA, plus 1 space for each dwelling and rooming unit.		Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
indoor sport and recreation	1 space for each 30 m ² or part thereof of GFA.		Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
low impact industry	1 space for each 2.5 employees, and 1 space for each 100 m ² or part thereof of GFA.	AV where the site has an area of 2000 m ² or more, HRV otherwise. All vehicles to enter and leave the premises in forward gear.	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
market	1 space for each 20 m ² or part thereof of GFA. (Where conducted on private property).	HRV	Minimum of 4 spaces for markets with a GFA of 400 m ² or greater

USE	MINIMUM NUMBER OF CAR PARKING SPACES* GFA= GROSS FLOOR AREA All fractions of car parks are to be round up to a whole number.	MINIMUM SERVICE VEHICLE PROVISION	BICYCLE PARKING
medium impact industry	1 space for each 2.5 employees and 1 space for each 100 m ² or part thereof of GFA.	AV where the site has an area of 2000 m ² or more, HRV otherwise. All vehicles to enter and leave the premises in forward gear.	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
multiple dwelling	2 spaces for each dwelling unit, and 1 visitor space for each 3 units.	HRV where more than 10 units. All vehicles to enter and leave the premises in forward gear.	Not required
nightclub	1 space for each 30 m ² or part thereof of GFA	HRV	Not required
non-resident workforce accommodation	1 Space per bed; and 1 loading bay for a HRV and 1 parking pay for a HRV (bus/coach)	HRV All vehicles to enter and leave the premises in forward gear. Note: HRV = Heavy Rigid Vehicle	Not required
noxious and hazardous industries	1 space for each 2.5 employees and 1 space for each 100 m ² or part thereof of GFA.	AV where the site has an area of 2000 m ² or more, HRV otherwise. All vehicles to enter and leave the premises in forward gear.	Not required
office	1 space for each 30 m ² or part thereof of GFA	HRV	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
outdoor sales	1 space for each 30 m ² or part thereof of GFA	HRV	Not required
outdoor sport and recreation	4 spaces per playing court or target range or golf driving range, plus 30 parking spaces for a bowling green, plus 25 spaces per hockey, football or cricket field, plus 1 space for every 40 m ² of public swimming pool area, plus, 1 bus parking space (minimum dimensions as specified).		Not required
place of worship	1 space for each 30 m ² or part thereof of GFA	HRV	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater

USE	MINIMUM NUMBER OF CAR PARKING SPACES* GFA= GROSS FLOOR AREA All fractions of car parks are to be round up to a whole number.	MINIMUM SERVICE VEHICLE PROVISION	BICYCLE PARKING
relocatable home park	1 space for each site, plus 1 car washing bay for each 10 relocatable home and caravan sites.	HRV All vehicles to enter and leave the premises in forward gear.	Not required
research and technology industry	1 space for each 60 m ² or part thereof of GFA	HRV	Not required
residential care facility	0.25 spaces for each bed.	HRV	Not required
retirement facility	0.25 spaces for each bed.	HRV	Not required
sales office	1 space for each 30 m ² or part thereof of GFA	HRV	Not required
service industry	1 space for each 30 m ² or part thereof of GFA	HRV	Not required
service station	4 spaces for each service bay, plus 1 space for each 30 m ² or part thereof of GFA of any shop component of the use.	AV All vehicles to enter and leave the premises in forward gear.	Not required
shop	1 space for each 30 m ² or part thereof of GFA	RV	Minimum of 4 spaces for premises with GFA of 400 m ² or greater
shopping centre	1 space for each 20 m ² or part thereof of GFA	AV All vehicles to enter and leave the premises in forward gear.	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
short-term accommodation	1 space for each unit, plus 1 space for a resident manager, plus 1 space per 30 m ² GFA of any dining area, plus, One bus parking space (minimum dimensions as specified).	HRV All vehicles to enter and leave the premises in forward gear.	1 space per 5 units
showroom	1 space for each 30m ² or part thereof of GFA	RV All vehicles to enter and leave the premises in forward gear.	Not required
telecommunications facility	Nil parking spaces if an unmanned facility. 1 space per employee if a manned facility.		Not required

USE	MINIMUM NUMBER OF CAR PARKING SPACES* GFA= GROSS FLOOR AREA All fractions of car parks are to be round up to a whole number.	MINIMUM SERVICE VEHICLE PROVISION	BICYCLE PARKING
theatre	1 space for each 30 m ² or part thereof of GFA	RV	Minimum of 4 spaces for premises with a GFA of 400 m ² or greater
tourist attraction	1 space for each 30m ² or part thereof of GFA	RV	Not required
tourist park	1 space for each site, plus 1 car washing bay for each 10 relocatable home and caravan sites.	HRV All vehicles to enter and leave the premises in forward gear.	Not required
veterinary services	1 space for each 30 m ² or part thereof of GFA		Not required
warehouse	1 space for each 30 m ² or part thereof of GFA	AV where the site has an area of 2000 m ² or more, HRV otherwise. All vehicles to enter and leave the premises in forward gear.	Not required
wholesale nursery	1 space for each 2.5 employees, or 1 space for each 100 m ² or part thereof of GFA, or 2 spaces - whichever is greater.	AV where the site has an area of 2000 m ² or more, HRV otherwise. All vehicles to enter and leave the premises in forward gear.	Not required
winery	1 space per 50 m ² of floor space if cellar door sales are offered, otherwise Nil spaces.		Not required
all other uses	Car parking spaces adequate for the use without impacting upon neighbouring properties, as determined by the Council.	Adequate for the use.	Not required

Note:

SRV = small rigid vehicle

HRV = heavy rigid vehicle

AV = articulated vehicle, and

GFA = gross floor area.

