

PLANNING SCHEME

BURDEKIN SHIRE COUNCIL

DECEMBER 2022





Burdekin Shire Council

Burdekin Shire Council Planning Scheme

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Citation and commencement

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The commencement date for the planning scheme was 1 March, 2023.

Amendments to the planning scheme are included at Appendix 1.

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Burdekin Shire Council Planning Scheme (planning scheme) has been prepared in accordance with the *Planning Act 2016* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Burdekin Shire Council's intention for the future development in the planning scheme area, over the next 25 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 25 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (5) The planning scheme applies to the local government area of Burdekin Shire Council including all premises, roads, internal waterways and local government tidal areas.
- (6) The Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administering the development assessment process for the *Queensland Heritage Act 1992* in relation to a Queensland heritage place.

Editor's note—The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land.

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

1.2 State planning provisions

1.2.1 State planning policy

The Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning Scheme in full.

1.2.2 Regional plan

The Planning Minister has identified that the North Queensland Regional Plan is appropriately integrated into the Burdekin Shire Council Planning Scheme in full.

Editor's note—Sections 26 30(2)(a)(i) of the Planning Regulation 2017 requires that development made assessable under this planning scheme must be assessed against the relevant regional plan regardless of whether the aspects are appropriately integrated.

1.2.3 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 Planning Regulation 2017 apply instead of a local planning instrument, to the extent of any inconsistency.

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); or
 - (b) the Planning Regulation 2017 (the Regulation); or
 - (c) the definitions in schedule 1 of the planning scheme; or
 - (d) the *Acts Interpretation Act 1954*; or
 - (e) the ordinary meaning where that term is not defined in subparagraph (a) to (d) above.
- (2) If a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any Act includes any regulation or instrument made under it as amended from time to time.
- (4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

1.3.2 Punctuation, notes, editor's notes and footnotes

- (1) A word followed by ';' or 'and' is considered to be 'and'.
- (2) A word followed by ';' or 'or' means not all options apply.
- (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 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; and
 - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

¹ Footnote—this is an example of a footnote.

1.4 Categories of development

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

(a) accepted development

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

Editor's note—This planning scheme identifies some development that is accepted subject to meeting certain requirements. If these requirements are not met, it may become assessable (refer to section 3.3).

(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 3.

1.5 Building work regulated under the planning scheme

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

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

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

(3) This planning scheme, through part 3, 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) Building assessment provisions in this planning scheme are contained in the requirements for accepted development in the zone codes.

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

Editor's note—Generally, only one development permit is necessary for building work assessed against the building assessment provisions under the *Building Act 1975*. An application may be made to a private certifier for the development permit, and any provisions included in the planning scheme under sections 32 and 33 of the *Building Act 1975* may be assessed, either by the certifier, or under some circumstances, by the local government through a referral.

However, nothing stops a person seeking a preliminary approval for the building work from the local government. The decision on that development application can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under section 32 or 33 of the *Building Act 1975*.

A separate development permit for the building work from the local government is only required if the building work requires assessment under the planning scheme against matters other than:

- the building assessment provisions, or
- another matter under the planning scheme that can be assessed through a referral from a private certifier.

In the same way, as for a preliminary approval, the decision about the development permit can, under section 54 of the Act, be taken to be a referral agency's response in relation to the matters included in the planning scheme under sections 32 or 33 of the *Building Act 1975*.

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

Part 2 Strategic framework

2.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in part 2 and schedule 4.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following four themes that collectively represent the policy intent of the scheme:
 - (i) Liveable communities and infrastructure
 - (ii) Economic growth
 - (iii) Safe and resilient communities
 - (iv) Natural resources, the environment and heritage
 - (c) the strategic outcomes proposed for development in the planning scheme area for each theme.
- (4) The strategic framework in its entirety represents the policy intent for the planning scheme.

2.2 Strategic intent

This planning scheme has been prepared to support the following strategic intentions for Burdekin Shire. These intentions are reflected in the strategic outcomes, pattern of zones, categories of development and categories of assessment and assessment benchmarks for development established by this planning scheme.

A thriving economy

Burdekin Shire's economy and community has grown from a strong agricultural base, enjoying the benefits of quality land and abundant water resources. Agriculture, especially cane farming, in the Burdekin is of national significance.

While cane farming will continue to thrive, Burdekin is becoming increasingly attractive for a range of new industries which will further diversify and strengthen the local economy. Opportunities include biofuel production from cane, renewable energy facilities (in the form of solar farms), mining and extractive resources and aquaculture – all of which may establish in appropriate locations in rural areas.

In addition to these, the cattle industry (grazing land, feedlots and spelling of animals prior to export) is of growing importance, due to the proximity to the Port of Townsville and the expansion of international markets.

Safe and efficient road and rail transport infrastructure between the Burdekin and the Port of Townsville and Townsville Airport supports the rural economy as well as providing access to higher-order education and major health care facilities for Burdekin's communities.

Designated industrial land in the shire's towns are developed efficiently and are managed to ensure they can support viable industrial activities into the future without significantly affecting residential amenity or impacting on the natural environment. Opportunities exist for additional food processing and other manufacturing industries in these serviced industrial precincts.

Tourism, including seasonal agricultural workers, grey nomads and other drive-based travellers, also continues to grow as an important sector of the local economy.

A thriving lifestyle

Burdekin supports strong communities and offers attractive lifestyles in its towns and villages.

Over 65% of the population resides in Ayr, Home Hill and Brandon, which are thriving regional towns providing a wide range of community services, educational and child care facilities, shopping and personal services, entertainment, sport and recreation facilities and employment opportunities. The range of housing, services and employment available make it attractive for young people to stay, as well as ensuring people can continue to live in their communities as they age.

The shire's major towns have attractive, cohesive and vibrant commercial centres, providing many formal and informal opportunities for community interaction and contributing to a strong local identity.

All the shire's towns and villages provide affordable housing options for their diverse communities, visitors and farm workers. This includes traditional family houses, dual occupancies, townhouses and apartments, as well as retirement and aged care accommodation. Land is used efficiently to ensure cost effective provision of urban infrastructure.

Urban areas are also designed to be easy to move around for pedestrians, cyclists, public transport and private vehicles. Community infrastructure is well located and accessible, consolidated in central locations, promoting the creation of hubs of activity, and a network of attractive open spaces is provided to meet diverse recreational needs, enhance the attractiveness of towns and promote active, healthy lifestyles.

The Burdekin's schools are recognised regionally as offering diverse education opportunities. Schools and colleges are able to establish strategic training, research and development partnerships with local business and industry to promote entrepreneurial initiatives and retain young talent. Home based business and entrepreneurial opportunities are also supported.

Large parts of Burdekin are potentially subject to some form of natural hazard. Coastal areas, including the villages of Alva, part of Giru, Groper Creek, Jerona and Wunjunga are at risk of storm tide surges and coastal erosion. Ayr, Home Hill, Brandon, Clare, Giru, Groper Creek, Inkerman and Jerona are subject to significant flood risks. Southern and western parts of the shire are prone to bushfire risks. New development and redevelopment will be carefully managed to ensure risks to life and property are not increased and, wherever possible, are reduced.

A thriving environment

Burdekin's natural areas, habitats, ecosystems and ecological functions are diverse and support the economic success, attractive lifestyles and landscape and scenic qualities of the region. Accordingly, they are to be protected for current and future generations.

Areas of particular environmental significance include:

- (a) Bowling Green Bay National Park and declared fish habitat areas;
- (b) Cromarty wetlands;
- (c) Burdekin-Townsville Coastal Aggregation and Burdekin Delta Aggregation;
- (d) Barratta-Burdekin Delta;
- (e) The Great Barrier Reef Marine Park World Heritage Area and the Great Barrier Reef Marine Park area; and
- (f) the Burdekin and Haughton River systems.

Water also requires careful and sustainable management. The abundant supply of water and water allocations for irrigated agriculture and horticulture in the Burdekin is nationally significant and underpins the region's economy. The environmental values and water quality of receiving catchments, including the Great Barrier Reef lagoon, Burdekin River, Haughton River, Bowen River, Bogie River, Barramundi Creek and Barratta Creek underpin the health of the Great Barrier Reef, a wide range of other riparian and aquatic ecosystems, as well as the rural economy and community wellbeing.

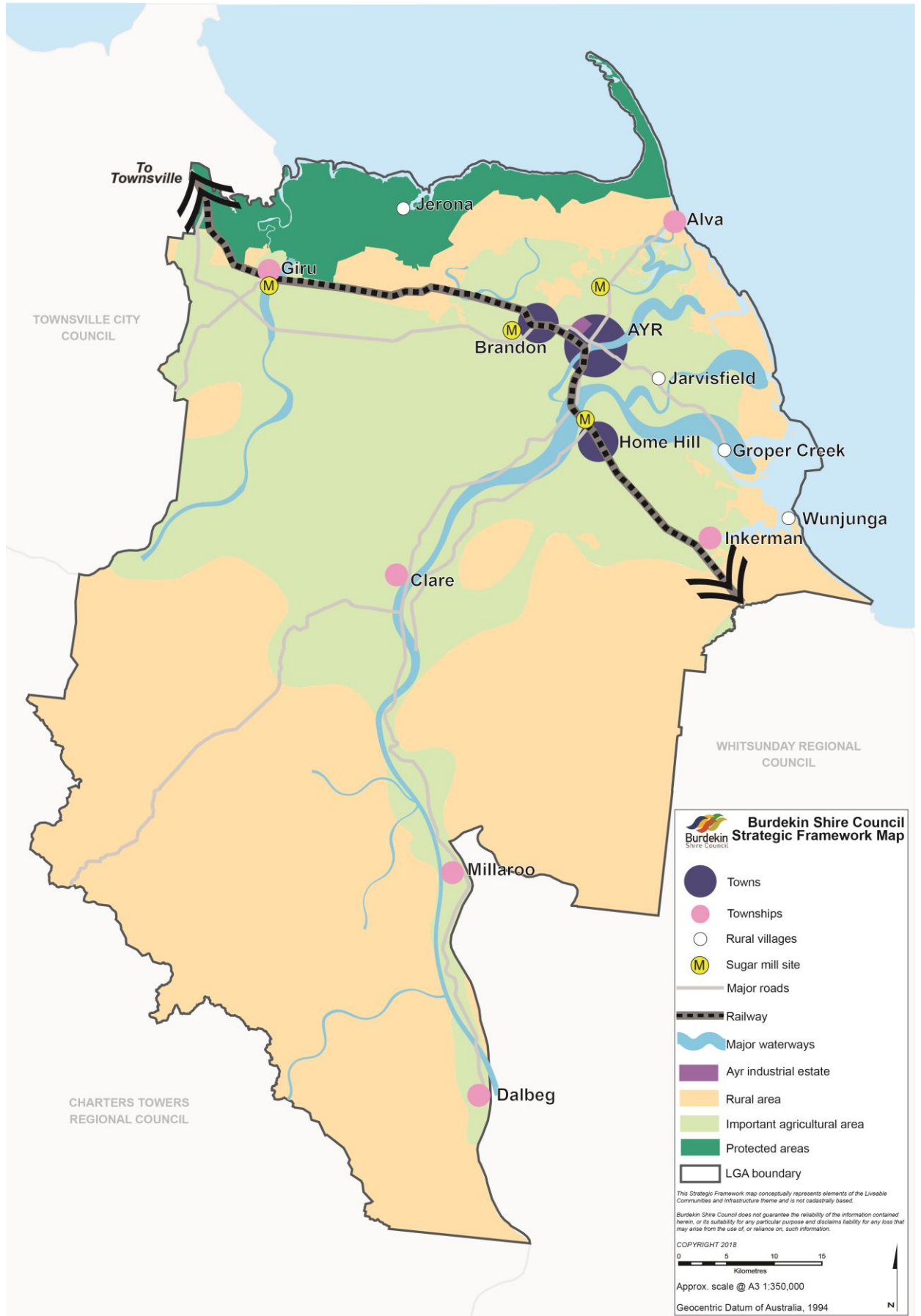


Figure 2.2—Strategic framework map

2.3 Liveable communities and infrastructure

Strategic outcomes

2.3.1 Burdekin's urban structure

- (1) Development for an urban purpose in Burdekin is contained within an urban zone in the centres of Ayr, Home Hill and Brandon, unless specifically provided for otherwise in this planning scheme. These towns provide for a wide range of residential, government, commercial, industry, community, recreation, retail, cultural, entertainment, health and education activities.

Note—Urban purpose and urban zone are terms defined in the Planning Regulation 2017.

- (2) Urban development also occurs within the township zone in Giru, Alva, Clare, Dalbeg, Inkerman and Millaroo.
- (3) New urban development within these areas uses land and infrastructure efficiently.
- (4) The villages of Groper Creek, Jarvisfield, Jerona and Wunjunga are small communities that are retained in the rural zone. No further development other than a single dwelling house on an existing lot is intended in these localities.
- (5) Climate-responsive design is achieved, with development distinctly tropical in style.
- (6) A permeable, accessible network of walking and cycling routes is provided, connecting places of employment, community interaction, recreation, education and open space.

2.3.2 Rural residential communities

- (1) Rural residential development occurs within areas included in the rural residential zone. New rural residential development does not occur beyond these zoned areas.
- (2) Rural residential development is not provided with a reticulated water supply or sewerage and requires availability of an on-site water supply and on-site sewage treatment systems sufficient for residential purposes.
- (3) Development is separated or buffered from surrounding rural activities to avoid impacts from spray drift, dust, noise, smoke, odour or other sources of nuisance.
- (4) Lot sizes are sufficiently large to achieve a semi-rural living environment and to ensure there is sufficient area to treat sewage in a way that maintains the quality of surface and ground water outside the lot.
- (5) The primary use of land is for residential purposes, but home based businesses and some, generally domestic scale, rural uses may occur where they would not significantly disrupt the amenity and character of the surrounding area.

2.3.3 Centres

- (1) Land included in the centre zone in Ayr, Home Hill and Brandon centres accommodate a mix of uses, including commercial, community, government, entertainment and permanent and visitor accommodation activities.
- (2) In the townships of Giru, Alva, Clare, Dalbeg, Inkerman and Millaroo (which are included in the township zone) non-residential uses are established that service the needs of local residents or tourists.
- (3) Development in the centre zone creates an active main street character along Edwards and Queen Streets in Ayr, Eighth Avenue in Home Hill and Spiller Street in Brandon, through:
 - (a) accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level;
 - (b) buildings built to the street alignment with awnings over footpaths;

- (c) a high proportion of glazed or open building façade at street level;
 - (d) minimising vehicle access points; and
 - (e) convenient pedestrian connections between blocks using arcades or laneways, where practical.
- (4) Elsewhere in the centre or township zone, development:
- (a) is oriented to the street front;
 - (b) maintains a consistent building alignment in the street;
 - (c) accommodates parking to the side or rear of buildings; and
 - (d) minimises impacts on the amenity of nearby residential uses.
- (5) Built form is of a height and scale consistent with surrounding development in the centre or township zone.
- (6) Other than home based businesses, non-residential activities in a residential or rural residential zone are limited to individual local services such as a community use, community care centre, childcare centre, a shop being a local convenience store and an office and health care service or veterinary service that is limited to a single practitioner.

2.3.4 Housing diversity

- (1) Residential development in the low density residential zone consists of dwelling houses and dual occupancies.
- (2) A range of multiple dwellings, dual occupancies and dwelling houses is established in the low-medium density residential zone and in the township zone at a scale compatible with surrounding development.
- (3) Non-resident workforce or rural workers' accommodation, rooming accommodation, retirement facilities and residential care facilities establish in the low-medium density residential zone and township zone where:
- (a) they have a built form consistent with other housing forms intended in the zone;
 - (b) they are compatible with the surrounding residential amenity; and
 - (c) all associated activities and parking can be accommodated within the site.
- (4) Home based businesses occur in residential zones where they are compatible with the surrounding residential amenity

2.3.5 Integrated infrastructure.

- (1) Development occurs in a way that ensures the safe, efficient and cost-effective provision and operation of infrastructure networks.
- (2) Development of emerging community and low density residential zoned land only occurs when reticulated water, sewerage and stormwater services are available to service the land.
- (3) Where utilised, on-site provision of water, wastewater and stormwater infrastructure ensure public and environmental health, safety, water quality and amenity are maintained.
- (4) Development occurs at a scale commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network.
- (5) Development contributes to a connected active transport network. These networks are safe, direct, accessible and convenient for all users and are a viable alternative to the private vehicle.
- (6) The location and design of infrastructure or operational works minimise impacts on residential amenity, the natural environment and scenic values.
- (7) Transport noise impacts are managed by the siting and design of development. The need for acoustic screening is minimised, and where they are used, acoustic walls are designed to mitigate visual impacts.
- (8) Community infrastructure is well located and accessible. Wherever practical, these facilities are established in the centre zone or are co-located with existing community facilities to create hubs of activity and social interaction.
- (9) A range of interconnected open space and recreation facilities is provided.
- (10) Burdekin's major water supply infrastructure is protected from incompatible development.
- (11) The safety, efficiency and functionality of regional infrastructure sites and corridors identified on overlay map OM9, are protected from encroachment of incompatible development.

2.4 Economic growth

Strategic outcomes

2.4.1 Diverse rural futures

- (1) Burdekin has a strong and diverse rural economy, underpinned by sugar cane production but including an increasing mix of horticultural crops, animal husbandry and a range of value-adding activities associated with rural production.
- (2) Agricultural land classification class A and B and priority agricultural areas are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production.
- (3) All land in the rural zone is protected from fragmentation as a result of the creation of small lot sizes below the minimum size nominated in the zone code. Reconfiguration creating lots below these minimum sizes does not occur, other than where:
 - (a) consolidating the balance of the farmed lot which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or
 - (b) a result of rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.

Editor's note—Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.

- (4) Non-rural and intensive rural activities only occur in the circumstances set out in this section, provided that:
- (a) conflicts with existing and intended rural activities in the surrounding area are not created;
 - (b) the opportunity to enable increased agricultural production is not impacted;
 - (c) water and soil quality are not compromised;
 - (d) the amenity of nearby sensitive land uses is not significantly reduced;
 - (e) the landscape and natural values of the land are not significantly impacted; and
 - (f) development is within the capacity of the road network on which it relies.

Editor's note—Section 2.6 also sets out intentions regarding the protection of matters of environmental significance.

- (5) Industries which may establish in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) include only:
- (a) rural industries;
 - (b) industries processing agricultural products which require a rural location:
 - (i) for proximity to the produce being processed; or
 - (ii) to ensure a clean environment separate from general industrial activities;
 - or
 - (iii) to secure a lot size larger than lots available within the industrial zoned land;
 - (c) industries associated with the use or processing of commodities grown in the region, such as sugar cane, grain and other crops; and
 - (d) industries that require separation from urban or rural residential areas.
- (6) Burdekin's sugar mills are included in the industry zone and continue to operate and expand over time as the need arises. They may be expanded and diversified to include industries and processes that use the by-products of the mills, such as biofuel and bioenergy production facilities.
- (7) Commercial-scale solar and wind farms are located within renewable energy investigation areas. Where commercial-scale solar and wind farms cannot locate in these areas, they are within corridors close to the electricity transmission grid in the rural zone along with other renewable energy facilities. These activities do not occur in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.
- (8) Otherwise, industry uses are contained within zoned industrial land do not occur in the rural zone. Transport depots are located in the industrial zone.
- (9) Intensive animal industries and aquaculture may occur in the rural zone where they are sufficiently separated from existing sensitive land uses ensuring significant impacts are avoided. These activities do not occur in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.
- (10) Lawfully established intensive animal industries, intensive horticulture, extractive industries and resources and other larger scale and higher impacting activities are protected from encroachment by sensitive land uses.
- (11) Development for small scale tourism and recreation occurs in the rural zone. These activities include nature-based tourism or tourist accommodation in the form bed and breakfasts, farm stay facilities, cabins and camping (including motorhome camping), outdoor sport and recreation, environment facilities or similar attractions. These activities do not occur in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.
- (12) Development for tourism and recreation has a limited building footprint and does not involve significant modification of the natural landform.
- (13) Rural workers' accommodation and non-resident workforce accommodation may occur in the rural zone where it is small-scale and directly supports primary production

activities, for example, the accommodation of seasonal workers. These activities do not occur in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.

- (14) Home based businesses occur at a scale consistent with the amenity and character of the surrounding area.
- (15) Development does not compromise the primary purpose of the stock route network for moving and agistment of livestock, or its other recreation, tourism, environmental, grazing and heritage values.

2.4.2 Growing industry

- (1) Industry zoned land provides a range of lot sizes capable of accommodating a range of industrial activities.
- (2) Industrial development is consolidated to maximise vacant or underutilised industry zoned land.
- (3) Development minimises and mitigates impacts on nearby sensitive land uses and the natural environment.

2.4.3 Extractive resources

- (1) Key Resource Area (KRA) 28, The Rocks, and its associated haulage route, are protected from encroachment of sensitive land uses to ensure long-term safe and productive use of the resource.
- (2) Extractive industry within the KRA minimises and mitigates impacts on nearby sensitive land uses, scenic amenity and the natural environment.
- (3) Other than within the KRA, any expansion of an existing extractive industry is limited to development that will not increase impacts on nearby sensitive land uses, the visual amenity of the locality or matters of environmental significance.
- (4) New extractive industries (including sand quarrying of the Burdekin and Haughton Rivers and other waterways) occur in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) where:
 - (a) conflicts with existing and proposed rural activities are appropriately managed to ensure mutual co-existence with extractive industry operations;
 - (b) water and soil quality are not compromised;
 - (c) the amenity of nearby sensitive land uses is not significantly reduced;
 - (d) the landscape and natural values of the land are not significantly impacted; and
 - (e) development is within the capacity of the road network on which it relies.

Editor's note—Section 2.6 also sets out intentions regarding the protection of matters of environmental significance.

2.5 Safe and resilient communities

Strategic outcomes

2.5.1 All natural hazards

- (1) Development involving critical or vulnerable uses is avoided in a natural hazard area. Where such development occurs, it is designed and located to reduce exposure and service disruption and ensure the safety of people.

Editor's note—Critical or vulnerable uses are defined in schedule 1.
- (2) The bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a natural hazard event.
- (3) Development mitigates the impacts of natural hazards so risk is minimised.

- (4) Development does not worsen the severity of, or exposure to, the hazard on-site or to other properties.
- (5) Development contributes to effective and efficient disaster management response and recovery capabilities.
- (6) The protective function of vegetation and natural landforms in providing protection from natural hazards is maintained.
- (7) The cost to the public of measures to mitigate risks of natural hazards or respond to natural disasters is minimised.

2.5.2 Flood hazard

- (1) Development in a flood hazard area avoids, or where it is not possible to avoid, mitigates the risk to an acceptable or tolerable level.
- (2) Development is compatible with the level of flood risk affecting the site and risk to life and property is minimised.
- (3) In an urban zone or the rural residential zone, reconfiguring land to create additional lots does not occur on land subject to extreme or high hazard.
- (4) Dual occupancies or other more intensive residential uses, or worker or tourist accommodation uses do not establish in the rural, low density residential, township or emerging community zones on land subject to extreme, high or medium hazard.
- (5) Flood flow conveyance paths and flood storage volumes of the floodplain are maintained.

2.5.3 Storm tide inundation and erosion prone areas

- (1) Reconfiguring land to create additional lots does not occur on land within the medium or high storm tide hazard area or erosion prone area.
- (2) Dual occupancies or other more intensive residential uses, or worker or tourist accommodation uses do not establish within the medium or high storm tide hazard area or the erosion prone area.
- (3) Development does not occur in erosion prone areas within a coastal management district unless it cannot feasibly be located elsewhere and is:
 - (a) coastal-dependent development; or
 - (b) temporary, readily relocatable, or able to be abandoned; or
 - (c) minor redevelopment of an existing building or structure.

Editor's note—Coastal dependent development and temporary, able to be abandoned or readily relocatable are terms defined in the Planning Regulation 2017. The State Planning Policy also provides guidance on what may constitute minor redevelopment.

Editor's note – Development proposed in an erosion prone area must clearly demonstrate consideration has been given to all possible other locations for the development and why locating in the erosion prone area is the only feasible location.

- (4) Development minimises the need for coastal protection works and allows for the fluctuations of natural coastal processes.

2.5.4 Bushfire and landslide hazard

- (1) Development in a bushfire prone or landslide hazard area incorporates design, siting and management practices to avoid or reduce the risk to an acceptable or tolerable level.

- (2) In the rural residential zone, reconfiguring land to create additional lots does not occur on land in the bushfire prone area . This includes the medium, high or very high potential bushfire intensity areas and the potential impact buffer area.

2.5.5 Emissions and other hazards

- (1) Development for higher impacting activities (such as industries, utility installations, high pressure oil and gas pipelines and sport and recreation facilities) is established in locations anticipated by the relevant zone and is designed and managed to mitigate impacts on sensitive land uses and the natural environment and protect the health and safety of communities.
- (2) Lawfully established higher impacting activities (such as industries, utility installations, high pressure oil and gas pipelines and sport and recreation facilities) are protected from encroachment by sensitive land uses that would compromise their ability to function safely and effectively.
- (3) Uses involving hazardous materials, chemicals, dangerous goods, combustibles or flammables are located, designed and managed to minimise risk to public health and safety.
- (4) Sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property.

Editor's note—The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.

2.6 Natural resources, the environment and heritage

Strategic outcomes

2.6.1 Water, wetlands and waterways

- (1) The environmental values and water quality of receiving waterways and wetlands and in dam catchments are protected.
- (2) Run-off of nutrients, sediment and contaminants to waterways, wetlands and the Great Barrier Reef Catchment are avoided or minimised and mitigated.
- (3) Development with the potential to disturb acid sulfate soils, raise groundwater levels or increase salinity of the water table is located, designed and managed to ensure these impacts do not occur
- (4) Development does not alter the natural hydrology of waterways or wetlands.
- (5) Non-tidal artificial waterways are not created.

2.6.2 Coastal environments

- (1) Naturally occurring riverine and coastal processes are maintained.
- (2) Development conserves the natural state of coastal landforms, vegetation and wetlands within the coastal management district shown on overlay map OM4.
- (3) Development does not involve the reclamation of land under tidal water other than for the purposes of coastal dependant development, public marine development or community infrastructure and there is no reasonable alternative.

Editor's note—Public marine development is defined in the Planning Regulation 2017.

- (4) Development does not significantly impact on coastal landscape character.
- (5) Development does not impede the public's use of, and access to, the foreshore.

2.6.3 Matters of environmental significance

Editor's note—Matters of national environmental significance are regulated under the *Environment Protection and Biodiversity Conservation Act 1999* and are identified on the Commonwealth Protected Matters Search Tool and interactive mapping. The Vegetation Management Act, Nature Conservation Act and other state legislation may regulate matters of state environmental significance over and above this planning scheme.

- (1) Ecological features and processes underpinning the environmental, social and economic wellbeing of the Burdekin are protected and managed to ensure their long-term sustainability.
- (2) Development avoids, or where it is not possible to avoid, minimises and mitigates impacts on matters of national, state and local environmental significance. A significant residual impact or net loss of environmental values may require an offset.