Bus parking space minimum dimensions:

Width 4m

Height 4m

Length 20m

Appendix 1: Index and glossary of abbreviations and acronyms

Table 1 Abbreviations and acronyms

ABBREVIATION/ACRONYM	DESCRIPTION
AEP	Annual Exceedance Probability
ALC	Agricultural Land Classification
ANEF	Australian Noise Exposure Forecast
AO	Acceptable Outcome
AV	Articulated Vehicle
AHD	Australian Height Datum
BCA	Building Code Of Australia
CASA	Civil Aviation Safety Authority
CBD	Central Business District
CMDG	Capricorn Municipal Design Guidelines
CPTED	Crime Prevention Through Environmental Design
DFE	Defined Flood Event
DNRM	Department Of Natural Resources And Mines
DTMR	Department Of Main Roads And Transport
EMP	Environmental Management Plan
EP	Equivalent Persons
ESA	Equivalent Standard Axle
GFA	Gross Floor Area
HC	Heavy Combination
HR	Heavy Rigid
LGIP	Local Government Infrastructure Plan
MC	Multi Combination
MCU	Material Change Of Use Defined By The Act
MRV	Medium Rigid Vehicles
MSES	Matters Of State Environmental Significance
MRC	Maranoa Regional Council
OLS	Obstacle Limitation Surface
OPW	Operational Works As Defined By The Act
PIA	Priority Infrastructure Area
PIP	Priority Infrastructure Plan
PO	Performance Outcome
PSP	Planning Scheme Policies
QDC	Queensland Development Code
ROL	Reconfiguring A Lot As Defined In The Act
RPEQ	Registered Professional Engineer Of Queensland
SPP	State Planning Policy

ABBREVIATION/ACRONYM	DESCRIPTION
SRV	Small Rigid Vehicle
the Act	Planning Act 2016
the Regulation	Planning Regulation 2017
SPA	Sustainable Planning Act 2009 (Repealed)
The SP Regulation	Sustainable Planning Regulation 2009 (Repealed)
VHF	Very High Frequency

Appendix 2: Table of amendments

Table 1 Table of amendments

DATE OF ADOPTION AND EFFECTIVE DATE	PLANNING SCHEME VERSION NUMBER	AMENDMENT TYPE	SUMMARY OF AMENDMENTS
27/09/2017 (Adoption) 29/09/2017 (Effective date)	Version 1	Alignment Amendment	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.
27/06/2018 (Adoption) 27/06/2018 (Effective date)	Version 2	Local Government Infrastructure Plan (LGIP) Amendment	The planning scheme was amended to replace the Priority Infrastructure Plan with the Local Government Infrastructure Plan under the repealed <i>Sustainable Planning Act 2009</i> , including – <ul style="list-style-type: none"> • Part 4 (Priority Infrastructure Plan) replaced with new Part 4 (Local Government Infrastructure Plan); • Schedule 3 (LGIP Mapping and supporting material) updated; • Replacing outdated terminology and references to reflect the new LGIP.
10/02/2021 (Adoption) 19/02/2021 (Effective Date)	Version 3	Minor Amendment No.1	The planning scheme was amended to: <ul style="list-style-type: none"> • Update Schedule 2 – Mapping, to incorporate an updated Flood hazard overlay map for Roma; • Amend Part 5 –Tables of Assessment, to clearly identify the categories of assessment and assessment benchmarks that apply to development within the Flood hazard overlay and align assessment processes and benchmarks to the development type, strategic intent for the premises and anticipated flood hazard; and • Update references to the State Government interactive mapping system in Part 8.2.5 - Flood hazard overlay code.

DATE OF ADOPTION AND EFFECTIVE DATE	PLANNING SCHEME VERSION NUMBER	AMENDMENT TYPE	SUMMARY OF AMENDMENTS
09/06/2021 (Adoption) 30/06/2021 (Effective Date)	Version 4	Administrative Amendment	The planning scheme was amended to: <ul style="list-style-type: none"> • correct errors in spelling, grammar, numbering and cross references; • correct factual matters; • update redundant and outdated terms; • clarify explanatory matters; and • improve the format and presentation of the planning scheme.
28/09/2022 (Adoption) 30/09/2022 (Effective Date)	Version 5	Minor Amendment	The planning scheme was amended to: <ul style="list-style-type: none"> • Update Planning Scheme Policy SC6.4 – Cultural heritage and character places to; • Recognise and preserve the Old Roma Town Cemetery as a place of local heritage significance; and • Update information for existing listed places of local heritage significance to ensure they are correctly identified and considered in the assessment of new development.