Editor's note—Environmental offsets for significant residual impacts on matters of state environmental significance are regulated by the *Environmental Offsets Act 2014* and *Environmental Offsets Regulation 2014*.

- (3) Ecological corridors connect habitat areas and accommodate species movement and migration across Burdekin and beyond, and include riparian corridors, coastal landscapes and ranges. Development ensures the ecological function and viability of corridors through the landscape are maintained.

2.6.4 Cultural heritage

- (1) Places of state and local cultural heritage significance shown on overlay map OM8, are conserved.
- (2) The significant historical or cultural values of heritage places are not compromised, diminished or obscured by development on or near the place.
- (3) Heritage sites are adaptively reused in a manner that is consistent with the relevant zone and compatible with to the heritage values of place.
- (4) Areas of known indigenous cultural heritage significance are recognised and protected.

Editor's note—The *Aboriginal Cultural Heritage Act 2003* (ACHA) and the *Torres Strait Islander Cultural Heritage Act 2003* (TSICHA) provide for the recognition, protection and conservation of Aboriginal and Torres Strait Islander cultural heritage and impose a duty of care in relation to the carrying out of activities. The requirements of the ACHA and TSICHA apply separately and in addition to the SPP.

Editor's note—State heritage places are regulated under the *Queensland Heritage Act 1992*. Note that while development on or adjoining a Queensland Heritage Place may not be assessable under the planning scheme, referral may be a requirement of development under the *Planning Regulation 2017*.

Part 3 Tables of assessment

3.1 Preliminary

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

3.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development—code or impact;
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay, where used.
- (3) the assessment benchmarks for assessable development and any requirements for accepted development which will need to be met in order for the development to remain accepted;

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.

3.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in schedule 1;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in schedule 4; and
 - (b) if an overlay applies to the premises, by reference to the overlay map in schedule 4;
- (3) determine if the development is accepted development under schedule 6 of the Regulation;

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

Editor's note—Development may also be made assessable development under schedules 9, 10 and 12 of the Regulation. Where development is also made assessable under the planning scheme, the matters set out in the Regulation may trigger a requirement for referral of the application to the referral agency identified.

- (4) otherwise, determine the category of assessment by reference to the tables in:
 - section 3.4 Categories of development and assessment—Material change of use;
 - section 3.5 Categories of development and assessment—Reconfiguring a lot;
 - section 3.6 Categories of development and assessment—Operational work;
 - section 3.7 Categories of development and assessment—Overlays.

- (5) if an overlay applies, refer to section 3.7 'Category of development and assessment—Overlays', to determine if the overlay further changes the category of development or assessment;
- (6) despite all the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application cannot be made.

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

3.3.2 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 in section 3.4 states otherwise;
 - (b) if a use is not listed or defined;
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment in section 3.5 state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the table of assessment in section 3.6 states otherwise for operational work or unless otherwise prescribed in the Act or the Regulation.
- (4) 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.
- (5) For the purposes of schedule 6, part 2 Material change of use section 2(2)(c)(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.
- (6) If development is identified as having a different category of development or category of assessment under different tables of assessment, 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.

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

- (1) Accepted development that does not comply with one or more of the nominated requirements becomes code assessable development, unless otherwise specified.
- (2) The following rules apply in determining assessment benchmarks for each category of development and assessment.

Note—Requirements for "accepted development subject to requirements" are nominated in the "assessment benchmarks and requirements for accepted development" column of the assessment tables.

- (3) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks for assessable development and requirements for accepted development' column;

- (b) that occurs as a result of development becoming code assessable pursuant to sub-section 3.3.3(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;
 - (ii) comply with all requirements identified in sub-section 3.3.3(1), other than those mentioned in sub-section 3.3.3(2);
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.
- (4) Code assessable development must comply with the purpose, overall outcomes and performance outcomes set out in the assessment benchmarks

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 for assessable development and requirements for accepted development' column;
 - (b) 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.

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

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.

3.4 Categories of development and assessment—Material change of use

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

Table 3.4.1—Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Office Food and drink outlet Theatre	Accepted subject to requirements	
	If in an existing building and not involving building work other than minor building work	Centre zone code
	Code assessment	
	Otherwise	Centre zone code Development works code
Shop Shopping centre	Accepted subject to requirements	
	If: (a) in an existing building and not involving building work other than minor building work; and (b) the gross floor area does not exceed 100m ²	Centre zone code
	Code assessment	
	If: (a) not accepted subject to requirements; and (b) the gross floor area does not exceed 2,500m ²	Centre zone code Development works code
Adult store Agricultural supplies store Bar Car wash Caretaker's accommodation Club	Code assessment	
		Centre zone code Development works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community use Dual occupancy Dwelling house Emergency services Function facility Garden centre Hardware and trade supplies Health care service Hotel Indoor sport and recreation Market Multiple dwelling Nightclub entertainment facility Non-resident workforce accommodation Outdoor sales Sales office Service industry Short term accommodation Showroom Veterinary service		
Major electricity infrastructure Substation Utility installation	Code assessment If undertaken by a public sector entity	Centre zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

Table 3.4.2—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development	
Emergency services	Accepted		
	If undertaken by a public sector entity	Not applicable	
Park	Accepted		
		Not applicable	
Caretaker's accommodation Community use	Accepted subject to requirements		
		Community facilities zone code	
Major electricity infrastructure Substation Utility installation	Accepted subject to requirements		
	If undertaken by a public sector entity	Community facilities zone code	
Air service Club Community care centre Educational establishment Emergency services Function facility Health care service Hospital Market Place of worship Residential care facility	Code assessment		
		Community facilities zone code Development works code	
		Impact assessment	
		Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.	The planning scheme

Table 3.4.3—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Dwelling house Home based business	Accepted subject to requirements	
		Emerging community zone code
Animal husbandry Cropping	Accepted subject to requirements	
		Emerging community zone code
Caretaker's accommodation Emergency services Roadside stall	Code assessment	
		Emerging community zone code Development works code
Animal keeping	Code assessment	
	If for stables	Emerging community zone code Development works code
Major electricity infrastructure Substation Utility installation	Code assessment	
	If undertaken by a public sector entity	Emerging community zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

Table 3.4.4—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Emergency services	Code assessment	
		Environmental management and conservation zone code Development works code
Caretaker's accommodation Environment facility Utility installation	Code assessment	
	If undertaken by a public sector entity	Environmental management and conservation zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

Table 3.4.5—Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Bulk landscape supplies Car wash Caretaker's accommodation Garden centre Hardware and trade supplies Low impact industry Medium impact industry Outdoor sales Service industry Telecommunications facility Transport depot Warehouse	Accepted subject to requirements	
		Industry zone code
Major electricity infrastructure Substation Utility installation	Accepted subject to requirements	
	If undertaken by a public sector entity	Industry zone code
Aquaculture	Accepted subject to requirements	
	If: (a) undertaken within tanks with a floor area of less than 5,000m ² ; (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Industry zone code
	Code assessment	
If not accepted subject to requirements and:	Industry zone code Development works code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) undertaken within tanks with a floor area of less than 50,000m ² or in ponds of less than 50,000m ² total water surface area; (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	
Emergency services Funeral parlour Market Parking station Research and technology industry Rural industry Sales office Service station Showroom Veterinary service	Code assessment	
		Industry zone code Development works code
Food and drink outlet Shop	Code assessment	
	If the gross floor area does not exceed 100m ²	Industry zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.	The planning scheme	

Table 3.4.6—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Dwelling house Dual occupancy Home based business Sales office	Accepted subject to requirements	
		Low density residential zone code
Major electricity infrastructure Substation Utility installation	Code assessment	
	If undertaken by a public sector entity	Low density residential zone code
Caretaker's accommodation Emergency services Place of worship	Code assessment	
		Low density residential zone code Development works code
Health care service	Code assessment	
	If: (a) accommodating a single practitioner; and (b) the gross floor area does not exceed 150m ²	Low density residential zone code Development works code
Shop	Code assessment	
	If the gross floor area does not exceed 100m ²	Low density residential zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

Table 3.4.7—Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Dwelling house Dual occupancy Home based business Sales office	Accepted subject to requirements	
		Low-medium density residential zone code
Major electricity infrastructure Substation Utility installation	Code assessment	
	If undertaken by a public sector entity	Low-medium density residential zone code
Caretaker's accommodation Emergency services Place of worship Rooming accommodation	Code assessment	
		Low-medium density residential zone code Development works code
Multiple dwelling	Code assessment	
	If: (a) no more than 10 dwellings; and (b) the height does not exceed 2 storeys	Low-medium density residential zone code Development works code
Health care service	Code assessment	
	If: (a) accommodating a single practitioner; and (b) the gross floor area does not exceed 150m ²	Low-medium density residential zone code Development works code
Shop	Code assessment	
	If the gross floor area does not exceed 100m ²	Low-medium density residential zone code Development works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.</p>	The planning scheme	

Table 3.4.8—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Caretaker's accommodation	Accepted subject to requirements	
		Recreation and open space zone code
Club Emergency services Function facility Garden centre Hardware and trade supplies Indoor sport and recreation Market Nightclub entertainment facility	Code assessment	
		Recreation and open space zone code Development works code
Major electricity infrastructure Substation Utility installation	Code assessment	
	If undertaken by a public sector entity	Recreation and open space zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

Table 3.4.9—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Animal husbandry Caretaker's accommodation Cropping Dwelling house Environment facility Home based business Permanent plantation Roadside stall	Accepted subject to requirements	
		Rural zone code
Aquaculture	Accepted subject to requirements	
	If: (a) undertaken within tanks with a floor area of less than 5,000m ² ; (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Rural zone code
	Code assessment	
	If not accepted subject to requirements and: (a) undertaken within tanks with a floor area of less than 50,000m ² or in ponds of less than 50,000m ² total water surface area; (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Rural zone code Development works code
Agricultural supplies store Bulk landscape supplies Dual occupancy	Code assessment	
		Rural zone code Development works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services Intensive horticulture Market Outstation Rural industry Veterinary service Wholesale nursery Winery		
Non-resident workforce accommodation Rural workers' accommodation	Code assessment	
	If accommodating no more than 10 workers	Rural zone code Development works code
Nature-based tourism Tourist park	Code assessment	
	If no more than a total of 10 sites or cabins	Rural zone code Development works code
Animal keeping	Code assessment	
	If for stables	Rural zone code Development works code
Major electricity infrastructure Substation Utility installation	Code assessment	
	If undertaken by a public sector entity	Rural zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

Table 3.4.10—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Animal husbandry Cropping Dwelling house Home based business Roadside stall	Accepted subject to requirements	
		Rural residential zone code
Animal keeping	Code assessment	
	If for stables	Rural residential zone code Development works code
Emergency services	Code assessment	
		Rural residential zone code Development works code
Major electricity infrastructure Substation Utility installation	Code assessment	
	If undertaken by a public sector entity	Rural residential zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

Table 3.4.11—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted	
	If undertaken by a public sector entity	Not applicable
Park	Accepted	
		Not applicable
Caretaker's accommodation Dwelling house Home based business Sales office	Accepted subject to requirements	
		Township zone code
Major electricity infrastructure Substation Utility installation	Code assessment	
	If undertaken by a public sector entity	Township zone code
Dual occupancy Emergency services Health care service Place of worship Rooming accommodation	Code assessment	
		Township zone code Development works code
Shop	Code assessment	
	If the gross floor area does not exceed 100m ²	Township zone code Development works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		The planning scheme

3.5 Categories of development and assessment— Reconfiguring a lot

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

Table 3.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development																
Centre zone Community facilities zone Emerging community zone Industry zone Low density residential zone Low-medium density residential zone Recreation and open space zone Rural residential zone Rural zone Township zone	Code assessment	Reconfiguring a lot code Development works code																
	If the size of each lot created is equal to, or greater than, the minimum identified below:																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Zone</th> <th style="width: 50%;">Lot requirements (minimum area)</th> </tr> </thead> <tbody> <tr> <td data-bbox="517 853 762 1025"> Low density residential zone Low medium density residential zone </td> <td data-bbox="762 853 1008 1025"> <ul style="list-style-type: none"> • 500m² </td> </tr> <tr> <td data-bbox="517 1025 762 1171"> Township zone </td> <td data-bbox="762 1025 1008 1171"> <ul style="list-style-type: none"> • 800m²; or • 2,000m² where not connected to sewerage </td> </tr> <tr> <td data-bbox="517 1171 762 1386"> Rural residential zone </td> <td data-bbox="762 1171 1008 1386"> <ul style="list-style-type: none"> • 2,000m² • 2ha in Horseshoe Lagoon • 4,000m² in Mount Kelly </td> </tr> <tr> <td data-bbox="517 1386 762 1440"> Centre zone </td> <td data-bbox="762 1386 1008 1440"> <ul style="list-style-type: none"> • 400m² </td> </tr> <tr> <td data-bbox="517 1440 762 1621"> Industry zone Community facilities zone Recreation and open space zone </td> <td data-bbox="762 1440 1008 1621"> <ul style="list-style-type: none"> • 1,000m² </td> </tr> <tr> <td data-bbox="517 1621 762 1697"> Emerging community zone </td> <td data-bbox="762 1621 1008 1697"> <ul style="list-style-type: none"> • 5ha </td> </tr> <tr> <td data-bbox="517 1697 762 2031"> Rural zone </td> <td data-bbox="762 1697 1008 2031"> <ul style="list-style-type: none"> • 100ha • 30ha in the priority agricultural area or agricultural land class A and B on overlay map OM2. • No new lots </td> </tr> </tbody> </table>		Zone	Lot requirements (minimum area)	Low density residential zone Low medium density residential zone	<ul style="list-style-type: none"> • 500m² 	Township zone	<ul style="list-style-type: none"> • 800m²; or • 2,000m² where not connected to sewerage 	Rural residential zone	<ul style="list-style-type: none"> • 2,000m² • 2ha in Horseshoe Lagoon • 4,000m² in Mount Kelly 	Centre zone	<ul style="list-style-type: none"> • 400m² 	Industry zone Community facilities zone Recreation and open space zone	<ul style="list-style-type: none"> • 1,000m² 	Emerging community zone	<ul style="list-style-type: none"> • 5ha 	Rural zone	<ul style="list-style-type: none"> • 100ha • 30ha in the priority agricultural area or agricultural land class A and B on overlay map OM2. • No new lots
	Zone		Lot requirements (minimum area)															
	Low density residential zone Low medium density residential zone		<ul style="list-style-type: none"> • 500m² 															
	Township zone		<ul style="list-style-type: none"> • 800m²; or • 2,000m² where not connected to sewerage 															
	Rural residential zone		<ul style="list-style-type: none"> • 2,000m² • 2ha in Horseshoe Lagoon • 4,000m² in Mount Kelly 															
	Centre zone		<ul style="list-style-type: none"> • 400m² 															
	Industry zone Community facilities zone Recreation and open space zone		<ul style="list-style-type: none"> • 1,000m² 															
	Emerging community zone		<ul style="list-style-type: none"> • 5ha 															
Rural zone	<ul style="list-style-type: none"> • 100ha • 30ha in the priority agricultural area or agricultural land class A and B on overlay map OM2. • No new lots 																	

Zone	Categories of development and assessment		Assessment benchmarks for assessable development
		created in the Groper Creek, Jarvisfield, Jerona and Wunjunga village precincts	
Impact assessment			
<p>Any reconfiguring a lot not listed in this table.</p> <p>Any reconfiguring a lot listed in this table and not meeting the description listed in the 'categories of development and assessment' column.</p>			

3.6 Categories of development and assessment— Operational work

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

Table 3.6.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work – Reconfiguring a lot		
All zones	Code assessment	
	Operational work if for reconfiguring a lot	Reconfiguring a lot code Development works code
Operational work – Engineering work		
All zones	Accepted	
	Operational work if engineering work undertaken by, or on behalf of, Council.	Not applicable.
	Code assessment	
If not accepted development.	Development works code	
Operational work – Filling and excavation		
All zones (except the Rural zone)	Accepted subject to requirements	
	Operational work if excavation and/or filling is: (a) of a depth of 300mm or less; or (b) less than 50m ³ .	Development works code
	Code assessment	
Operational work if excavation and/or filling exceeds: (a) a depth of 300mm; or (b) 50m ³ .	Development works code	
Rural zone	Accepted	
	Operational work if excavation and/or filling does not involve: (a) an overland flow path or drainage path which has an area of 2m ² or more; or (b) a waterway or wetland; or (c) works that cause ponding of overland runoff flows on Council controlled land,	Not applicable.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	including road reserves and infrastructure.	
	Code assessment	
	Operational work if excavation and/or filling involves: <ul style="list-style-type: none"> (a) an overland flow path or drainage path which has an area of 2m² or more; or (b) a waterway or wetland; or (c) works that cause ponding of overland runoff flows on Council controlled land, including road reserves and infrastructure. 	Development works code.
Accepted		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the 'categories of development and assessment' column.		

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

Editor's note—Operational works that are not assessable against a planning scheme may require approval from the state (e.g. native vegetation clearing).

3.7 Categories of development and assessment—Overlays

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

Note—To remove any doubt, the overlay table does not decrease the category of development or assessment in any instance. That is, the highest category of development or assessment under any table prevails, as set out in section 3.3.2(6).

Table 3.7.1—Assessment benchmarks for overlays

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)
Bushfire overlay		
Material change of use for Community use	Code assessment if in the community facilities zone Otherwise, no change to assessment level	Bushfire hazard overlay code
Material change of use for a critical or vulnerable use if identified on the Bushfire overlay map as: (a) Medium potential bushfire intensity; (b) High potential bushfire intensity; or (c) Very high potential bushfire intensity.	Impact assessment	The planning scheme
Material change of use or reconfiguration of a lot if made assessable under another table	No change to assessment level	Bushfire hazard overlay code (applicable if assessable development)
Coastal overlay		
Material change of use or reconfiguring a lot on Lot 1 on SP232085 or Lot 2 on SP232085	Impact assessment	The planning scheme
Material change of use for a critical or vulnerable use if identified on the Coastal overlay map as: (a) Medium storm tide hazard area; (b) High storm tide hazard area; or (c) Erosion prone area.	Impact assessment	The planning scheme

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)
Material change of use or building work for: (a) Caretaker's accommodation; or (b) Dwelling house	No change to assessment level	Coastal hazard overlay code
Any development made assessable under another table	No change to assessment level	Coastal hazard overlay code (applicable if assessable development)
Environmental significance overlay		
Material change of use or reconfiguring a lot	No change to assessment level	Environmental significance overlay code
Any development made assessable under another table	No change to assessment level	Environmental significance overlay code (applicable if assessable development)
Extractive resources overlay		
Material change of use or reconfiguring a lot	No change to assessment level	Extractive resources overlay code
Any development made assessable under another table	No change to assessment level	Extractive resources overlay code (applicable if assessable development)
Flood hazard overlay		
Material change of use or building work for Dual occupancy	Code assessment if in the low density residential zone Otherwise, no change to assessment level	Flood hazard overlay code
Material change of use or building work for Community use if not identified as high or extreme hazard on the Flood hazard overlay map	Code assessment if in the community facilities zone Otherwise, no change to assessment level	Flood hazard overlay code
Material change of use for a critical or vulnerable use if identified as high or extreme hazard on the Flood hazard overlay map	Impact assessment	The planning scheme
Material change of use or reconfiguring a lot if made assessable under	No change to assessment level	Flood hazard overlay code (applicable if assessable development)

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development (where applicable)
another table		
Heritage overlay		
Any material change of use on a local heritage place Editor's note—refer to section 3.3.2(6) in determining categories of assessment.	Code assessment	Heritage overlay code
Any building work on a local heritage place, including the demolition, partial demolition or removal of a local heritage place Editor's note—does not include minor building work.	Code assessment	Heritage overlay code
Any operational work on a local heritage place	Code assessment	Heritage overlay code
Any development made assessable under another table	No change to assessment level	Heritage overlay code
Regional infrastructure overlay		
Material change of use within a high pressure gas pipeline for: (a) Animal husbandry (b) Caretaker's accommodation (c) Cropping (d) Dwelling house (e) Environment facility (f) Permanent plantation (g) Roadside stall	Code assessment	Regional infrastructure overlay code
Any development made assessable under another table	No change to assessment level	Regional infrastructure overlay code (applicable if assessable development)

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

Part 4 Zones

4.1 Preliminary

- (1) The following are the zone codes for the planning scheme:
- (a) Centre zone code;
 - (b) Community facilities zone code;
 - (c) Emerging community zone code;
 - (d) Environmental management and conservation zone code;
 - (e) Industry zone code;
 - (f) Low density residential zone code;
 - (g) Low-medium density residential zone code;
 - (h) Recreation and open space zone code;
 - (i) Rural zone code (which includes the village precinct);
 - (j) Rural residential zone code; and
 - (k) Township zone code.

4.2 Assessment benchmarks for zones

4.2.1 Centre zone code

4.2.1.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.1.2 Purpose and overall outcomes

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

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) land included in the centre zone in Ayr, Home Hill and Brandon accommodates a mix of uses, including commercial, community, government, entertainment and permanent and visitor accommodation activities;
 - (b) retail and commercial services in each centre are provided at a level commensurate with the population served by the centre;
 - (c) development assists in consolidating the centre zone in each town;
 - (d) development in the centre zone creates an active main street character along Edwards and Queen Streets in Ayr and Eighth Avenue in Home Hill, through:
 - (i) accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level;
 - (ii) buildings built to the street alignment with awnings over footpaths;
 - (iii) a high proportion of glazed or open building façade at street level;
 - (iv) minimising vehicle access points; and
 - (v) convenient pedestrian connections between blocks using arcades or laneways, where practical;
 - (e) on other streets, development prioritises pedestrian movement and safety, address the street and create a consistent building alignment;
 - (f) built form is of a height and scale consistent with surrounding development in the centre zone;
 - (g) development minimises impacts on the character and amenity of nearby land which is not included in the centre zone.

4.2.1.3 Specific benchmarks for assessment

Table 4.2.1.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building scale and appearance	
PO1 Buildings have a height, scale and alignment consistent with the streetscape	AO1.1 Buildings are no more than 2 storeys above natural ground level.

Performance outcomes	Acceptable outcomes
character, and create a safe, continuous and comfortable pedestrian environment at the street front.	AO1.2 The maximum site cover is 75%.
	AO1.3 Buildings are built to the street alignment and provide an awning over the adjoining footpath.
	AO1.4 Car parking is provided to the side or the rear of the building but is not provided between the building and the street.
Car parking and access	
PO2 Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.	AO2 Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e) – Vehicle parking rates and standards.
Lighting nuisance	
PO3 The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.	AO3 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
Infrastructure provision	
PO4 Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	AO4.1 Premises are connected to a reticulated water supply.
	AO4.2 Premises are connected to reticulated sewerage system.

Table 4.2.1.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Uses	
PO5 Retail and commercial services are provided at a level commensurate with the population served by the centre and do not undermine the function of the centre zone in other towns.	No acceptable outcome is nominated.
PO6 Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of activities.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Urban design–development fronting Edwards and Queen Streets in Ayr and Eighth Avenue in Home Hill	
<p>PO7 Development maximises pedestrian activity and accessibility by accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level.</p>	No acceptable outcome is nominated.
<p>PO8 Buildings incorporate extensive shop window glazing or other openings along the frontage.</p>	No acceptable outcome is nominated.
<p>PO9 Convenient pedestrian connections between blocks using arcades or laneways are created where practical</p>	No acceptable outcome is nominated.
<p>PO10 Vehicle access points are minimised, and where possible, consolidated.</p>	No acceptable outcome is nominated.
Urban design – all parts of the zone	
<p>PO11 Pedestrian entry points are easily identified and directly accessed from the street.</p>	No acceptable outcome is nominated.
<p>PO12 Development does not create blank, unbroken walls along street frontages.</p>	No acceptable outcome is nominated.
<p>PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.
<p>PO14 Car parking, vehicular access and driveways do not detract from or dominate the street frontage.</p>	No acceptable outcome is nominated.
<p>PO15 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>and</p> <p>(f) clearly defined building entrances.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
<p>PO16</p> <p>Landscaping is incorporated into the development and provides shade for pedestrians, enhances its appearance especially in parking and service areas and screens servicing components.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>Landscaping provides for an attractive streetscape.</p>	<p>AO17</p> <p>A minimum of 3m of dense planting is provided along the road frontage/s of the site, except where buildings are built to the street alignment.</p>
Amenity	
<p>PO18</p> <p>Development does not create significant impacts on the amenity of nearby land in a residential zone as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19</p> <p>Development adjoining residential zoned land provides building setbacks which maintain the privacy of nearby dwellings and incorporate suitable screening.</p>	<p>AO19.1</p> <p>Buildings have a minimum setback of:</p> <p>(a) 3m or half the building height, whichever is greater, to the side boundary; and</p> <p>(b) 6m or half the building height, whichever is greater, to the rear boundary.</p>
	<p>AO19.2</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along the common site boundaries.</p>
	<p>AO19.3</p> <p>Windows with a direct view into adjoining residential land are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO20</p> <p>Development is designed to minimise overshadowing on adjoining residential zoned land.</p>	<p>AO20</p> <p>Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>
<p>PO21</p> <p>Materials capable of generating air or odour impacts are wholly enclosed.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
PO22 All external areas are sealed, turfed or landscaped	No acceptable outcome is nominated.

4.2.2 Community facilities zone code

4.2.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.2.2 Purpose and overall outcomes

- (1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
 - (a) educational establishments;
 - (b) hospitals;
 - (c) transport and telecommunication networks; and
 - (d) utility installations.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the zone accommodates a variety of community-related activities and facilities such as community uses, educational establishments, emergency services, places of worship and utility installations;
 - (b) other complementary uses may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet community needs and the complementary activities do not increase impacts on adjoining land or detract from the centre zone;
 - (c) development does not restrict the ongoing operation and expansion of community activities and facilities;
 - (d) development is easy to access by walking and cycling, and by all community members regardless of age and mobility;
 - (e) development is sited, designed and operated to minimise impacts on surrounding land;
 - (f) development creates a safe, attractive, pedestrian friendly environment.

Editor's note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.

4.2.2.3 Specific benchmarks for assessment

Table 4.2.2.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height and scale	
PO1 Building height and scale is in keeping with the existing scale of the locality.	AO1.1 Building height is maximum of: <ol style="list-style-type: none"> (a) 3 storeys for educational establishment uses; or (b) 2 storeys for any other use.
	AO1.2 The maximum site cover is 50%.

Performance outcomes	Acceptable outcomes
Car parking and access	
PO2 Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.	AO2.1 Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e) – Vehicle parking rates and standards.
	AO2.2 For an educational establishment, vehicle car parking and access areas are designed in accordance with DTMR’s guideline for Planning for Safe Transport Infrastructure at Schools.
Lighting	
PO3 The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.	AO3 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
Infrastructure	
PO4 Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	AO4.1 Premises are connected to a reticulated water supply where one exists in the locality, otherwise the use is provided with a reliable supply of potable water.
	AO4.2 Premises are connected to a reticulated sewerage system where one exists in the locality, otherwise provided with an on-site sewerage treatment and disposal system.
	AO4.3 Premises have a legal access to a constructed road.

Table 4.2.2.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Uses	
PO5 The site accommodates community-related activities or facilities in a manner that safely and efficiently meets community needs. Editor’s note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.	No acceptable outcome is nominated.
PO6	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>Other uses occur on a site where they:</p> <ul style="list-style-type: none"> (a) support or are otherwise complementary to the community related activities or facilities on the site; (b) are subordinate to those activities or facilities; and (c) would not be better located in the industry or centre zone. 	
<p>PO7</p> <p>Development does not prejudice the ongoing operation and possible expansion of existing community facility uses on the site.</p>	<p>No acceptable outcome is nominated.</p>
Urban design	
<p>PO8</p> <p>Pedestrian entry points are easily identified and directly accessed from the street.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9</p> <p>Development does not create blank, unbroken walls along street frontages.</p> <p>Editor's note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10</p> <p>Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p> <p>Editor's note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11</p> <p>Car parking, vehicular access and driveways do not detract from or dominate the street frontage.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) clearly defined building entrances. <p>Editor's note—Applicants may find useful guidance in</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	
<p>PO13</p> <p>Landscaping is provided which provides shade for pedestrians, enhances the appearance of development especially in parking and service areas and screens servicing components.</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>Landscaping provides for an attractive streetscape.</p>	<p>AO14</p> <p>A minimum of 3m of dense planting is provided along the road frontage/s of the site, except where buildings are built to the street alignment.</p> <p>Editor's note–The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.</p>
Amenity	
<p>PO15</p> <p>Development does not create significant impacts on the amenity of nearby land in a residential zone as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>Development adjoining residential zoned land provides building setbacks which maintain the privacy of nearby dwellings and incorporates suitable screening.</p>	<p>AO16.1</p> <p>Buildings have a minimum setback of:</p> <p>(a) 3m or half the building height, whichever is greater, to the side boundary; and</p> <p>(b) 6m or half the building height, whichever is greater, to the rear boundary.</p>
	<p>AO16.2</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along the common site boundaries.</p>
	<p>AO16.3</p> <p>Windows with a direct view into adjoining residential land are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO17</p> <p>Development is designed to minimise overshadowing on adjoining residential zoned land.</p>	<p>AO17</p> <p>Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>
<p>PO18</p> <p>Materials capable of generating air or odour impacts are wholly enclosed.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO19 All external areas are sealed, turfed or landscaped	No acceptable outcome is nominated.

4.2.3 Emerging community zone code

4.2.3.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.3.2 Purpose and overall outcomes

- (1) The purpose of the emerging community zone is to—
 - (a) identify land that is intended for an urban purpose in the future; and
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the emerging community zone contains land intended for future urban expansion provided all urban infrastructure can be made available;
 - (b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;
 - (c) a high level of integration between existing and future urban development is achieved having regard to movement networks, open space and recreational facilities and community infrastructure;
 - (d) movement networks promote active transport (walking and cycling) and public transport;
 - (e) development minimises impacts on the natural environment and maintains habitat areas and corridors;
 - (f) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level;
 - (g) development is separated or buffered from surrounding rural activities to avoid impacts from spray drift, dust, noise, smoke, odour or other sources of nuisance;
 - (h) the function of state controlled transport corridors is protected;
 - (i) interim development does not compromise the future development potential of the area for urban purposes;
 - (j) home based businesses occur at a scale that is consistent with the amenity and character of the surrounding area.

4.2.3.3 Specific benchmarks for assessment

Table 4.2.3.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Building height is in keeping with the existing scale of the locality.	AO1 Building height does not exceed 2 storeys.

Performance outcomes	Acceptable outcomes
Lighting nuisance	
<p>PO2</p> <p>The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.</p>	<p>AO2</p> <p>The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>
Infrastructure	
<p>PO3</p> <p>Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.</p>	<p>AO3.1</p> <p>Premises are connected to a reticulated water supply where one exists in the locality, otherwise the use is provided with a reliable supply of potable water.</p>
	<p>AO3.2</p> <p>Premises are connected to a reticulated sewerage system where one exists in the locality, otherwise the use is provided with an on-site sewerage treatment and disposal system.</p>
	<p>AO3.3</p> <p>Premises have a legal access to a constructed road.</p>
	<p>AO3.4</p> <p>Roof water and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with AS/NZ3500.3.2. Where this is not possible, absorption trenches complying with AS/NZ 3500.3.2 Parts 6.4 and 6.5 are installed at least 3m from any downstream boundary.</p>
Dwelling houses	
<p>PO4</p> <p>Safe and efficient vehicle access is provided to dwellings.</p>	<p>AO4.1</p> <p>Dwellings are provided with driveways in accordance with the Burdekin Shire Council Driveway Requirements for Dwelling Houses in the Planning Scheme Policy for Development works.</p>
	<p>AO4.2</p> <p>Where development has access to a state controlled or arterial road, the driveway design is such that vehicles can enter and exit the site in a forward gear.</p> <p>Note—The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.</p> <p>Editor's note—All new or changed access from a state controlled road requires approval from the Department of Transport and Main Roads under the <i>Transport Infrastructure Act 1994</i>.</p>

Performance outcomes	Acceptable outcomes
Home based business – bed and breakfast	
<p>PO5</p> <p>Bed and Breakfast accommodation within residential areas is low key and small scale in nature to ensure the amenity of the locality is protected.</p>	<p>AO5.1</p> <p>The activity is undertaken within a dwelling house in conjunction with a single household occupying the dwelling house.</p>
	<p>AO5.2</p> <p>Accommodation for visitors is limited to a maximum of two bedrooms within the dwelling house.</p>
	<p>AO5.3</p> <p>Bedrooms for visitors are in the same building as the kitchen, bathing and toilet facilities provided for the visitor.</p>
	<p>AO5.4</p> <p>Cooking facilities available to the visitor are only those within and normally associated with the dwelling house.</p>
	<p>AO5.5</p> <p>A maximum of four visitors (or one family) are accommodated on the site at any one time and not on a permanent basis.</p>
	<p>AO5.6</p> <p>A minimum of one but not more than two on-site car parking spaces are provided for the exclusive use of visitors in addition to car parking provided for the owner and resident family.</p>
Home based business - other	
<p>PO6</p> <p>The home based business is compatible with the residential character of the area by maintaining the residential appearance of the dwelling and the street.</p>	<p>AO6</p> <p>The home based business:</p> <ul style="list-style-type: none"> (a) is carried out within a residential dwelling or in a separate building on the same land; (b) does not exceed 33% of the total floor area of the dwelling ; and (c) is carried out by a permanent resident of the dwelling ; and (d) does not involve public display of goods or the hiring out of any item.
<p>PO7</p> <p>Activities conducted do not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration, emissions or waste.</p>	<p>AO7.1</p> <p>The premises do not involve:</p> <ul style="list-style-type: none"> (a) blacksmithing or welding; (b) cabinet making; (c) the repairing, servicing or loading of motor vehicles or agricultural machinery;

Performance outcomes	Acceptable outcomes
	<p>or</p> <p>(d) the release of any contaminants from the site as defined by the <i>Environment Protection Act 1994</i>.</p>
	<p>AO7.2</p> <p>Other than where for home based childcare, hours of operation are limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday.</p>
	<p>AO7.3</p> <p>Background noise levels at the boundary of the site are not increased.</p>
<p>PO8</p> <p>Premises do not generate traffic greater than reasonably expected in the surrounding residential area by:</p> <p>(a) maintaining the low traffic flows in the residential street; and</p> <p>(b) maintaining low demand for kerbside parking in the residential street such that it would not lead to a shortage of kerbside spaces at any time.</p>	<p>AO8.1</p> <p>Traffic flows in the residential street do not increase by more than 5 vehicular trips to and from the site per day.</p>
	<p>AO8.2</p> <p>There is parking of no more than 2 additional vehicles on the premises or any street frontage to the premises at any one time.</p>
<p>PO9</p> <p>Signage on the premises is small and unobtrusive.</p>	<p>AO9</p> <p>Only one sign is provided on the site with a maximum face area of 0.5m² and containing only the name of the person carrying out the activity, the name of the business and the type of business.</p>
<p>PO10</p> <p>Premises do not impose a load on public utilities greater than would otherwise be reasonable from the same residential use of the premises.</p>	<p>AO10</p> <p>Premises are serviced using existing infrastructure facilities including water supply, sewerage, stormwater drainage, waste collection and disposal.</p>
Landslip hazard	
<p>PO11</p> <p>Development does not occur on land that is vulnerable to landslip and erosion and ensures the safety of people and property.</p>	<p>AO11</p> <p>Where involving building work, development is not located on slopes greater than 15%.</p>

Table 4.2.3.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Land use	
<p>PO12</p> <p>Interim non-urban development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
activity and its likely impacts.	
All development – amenity and safety	
<p>PO13</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) clearly defined building entrances. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>Development does not create significant impacts on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	No acceptable outcome is nominated
<p>PO15</p> <p>Sensitive land uses are designed to minimise the impacts of surrounding land uses and activities (including rural uses, industries, extractive industries, centre or community activities) on residential amenity.</p>	No acceptable outcome is nominated
<p>PO16</p> <p>Development minimises impacts on the natural environment and maintains habitat areas and corridors.</p>	No acceptable outcome is nominated

4.2.4 Environmental management and conservation zone code

4.2.4.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.4.2 Purpose and overall outcomes

- (1) The purpose of the environmental management and conservation zone is to provide for the protection and maintenance of areas that support 1 or more of the following—
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the zone protects environmentally significant land that is in the public estate;
 - (b) land in the zone remains undeveloped, apart from small scale facilities that support conservation, environmental research, low impact nature-based recreational activities and essential infrastructure;
 - (c) development does not impact on the environmental values or ecological functions of land in the zone;
 - (d) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level.

4.2.4.3 Specific benchmarks for assessment

Table 4.2.4.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Uses	
<p>PO1 Development is limited to that which:</p> <ol style="list-style-type: none"> (a) promotes conservation activities on the land or which provides information to, or for the education of, visitors directly connected with the values of the land; or (b) is ancillary to and directly supports visitation to the land for conservation purposes consistent with (a), for example restrooms or small scale supply of refreshments; or (c) provides the establishment of infrastructure that cannot practicably be located elsewhere. 	No acceptable outcome is nominated.
<p>PO2 The footprint of any development is</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
minimal.	
<p>PO3 Development is small scale and is located and designed so that it is not visually prominent.</p>	No acceptable outcome is nominated.
<p>PO4 Environmental values and ecological processes are protected.</p>	No acceptable outcome is nominated.
<p>PO5 Development does not impact on the environmental values or ecological functions of the site or locality.</p>	No acceptable outcome is nominated
Landslip hazard	
<p>PO6 Development does not occur on land that is vulnerable to landslip and erosion and ensures the safety of people and property.</p>	<p>AO6 Where involving building work, development is not located on slopes greater than 15%.</p>

4.2.5 Industry zone code

4.2.5.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.5.2 Purpose and overall outcomes

- (1) The purpose of the industry zone is to provide for—
 - (a) a variety of industry activities; and
 - (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates a range of service and low to medium impact industry and transport and storage uses;
 - (b) activities that involve sales to the public requiring a very large land area such as large showrooms, outdoor sales, garden centres, hardware and trade supplies may also establish in the zone;
 - (c) smaller scale uses which are primarily oriented to retail sales are not accommodated, such as shops, shopping centres and small showrooms;
 - (d) other non-industrial uses are limited to those which are ancillary to and directly support the industrial functions of the area;
 - (e) lot sizes provide for a range of industrial uses;
 - (f) industrial uses are protected from intrusion of incompatible or sensitive uses that may constrain their on-going operation and future expansion;
 - (g) nearby sensitive land uses are protected from the impacts of industrial development;
 - (h) development maintains public health and safety;
 - (i) development contributes to a safe and attractive industrial environment;

4.2.5.3 Specific benchmarks for assessment

Table 4.2.5.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building scale and appearance	
PO1 Development avoids or mitigates impacts on adjoining land and ensures sufficient space to accommodate landscaping, services and parking.	AO1 Development has: <ol style="list-style-type: none"> (a) a maximum site cover of 75%; and (b) a maximum setback of 10m from the road frontage.
PO2 Development adjoining land in a non-	AO2.1 A minimum setback of 10m from a boundary

Performance outcomes	Acceptable outcomes
industrial zone provides building setbacks which maintain the amenity and privacy of nearby sensitive land uses and incorporates suitable screening.	<p>shared with land in another zone.</p> <p>AO2.2 A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along boundaries shared with land in another zone.</p>
Landscaping	
<p>PO3 Landscaping is provided to:</p> <p>(a) soften the visual impact of the development from the street and adjoining land; and</p> <p>(b) reduce radiant heat and glare to adjoining properties.</p>	<p>AO3 Landscaping is provided for a minimum depth of 3m along any road frontage, using species that mature to at least 10m where buildings and structures are of 2 or more storeys in height.</p>
Car parking and access	
<p>PO4 Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.</p>	<p>AO4 Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e)–Vehicle parking rates and standards.</p>
Nuisance	
<p>PO5 The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.</p>	<p>AO5 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>
<p>PO6 The operation of the activity does not cause undue disturbance to any person or activity because of noise, vibration, odour, dust or other emissions.</p>	<p>AO6.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019.</p>
	<p>AO6.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019.</p>
	<p>AO6.3 Materials capable of generating air contaminants are wholly enclosed in storage bins.</p>
	<p>AO6.4 All external areas are sealed, turfed or landscaped.</p>
Infrastructure provision	
<p>PO7 Premises have an appropriate level of</p>	<p>AO7.1 Premises are connected to a reticulated</p>

Performance outcomes	Acceptable outcomes
infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	water supply.
	AO7.2 Premises are connected to reticulated sewerage system.
	AO7.3 The site has frontage to a sealed road with kerbing and channelling.
PO8 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.	AO8 Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.
Caretaker's accommodation	
PO9 Development does not compromise the viability of the primary use of the site.	AO9.1 No more than one caretaker's accommodation dwelling is established on the site.
	AO9.2 Gross floor area of the caretaker's accommodation does not exceed 100m ² .

Table 4.2.5.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Uses	
PO10 Non industrial activities are limited to: (a) those that involve sales to the public requiring a very large land area and cannot feasibly be located in the centre zone; or (b) uses which are ancillary to and directly support the industrial functions of the area.	No acceptable outcome is nominated.
PO11 Development does not significantly detract from the availability or utility of land for industry purposes.	No acceptable outcome is nominated.
Urban design	
PO12 Pedestrian entry points are easily identified and directly accessed from the street.	No acceptable outcome is nominated.
PO13 Development is designed to achieve safety for all users having regard to:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(a) maximising casual surveillance and sight lines;</p> <p>(b) avoiding personal concealment and entrapment locations;</p> <p>(c) exterior building design that promotes safety;</p> <p>(d) adequate lighting;</p> <p>(e) appropriate signage and wayfinding; and</p> <p>(f) clearly defined building entrances.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
<p>PO14</p> <p>Landscaping is provided which provides shade for pedestrians, enhances the appearance of development especially in parking and service areas and screens servicing components.</p>	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO15</p> <p>Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised, having regard to noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Development is designed to minimise overshadowing on adjoining residential zoned land.</p>	<p>AO16</p> <p>Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>

4.2.6 Low density residential zone code

4.2.6.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.6.2 Purpose and overall outcomes

- (1) The purpose of the low density residential zone is to provide for—
 - (a) a variety of low density dwelling types, including dwelling houses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) residential development in the low density residential zone consists of one and two storey dwelling houses and dual occupancies;
 - (b) non-resident workforce or rural workers' accommodation and rooming accommodation, do not establish in this zone;
 - (c) development creates a high level of residential amenity and convenient accessibility for pedestrians and cyclists;
 - (d) small scale non-residential uses occur within the zone where they provide a local community service or support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area. These uses may include a community use, community care centre childcare centre, a shop being a local convenience store and an office and health care service or veterinary service that is limited to a single practitioner;
 - (e) non-residential development:
 - (i) is of a height and scale consistent with surrounding development;
 - (ii) is oriented to the street front;
 - (iii) maintains a consistent building alignment in the street;
 - (iv) accommodates parking to the side or rear of buildings; and
 - (v) minimises impacts on the amenity of nearby residential uses;
 - (f) home based businesses occur at a scale that is consistent with the amenity and character of the surrounding area;
 - (g) the function of the state controlled transport corridors is protected.

4.2.6.3 Specific benchmarks for assessment

Table 4.2.6.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Building height is consistent with the existing low rise scale of the locality.	AO1 Buildings are no more than 2 storeys.
Lighting nuisance	

Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.</p>	<p>AO2</p> <p>The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>
Infrastructure provision	
<p>PO3</p> <p>Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.</p>	<p>AO3.1</p> <p>Premises are connected to a reticulated water supply.</p>
	<p>AO3.2</p> <p>Premises are connected to reticulated sewerage system.</p>
	<p>AO3.3</p> <p>The premises have frontage to a sealed road with kerb and channelling.</p>
	<p>AO3.4</p> <p>Roof water and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with AS/NZ3500.3.2. Where this is not possible, absorption trenches complying with AS/NZ 3500.3.2 Parts 6.4 and 6.5 are installed at least 3m from any downstream boundary.</p>
Dwelling houses and dual occupancies	
<p>PO4</p> <p>Safe and efficient vehicle access is provided to dwellings.</p>	<p>AO4.1</p> <p>Dwellings are provided with driveways in accordance with the Burdekin Shire Council Driveway Requirements for Dwelling Houses in the Planning Scheme Policy for Development works.</p>
	<p>AO4.2</p> <p>Where development has access to a state controlled or arterial road, the driveway design is such that vehicles can enter and exit the site in a forward gear.</p> <p>Note—the road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.</p> <p>Editor's note—All new or changed access from a state controlled road requires approval from the Department of Transport and Main Roads under the <i>Transport Infrastructure Act 1994</i>.</p>
Dual occupancies	
<p>PO5</p> <p>Lots used for dual occupancies have a size and width to enable dwellings to be primarily oriented to the street and accommodate all ancillary components of</p>	<p>AO5.1</p> <p>The site has a minimum area of 800m².</p>
	<p>AO5.2</p>

Performance outcomes	Acceptable outcomes
the use.	The lot is a rectangular shape.
<p>PO6</p> <p>Dwellings in a dual occupancy are sited to promote and encourage a sense of individuality.</p>	<p>AO6</p> <p>Where a dual occupancy is to be erected on a corner allotment, each dwelling faces a different road frontage.</p>
<p>PO7</p> <p>Fencing is provided to protect the privacy and amenity of adjacent dwellings.</p>	<p>AO7</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided to the side and rear of the lot.</p>
Home based business – bed and breakfast	
<p>PO8</p> <p>Bed and Breakfast accommodation within residential areas is low key and small scale in nature such that the amenity of the locality is protected.</p>	<p>AO8.1</p> <p>The activity is undertaken within a dwelling house in conjunction with a single household occupying the dwelling house.</p>
	<p>AO8.2</p> <p>Accommodation for visitors is limited to a maximum of two bedrooms within the dwelling house.</p>
	<p>AO8.3</p> <p>Bedrooms for visitors are in the same building as the kitchen, bathing and toilet facilities provided for the visitor.</p>
	<p>AO8.4</p> <p>Cooking facilities available to the visitor are only those within and normally associated with the dwelling house.</p>
	<p>AO8.5</p> <p>A maximum of four visitors (or one family) are accommodated on the site at any one time and not on a permanent basis.</p>
	<p>AO8.6</p> <p>A minimum of one but not more than two on-site car parking spaces are provided for the exclusive use of visitors in addition to car parking provided for the owner and resident family.</p>
Home based business – other	
<p>PO9</p> <p>The home based business is compatible with the residential character of the area by maintaining the residential appearance of the dwelling and the street.</p>	<p>AO9</p> <p>The home based business:</p> <ul style="list-style-type: none"> (a) is carried out within a residential dwelling or in a separate building on the same land; (b) does not exceed 33% of the total floor area of the dwelling unit; and (c) is carried out by a permanent resident of

Performance outcomes	Acceptable outcomes
	<p>the dwelling unit; and</p> <p>(d) does not involve public display of goods or the hiring out of any item.</p>
<p>PO10</p> <p>Activities conducted do not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration, emissions or waste.</p>	<p>AO10.1</p> <p>The premises do not involve :</p> <p>(a) blacksmithing or welding;</p> <p>(b) cabinet making;</p> <p>(c) the repairing, servicing or loading of motor vehicles or agricultural machinery; or</p> <p>(d) the release of any contaminants from the site as defined by the <i>Environment Protection Act 1994</i>.</p> <p>AO10.2</p> <p>Other than where for home based childcare, hours of operation are limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday.</p> <p>AO10.3</p> <p>Background noise levels at the boundary of the site are not increased.</p>
<p>PO11</p> <p>Premises do not generate traffic greater than reasonably expected in the surrounding residential area by:</p> <p>(a) maintaining the low traffic flows in the residential street; and</p> <p>(b) maintaining low demand for kerbside parking in the residential street such that it would not lead to a shortage of kerbside spaces at any time.</p>	<p>AO11.1</p> <p>Traffic flows in the residential street do not increase by more than 5 vehicular trips to and from the site per day.</p> <p>AO11.2</p> <p>There is parking of no more than 2 additional vehicles on the premises or any street frontage to the premises at any one time.</p>
<p>PO12</p> <p>Signage on the premises is small and unobtrusive.</p>	<p>AO12</p> <p>Only one sign is provided on the site with a maximum face area of 0.5m² and containing only the name of the person carrying out the activity, the name of the business and the type of business.</p>
<p>PO13</p> <p>Premises do not impose a load on public utilities greater than would otherwise be reasonable from the same residential use of the premises.</p>	<p>AO13</p> <p>Premises are serviced using existing infrastructure facilities including water supply, sewerage, stormwater drainage, waste collection and disposal.</p>

Table 4.2.6.3(b)–Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Non-residential uses	
<p>PO14 Non-residential uses establish only where:</p> <ul style="list-style-type: none"> (a) they are compatible with local character; (b) do not create significant impacts on residential amenity; (c) they are small scale, and where for a health care service or veterinary service, limited to a single practitioner; and (d) providing a local community service or supporting the day-to-day needs of the local community. 	No acceptable outcome is nominated.
<p>PO15 Development:</p> <ul style="list-style-type: none"> (a) is oriented to the street front and (b) maintains a consistent building alignment in the street; and (c) accommodates parking to the side or rear of buildings. 	No acceptable outcome is nominated.
Residential lot area	
<p>PO16 Residential buildings are provided with suitable site areas capable of accommodating the proposed use and maintaining the low density character of the zone.</p>	<p>AO16 Lots have a minimum area of 500m².</p>
All development – amenity and safety	
<p>PO17 Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) clearly defined building entrances. <p>Editor's note–Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO18 Landscaping is provided which provides shade, enhances the appearance of development and screens non-residential uses from adjoining dwellings.</p>	<p>No acceptable outcome is nominated</p>
<p>PO19 Development does not create significant impacts on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	<p>No acceptable outcome is nominated</p>
<p>PO20 Sensitive land uses are designed to minimise the impacts of surrounding land uses and activities (including rural, industry, community and centre activities) on residential amenity.</p>	<p>No acceptable outcome is nominated</p>

4.2.7 Low-medium density residential zone code

4.2.7.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.7.2 Purpose and overall outcomes

- (1) The purpose of the low-medium density residential zone is to provide for—
 - (a) variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) residential development in the low-medium density residential zone consists of a range of multiple dwellings, dual occupancies and dwelling houses at a scale compatible with surrounding development;
 - (b) non-resident workforce or rural workers' accommodation, rooming accommodation, retirement facilities and residential care facilities also establish in this zone where:
 - (i) they have a scale and built form consistent with other housing forms intended in the zone;
 - (ii) they are compatible with the surrounding residential amenity; and
 - (iii) all associated activities and parking can be accommodated within the site;
 - (c) development creates a high level of residential amenity and convenient accessibility for pedestrians and cyclists;
 - (d) small scale non-residential uses occur within the zone where they provide a local community service or support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area. These uses may include a community use, community care centre childcare centre, a shop being a local convenience store and an office and health care service or veterinary service that is limited to a single practitioner;
 - (e) non-residential development:
 - (i) is of a height and scale that is consistent with surrounding development;
 - (ii) is oriented to the street front;
 - (iii) maintains a consistent building alignment in the street;
 - (iv) accommodates parking to the side or rear of buildings; and
 - (v) minimises impacts on the amenity of nearby residential uses;
 - (f) home based businesses occur at a scale consistent with the amenity and character of the surrounding area;
 - (g) the function of the state controlled transport corridors is protected.

4.2.7.3 Specific benchmarks for assessment

Table 4.2.7.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Building height is compatible with surrounding development.	AO1 Buildings are no more than 2 storeys.
Lighting	
PO2 The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.	AO2 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
Infrastructure provision	
PO3 Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	AO3.1 Premises are connected to a reticulated water supply.
	AO3.2 Premises are connected to reticulated sewerage system.
	AO3.3 The premises have frontage to a sealed road with kerb and channelling.
	AO3.4 Roof water and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with AS/NZ3500.3.2. Where this is not possible, absorption trenches complying with AS/NZ 3500.3.2 Parts 6.4 and 6.5 are installed at least 3m from any downstream boundary.
Dwelling houses and dual occupancies	
PO4 Safe and efficient vehicle access is provided to dwellings.	AO4.1 Dwellings are provided with driveways in accordance with the Burdekin Shire Council Driveway Requirements for Dwelling Houses in the Planning Scheme Policy for Development works.
	AO4.2 Where development has access to a state controlled or arterial road, the driveway design is such that vehicles can enter and exit the site in a forward gear. Note—the road hierarchy is illustrated in Figure 6.2.1.3 of

Performance outcomes	Acceptable outcomes
	<p>the Development works code.</p> <p>Editor's note–All new or changed access from a state controlled road requires approval from the Department of Transport and Main Roads under the <i>Transport Infrastructure Act 1994</i>.</p>
Dual occupancies	
<p>PO5</p> <p>Lots used for dual occupancies have a size and width to enable dwellings to be primarily oriented to the street and accommodate all ancillary components of the use.</p>	<p>AO5.1</p> <p>The site has a minimum area of 800m².</p> <p>AO5.2</p> <p>The lot is a rectangular shape.</p>
<p>PO6</p> <p>Dwellings in a dual occupancy are sited to promote and encourage a sense of individuality.</p>	<p>AO6</p> <p>Where a dual occupancy is to be erected on a corner allotment, each dwelling faces a different road frontage.</p>
<p>PO7</p> <p>Fencing is provided to protect the privacy and amenity of adjacent dwellings.</p>	<p>AO7</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided to the side and rear of the lot.</p>
Home based business – bed and breakfast	
<p>PO8</p> <p>Bed and Breakfast accommodation within residential areas is low key and small scale in nature such that the amenity of the locality is protected.</p>	<p>AO8.1</p> <p>The activity is undertaken within a dwelling house in conjunction with a single household occupying the dwelling house.</p> <p>AO8.2</p> <p>Accommodation for visitors is limited to a maximum of two bedrooms within the dwelling house.</p> <p>AO8.3</p> <p>Bedrooms for visitors are in the same building as the kitchen, bathing and toilet facilities provided for the visitor.</p> <p>AO8.4</p> <p>Cooking facilities available to the visitor are only those within and normally associated with the dwelling house.</p> <p>AO8.5</p> <p>A maximum of four visitors (or one family) are accommodated on the site at any one time and not on a permanent basis.</p> <p>AO8.6</p> <p>A minimum of one but not more than two on-site car parking spaces are provided for the exclusive use of visitors in addition to car parking provided for the owner and resident family.</p>

Performance outcomes	Acceptable outcomes
Home based business – other	
<p>PO9</p> <p>The home based business is compatible with the residential character of the area by maintaining the residential appearance of the dwelling and the street.</p>	<p>AO9</p> <p>The home based business:</p> <ul style="list-style-type: none"> (a) is carried out within a residential dwelling or in a separate building on the same land; (b) does not exceed 33% of the total floor area of the dwelling unit; and (c) is carried out by a permanent resident of the dwelling unit; and (d) does not involve public display of goods or the hiring out of any item.
<p>PO10</p> <p>Activities conducted do not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration, emissions or waste.</p>	<p>AO10.1</p> <p>The premises do not involve :</p> <ul style="list-style-type: none"> (a) blacksmithing or welding; (b) cabinet making; (c) the repairing, servicing or loading of motor vehicles or agricultural machinery; or (d) the release of any contaminants from the site as defined by the <i>Environment Protection Act 1994</i>. <p>AO10.2</p> <p>Other than where for home based childcare, hours of operation are limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday.</p> <p>AO10.3</p> <p>Background noise levels at the boundary of the site are not increased.</p>
<p>PO11</p> <p>Premises do not generate traffic greater than reasonably expected in the surrounding residential area by:</p> <ul style="list-style-type: none"> (a) maintaining the low traffic flows in the residential street; and (b) maintaining low demand for kerbside parking in the residential street such that it would not lead to a shortage of kerbside spaces at any time. 	<p>AO11.1</p> <p>Traffic flows in the residential street do not increase by more than 5 vehicular trips to and from the site per day.</p> <p>AO11.2</p> <p>There is parking of no more than 2 additional vehicles on the premises or any street frontage to the premises at any one time.</p>
<p>PO12</p> <p>Signage on the premises is small and unobtrusive.</p>	<p>AO12</p> <p>Only one sign is provided on the site with a maximum face area of 0.5m² and containing only the name of the person carrying out the activity, the name of the business and the type of business.</p>
<p>PO13</p>	<p>AO13</p>

Performance outcomes	Acceptable outcomes
Premises do not impose a load on public utilities greater than would otherwise be reasonable from the same residential use of the premises.	Premises are serviced using existing infrastructure facilities including water supply, sewerage, stormwater drainage, waste collection and disposal.

Table 4.2.7.3(b)–Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Non-residential uses	
<p>PO14 Non-residential uses establish only where:</p> <ul style="list-style-type: none"> (a) they are compatible with local character; (b) do not create significant impacts on residential amenity; (c) they are small scale, and where for a health care service or veterinary service, limited to a single practitioner; and (d) providing a local community service or supporting the day-to-day needs of the local community. 	No acceptable outcome is nominated.
<p>PO15 Development:</p> <ul style="list-style-type: none"> (a) is oriented to the street front; (b) maintains a consistent building alignment in the street; and (c) accommodates parking to the side or rear of buildings. 	No acceptable outcome is nominated.
Residential lot area	
<p>PO16 Residential buildings are provided with suitable site areas capable of accommodating the proposed use and maintaining the low-medium density character of the zone.</p>	<p>AO16 Lots have a minimum area of 500m².</p>
Residential design (other than dwelling houses and dual occupancies)	
<p>PO17 Development occurs on a lot which has a size and width to enable dwellings to be primarily oriented to the street and accommodate all ancillary components of the intended use.</p>	<p>AO17.1 The site has a minimum area of 1,000m².</p>
	<p>AO17.2 The lot is a rectangular shape.</p>
<p>PO18 Building design and siting maintains the residential amenity and low-medium density character.</p>	<p>AO18 Site cover does not exceed 50%.</p>

Performance outcomes	Acceptable outcomes
<p>PO19</p> <p>Development is setback to match setbacks of existing residential development in the street.</p>	<p>AO19</p> <p>Buildings are setback from:</p> <p>(a) the primary frontage by 6m; and</p> <p>(b) any secondary road frontage by 3m.</p>
<p>PO20</p> <p>Residential buildings have generous setbacks from side and rear boundaries to maintain privacy, sunlight and breezes to adjoining properties, retain a back yard and create space for substantial landscaping.</p>	<p>AO20</p> <p>Buildings are setback from:</p> <p>(a) side boundaries by 2m; and</p> <p>(b) rear boundaries by 4m.</p>
<p>PO21</p> <p>Private open spaces and habitable rooms are protected from overlooking by dwelling layout, screening devices, distance or landscaping.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO22</p> <p>Fencing is provided to protect the privacy and amenity of adjacent dwellings.</p>	<p>AO22</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided to the side and rear of the lot.</p>
<p>PO23</p> <p>Generous and usable private open space is provided to each dwelling.</p>	<p>AO23</p> <p>Each dwelling is provided with 30m² area per bedroom with at least 40% of total space in one useable parcel being not less than 5m in width.</p>
<p>PO24</p> <p>Development is designed to minimise overshadowing on adjoining properties.</p>	<p>AO24</p> <p>Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>
All development – amenity and safety	
<p>PO25</p> <p>Development is designed to achieve safety for all users having regard to:</p> <p>(a) maximising casual surveillance and sight lines;</p> <p>(b) avoiding personal concealment and entrapment locations;</p> <p>(c) exterior building design that promotes safety;</p> <p>(d) adequate lighting;</p> <p>(e) appropriate signage and wayfinding; and</p> <p>(f) clearly defined building entrances.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO26 Landscaping is provided which provides shade, enhances the appearance of development and screens non-residential uses from adjoining dwellings.</p>	<p>No acceptable outcome is nominated</p>
<p>PO27 Development does not create significant impacts on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	<p>No acceptable outcome is nominated</p>
<p>PO28 Sensitive land uses are designed to minimise the impacts of surrounding land uses and activities (including industry, community and centre activities) on residential amenity.</p>	<p>No acceptable outcome is nominated</p>

4.2.8 Recreation and open space zone code

4.2.8.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.8.2 Purpose and overall outcomes

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

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates a variety of open space and recreation activities and facilities;
 - (b) open space and recreation facilities are located and designed to meet the needs of the community;
 - (c) other complementary uses may occur within the zone, where open space and recreation activities and facilities remain the dominant use and continue to effectively meet community needs, and the complementary activities do not increase impacts on adjoining land or detract from the industry or centre zone;
 - (d) development does not restrict the ongoing operation and expansion of the recreation and open space functions of the land;
 - (e) development is easy to access by walking and cycling, and by all community members regardless of age and mobility;
 - (f) development is sited, designed and operated to minimise impacts on surrounding land;
 - (g) development minimises impacts on the natural environment and maintains habitat areas and corridors.

4.2.8.3 Specific benchmarks for assessment

Table 4.2.8.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height and scale	
PO1 Building height and scale is in keeping with the existing scale of the locality.	AO1.1 Building height is maximum of: (a) 3 storeys for educational establishment uses; or (b) 2 storeys for any other use.
	AO1.2

Performance outcomes	Acceptable outcomes
	The maximum site cover is 40%.
Car parking and access	
PO2 Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.	AO2.1 Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e)—Vehicle parking rates and standards.
	AO2.2 For an educational establishment, vehicle car parking and access areas are designed in accordance with DTMR’s guideline for Planning for Safe Transport Infrastructure at Schools.
Lighting	
PO3 The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.	AO3 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
Infrastructure	
PO4 Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	AO4.1 Premises are connected to a reticulated water supply where one exists in the locality, otherwise the use is provided with a reliable supply of potable water.
	AO4.2 Premises are connected to a reticulated sewerage system where one exists in the locality, otherwise provided with an on-site sewerage treatment and disposal system.
	AO4.3 Premises have a legal access to a constructed road.

Table 4.2.8.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Uses	
PO5 The site accommodates open space and recreation-related activities or facilities in a manner that safely and efficiently meets community needs. Editor’s note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
<p>PO6</p> <p>Other uses occur on a site where they:</p> <ul style="list-style-type: none"> (a) support or are otherwise complementary to the open space and recreation-related activities or facilities on the site; (b) are subordinate to those activities or facilities; and (c) would not be better located in the industry or centre zone. 	<p>No acceptable outcome is nominated</p>
<p>PO7</p> <p>Development does not prejudice the ongoing operation and possible expansion of existing open space and recreation uses on the site.</p>	<p>No acceptable outcome is nominated</p>
Urban design	
<p>PO8</p> <p>Pedestrian entry points are easily identified and directly accessed from the street.</p>	<p>No acceptable outcome is nominated</p>
<p>PO9</p> <p>Development does not create blank, unbroken walls along street frontages.</p> <p><small>Editor's note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.</small></p>	<p>No acceptable outcome is nominated</p>
<p>PO10</p> <p>Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p> <p><small>Editor's note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.</small></p>	<p>No acceptable outcome is nominated</p>
<p>PO11</p> <p>Car parking, vehicular access and driveways do not detract from or dominate the street frontage.</p>	<p>No acceptable outcome is nominated</p>
<p>PO12</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; 	<p>No acceptable outcome is nominated</p>

Performance outcomes	Acceptable outcomes
<p>and</p> <p>(f) clearly defined building entrances.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
<p>PO13</p> <p>Landscaping is provided which provides shade for pedestrians, enhances the appearance of development especially in parking and service areas and screens servicing components.</p>	No acceptable outcome is nominated
<p>PO14</p> <p>Landscaping provides for an attractive streetscape.</p>	<p>AO14</p> <p>A minimum of 3m of dense planting is provided along the road frontage/s of the site, except where buildings are built to the street alignment.</p>
Amenity	
<p>PO15</p> <p>Development does not create significant impacts on the amenity of nearby land in a residential zone as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	No acceptable outcome is nominated
<p>PO16</p> <p>Development adjoining residential zoned land provides building setbacks which maintain the privacy of nearby dwellings and incorporates suitable screening.</p>	<p>AO16.1</p> <p>Buildings have a minimum setback of:</p> <p>(a) 3m or half the building height, whichever is greater, to the side boundary; and</p> <p>(b) 6m or half the building height, whichever is greater, to the rear boundary.</p>
	<p>AO16.2</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along the common site boundaries.</p>
	<p>AO16.3</p> <p>Windows with a direct view into adjoining residential land are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p>PO17</p> <p>Development is designed to minimise overshadowing on adjoining residential zoned land.</p>	<p>AO17</p> <p>Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>
<p>PO18</p> <p>Materials capable of generating air or odour impacts are wholly enclosed.</p>	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
PO19 Development minimises impacts on the natural environment and maintains habitat areas and corridors.	No acceptable outcome is nominated

4.2.9 Rural zone code

4.2.9.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.9.2 Purpose and overall outcomes

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

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

Editor's note—The rural zone includes the village precinct.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) rural land will be used sustainably to ensure the viability of the primary production base;
 - (b) other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, residential and accommodation uses in the rural zone include:
 - (i) dwelling houses generally limited to a single dwelling house on a lot;
 - (ii) caretaker's accommodation, small scale rural workers' accommodation and non-resident workforce accommodation where they directly support primary production activities in the locality; and
 - (iii) small scale tourist accommodation in the form of bed and breakfasts, farm stay, cabins and camping;
 - (c) in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, development is limited to a dwelling house on an existing lot;

Editor's note—Additional requirements may exist for the establishment of dwelling houses in some villages that are affected by natural hazards (refer to part 5 Overlays).
 - (d) land in the rural zone is not used or subdivided for urban residential or rural residential purposes;
 - (e) other than as provided for under (f), reconfiguration does not result in the creation of:
 - (i) any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts; or
 - (ii) lots less than 30ha in priority agricultural areas or agricultural land classification class A and B areas shown on overlay map OM2; or
 - (iii) lots less than 100ha elsewhere;
 - (f) reconfiguration to create a smaller lot than the minimum set out in (e)(ii) and (iii) may occur where:
 - (i) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or
 - (ii) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots;

Editor's note—Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.

- (g) agricultural land classification class A and B and priority agricultural areas shown on overlay map OM2 are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production;
- (h) other than for public infrastructure, non-agricultural development within priority agricultural areas does not result in a net loss in agricultural production;

Editor's note—A net loss is one that results in widespread or irreversible impacts to existing or future agricultural activities, such as a significant reduction in the supply of raw product or altering resources necessary to maintain the function of the land.

- (i) intensive animal industries and aquaculture occur in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) where they are sufficiently separated from existing sensitive land uses to ensure significant impacts are avoided;
- (j) industries which may establish in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) include only:
 - (i) rural industries;
 - (ii) industries processing agricultural products which require a rural location:
 - A. for proximity to the produce being processed; or
 - B. to ensure a clean environment separate from general industrial activities; or
 - C. to secure a lot size larger than lots available within industrial zoned land;
 - (iii) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain, or their biproducts;
 - (iv) extractive industries and other industries that require separation from urban or rural residential areas; and
 - (v) renewable energy facilities;
- (k) other than within the KRA shown on overlay map OM6, any expansion of an existing extractive industry is limited to development that will not increase impacts to the priority agricultural area or nearby sensitive land uses, the visual amenity of the locality or matters of environmental significance;
- (l) development for small scale tourism and recreational activities, such as nature-based tourism, outdoor sport and recreation, environment facilities or similar cultural attractions occur where they have a limited building footprint and do not involve significant modification of the natural landform;
- (m) home based businesses occur at a scale consistent with the amenity and character of the surrounding area;
- (n) development does not prejudice or detract from existing and intended rural activities in the surrounding area, or on the functionality of the stock route network shown on overlay map OM2;

Editor's note—The stock route network within Burdekin Shire Council exists as pasturage rights through pasturage leases. Stock routes exist as pasturage rights 800m either side of an unsurveyed road (section 432 of the *Land Act 1994*).
- (o) development does not significantly impact on:
 - (i) water and soil quality;
 - (ii) the amenity of nearby sensitive land uses;
 - (iii) the landscape and natural values of the locality; and
 - (iv) the capacity of the road network on which it relies;
- (p) development minimises impacts on the natural environment and maintains habitat areas and corridors;
- (q) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level;

- (r) sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property.

Editor's note—The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.

4.2.9.3 Specific benchmarks for assessment

Table 4.2.9.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Site layout	
<p>PO1 Any non-residential buildings, structures and open use areas are setback from site boundaries to ensure that the amenity of adjoining land and the rural character of the locality are maintained.</p>	<p>AO1 Non-residential buildings, structures and open use areas are setback not less than: (a) 20m from any road frontage of the site; (b) 10m from all other site boundaries; and (c) 100m from any existing dwelling on an adjacent property.</p>
Lighting	
<p>PO2 Lighting does not cause undue disturbance.</p>	<p>AO2 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>
Infrastructure	
<p>PO3 Premises have a level of infrastructure that allows for the efficient functioning of the use while not impacting on nearby land uses or the environment.</p>	<p>AO3.1 Premises are connected to a reliable supply of potable water.</p>
	<p>AO3.2 Premises are provided with an on-site sewerage treatment and disposal system.</p>
	<p>PO3.3 Premises have a legal access to a constructed road.</p>
Separation	
<p>PO4 Sensitive land uses are sufficiently separated from approved or existing lawful activities likely to generate impacts to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.</p>	<p>AO4 Minimum separation distances to animal keeping (being kennels or catteries), intensive animal industries and extractive industries are in accordance with table 4.2.9.3(c).</p>
Home based business – bed and breakfast	
<p>PO5 Bed and breakfast accommodation is</p>	<p>AO5.1 The activity is undertaken on the same site</p>

Performance outcomes	Acceptable outcomes
<p>ancillary to the bona fide rural use of the site and rural activities in the locality are not in any way compromised by the introduction of the use.</p>	<p>as bona fide rural activities.</p>
	<p>AO5.2 Accommodation for visitors is limited to a maximum of 4 rooming units being located within 50m of the dwelling house occupied by the host family.</p>
	<p>AO5.3 Cooking facilities available to the visitor are only those within and normally associated with the dwelling house of the host family.</p>
	<p>AO5.4 Bedrooms for visitors are located either:</p> <ul style="list-style-type: none"> (a) in the same building as the kitchen, bathing and toilet facilities provided for the visitor; or (b) in a separate building where the access between the two buildings is via a sealed pathway with a minimum width of 1m, provided with appropriate under-drainage and where necessary for safety, the installation of night lighting.
	<p>AO5.5 A maximum of 12 people (including residents) is accommodated on the site at any one time.</p>
Home based business – other	
<p>PO6 Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.</p>	<p>AO6 The home based business:</p> <ul style="list-style-type: none"> (a) is carried out within a residential dwelling or in a separate building on the same land; (b) does not exceed 33% of the total floor area of the dwelling; (c) is carried out by a permanent resident of the dwelling; and (d) does not involve public display of goods or the hiring out of any item.
<p>PO7 Activities conducted do not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration, emissions or waste.</p>	<p>AO7.1 Other than where for home based child care, hours of operation are limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday.</p>
	<p>AO7.2 Background noise levels at the boundary of the site are not increased.</p>
<p>PO8 Premises do not generate traffic greater</p>	<p>AO8 Traffic flows in the residential street do not</p>

Performance outcomes	Acceptable outcomes
than reasonably expected in the surrounding residential area.	increase by more than 5 vehicular trips to and from the site per day.
PO9 Signage on the premises is small and unobtrusive.	AO9 Only one sign is provided on the site with a maximum face area of 0.5m ² and containing only the name of the person carrying out the activity, the name of the business and the type of business.
PO10 Premises do not impose a load on public utilities greater than would otherwise be reasonable from the same residential use of the premises.	AO10 Premises are serviced using existing infrastructure facilities including water supply, sewerage, stormwater drainage, waste collection and disposal.
PO11 Heavy vehicle parking: (a) has a direct nexus with a home based business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties. Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).	AO11.1 No more than two heavy vehicles are parked on the site.
	AO11.2 While on-site, vehicles: (a) are not operated between the hours of 10pm and 6am; (b) are not left idling for more than 5 minutes at any one time; and (c) do not have a refrigeration unit running.
Roadside stalls	
PO12 Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of the locality and the safety and efficiency of roads. Editor's note—A roadside stall on a state controlled road requires approval from the Department of Transport and Main Roads.	AO12.1 Any structure used for the sale of goods or produce is limited to 20m ² gross floor area.
	AO12.2 Access to the structure is via the existing primary property access point.
	AO12.3 Produce or goods sold is grown, made or produced on the land on which the roadside stall is erected.
Stock route network	
PO13 Development does not interfere with the use of stock routes or diminish their landscape, recreational or heritage values. Editor's note—Stock routes are shown on overlay map OM2.	AO13 Development is not located within the stock route network.
Hazardous activities	
PO14 Where development is in proximity to an abandoned mine, geotechnical investigations and adequate protections are	AO14 Abandoned mines are avoided.

Performance outcomes	Acceptable outcomes
<p>applied.</p> <p>Editor's note—The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.</p>	
Landslip hazard	
<p>PO15</p> <p>Development does not occur on land that is vulnerable to landslip and erosion and ensures the safety of people and property.</p>	<p>AO15</p> <p>Where involving building work, development is not located on slopes greater than 15%.</p>

Table 4.2.9.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Protecting rural production	
<p>PO16</p> <p>Other than for public infrastructure, non-agricultural development within priority agricultural areas does not result in a net loss to agricultural production.</p> <p>Editor's note—A net loss is one that results in widespread or irreversible impacts to existing or future agricultural activities, such as a significant reduction in the supply of raw product or altering resources necessary to maintain the function of the land.</p>	No acceptable outcome is nominated
<p>PO17</p> <p>Development occurs on the least productive part of the site.</p>	No acceptable outcome is nominated
<p>PO18</p> <p>Development does not prejudice the ongoing operation, intensification or expansion of nearby farming activities.</p>	No acceptable outcome is nominated
<p>PO19</p> <p>Development is buffered so nuisance from normal farming practices such as spray drift, odour, noise and the like are avoided.</p>	No acceptable outcome is nominated
<p>PO20</p> <p>Development does not interfere with the use of cane tram lines.</p> <p>Editor's note—Cane tram lines are shown on the road hierarchy map in Figure 6.2.1.3.</p>	No acceptable outcome is nominated
<p>PO21</p> <p>Development does not interfere with the use of stock routes or diminish their landscape, recreational or heritage values.</p> <p>Editor's note—Stock routes are shown on overlay map OM2.</p>	No acceptable outcome is nominated
Reconfiguration	

Performance outcomes	Acceptable outcomes
<p>PO22</p> <p>Reconfiguration does not result in the creation of any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts.</p>	<p>No acceptable outcome is nominated</p>
<p>PO23</p> <p>Except as provided for in PO24, reconfiguration does not result in the creation of:</p> <p>(a) lots less than 30ha in the priority agricultural area or agricultural land classification class A and B areas shown on overlay map OM2; or</p> <p>(b) lots less than 100ha elsewhere.</p> <p>Editor's note—to remove any doubt, this performance outcome does not apply to land in a village precinct.</p>	<p>No acceptable outcome is nominated</p>
<p>PO24</p> <p>Reconfiguration creating lots less than required under PO23 occurs only where:</p> <p>(a) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or</p> <p>(b) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values without increasing the number of lots.</p> <p>Editor's note—Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.</p>	<p>No acceptable outcome is nominated</p>
Industrial activities	
<p>PO25</p> <p>Other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, industries in the rural zone include only:</p> <p>(a) rural industries;</p> <p>(b) industries processing agricultural products which require a rural location:</p> <p>(i) for proximity to the produce being processed; or</p> <p>(ii) to ensure a clean environment separate from general industrial activities; or</p> <p>(iii) to secure a lot size larger than lots</p>	<p>No acceptable outcome is nominated</p>

Performance outcomes	Acceptable outcomes
<p>available within the industrial zoned land;</p> <p>(c) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain;</p> <p>(d) extractive industries and other industries that require separation from urban or rural residential areas; and</p> <p>(e) renewable energy facilities.</p>	
Aquaculture, intensive animal industries, animal keeping and extractive industry	
<p>PO26</p> <p>Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are separated from existing sensitive land uses so that significant impact from noise, odour or other emissions are unlikely to be experienced at the sensitive receptor.</p>	<p>No acceptable outcome is nominated</p> <p>Editor's note—Applicants seeking approval for intensive animal industries should refer to the 'National Guidelines for Beef Cattle Feedlots in Australia, National Beef Cattle Feedlot Environmental Code of Practice', 'Queensland Dairy Farming Environmental Code of Practice', 'National Environmental Guidelines for Piggeries' and 'Queensland Guidelines Meat Chicken Farms and that applicants consult with the relevant State government department prior to the lodgement of a development application. For other uses council may require a study that, amongst other matters, identifies how the development meets Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.</p>
Rural workers' accommodation, non-resident workforce accommodation, caretaker's accommodation	
<p>PO27</p> <p>Accommodation directly supports primary production on the site or in the immediate locality.</p>	<p>No acceptable outcome is nominated</p>
<p>PO28</p> <p>Rural workers' accommodation and non-resident workforce accommodation is small scale.</p>	<p>AO28</p> <p>The accommodation facility houses 10 workers or fewer.</p>
Development for tourism and recreation purposes	
<p>PO29</p> <p>Tourist accommodation is small scale and in the form of bed and breakfasts, farm stay and eco-tourism cabins and camping.</p>	<p>No acceptable outcome is nominated</p>
<p>PO30</p> <p>Tourist and recreation related development has a limited footprint and involves only minor earthworks or clearing.</p>	<p>No acceptable outcome is nominated</p>
Renewable energy facilities	
<p>PO31</p> <p>Commercial-scale solar and wind farms are located within renewable energy investigation areas. Where commercial-scale solar and wind farms cannot locate in</p>	<p>No acceptable outcome is nominated</p>

Performance outcomes	Acceptable outcomes
<p>these areas, they are within corridors close to the electricity transmission grid along with other renewable energy facilities.</p> <p>Editor's note—Renewable energy investigation areas are shown on overlay map OM9.</p>	
<p>PO32 Land used for a renewable energy facility is remediated and restored to its pre-development condition upon decommissioning.</p>	<p>No acceptable outcome is nominated</p>
Extractive industries	
<p>PO33 The siting and extent of extractive industry operations provides for a buffer of a width that effectively screens the operation from external view and minimises the impacts of the operation on the surrounding locality.</p>	<p>No acceptable outcome is nominated</p>
<p>PO34 Operations are undertaken over hours that minimise disturbance to the surrounding locality.</p>	<p>AO34.1 Other operations limited to within the hours of 6am to 6pm Monday to Saturday.</p>
	<p>AO34.2 No operations are conducted on Sundays or public holidays.</p>
<p>PO35 Unauthorised or accidental public entry does not occur.</p>	<p>AO35.1 People-proof fencing having a minimum height of 1.8m erected and maintained at a safe distance around excavated areas and ponded water having a depth of 1m or more.</p>
	<p>AO35.2 The site has signs to warn the public of operations and safety hazards.</p>
<p>PO36 On-site drainage is designed, constructed and maintained to prevent ponding in excavated areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO37 Haulage routes are sealed and do not traverse urban or rural residential areas other than where using state controlled roads.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO38 Disturbed areas are progressively rehabilitated to achieve a stable landform and be acceptable for future use utilising native plant species in rehabilitation.</p> <p>Editor's note—A bond for the performance of</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
rehabilitation works is provided to the council, with bonded monies progressively returned as staged works are completed.	
Rural amenity and character	
<p>PO39 Development maintains the visual amenity and landscape character of the locality.</p>	No acceptable outcome is nominated.
<p>PO40 Development minimises the loss of existing vegetation and earthworks on the site.</p>	<p>AO40 Development is conducted within an existing cleared area.</p>
<p>PO41 Development minimises impacts on the natural environment and maintains habitat areas and corridors.</p>	No acceptable outcome is nominated.
<p>PO42 Landscaping is provided to screen views from surrounding roads and neighbouring sites.</p>	No acceptable outcome is nominated.
<p>PO43 Non-residential buildings or structures are screened by a landscaped buffer when adjoining land used for rural residential or residential development</p>	<p>AO43 Buildings or other structures are screened by a landscaped buffer of 5m when adjoining residential or rural residential development.</p>
<p>PO44 Development does not create significant impacts as a result of noise, odour, dust, volume of traffic generated or other cause.</p>	No acceptable outcome is nominated.
<p>PO45 Development does not impact on public health or safety.</p>	No acceptable outcome is nominated.
<p>PO46 Sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property. Editor's note–The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.</p>	No acceptable outcome is nominated.

Table 4.2.9.3(c)–Separation Distances

Column 1	Column 2	Column 3	
		Minimum separation distances (metres)	
Use	Number of animals	Land in an urban zone or rural residential zone	Other sensitive land use
Poultry	100-200	100	60
	200-500	200	60
	501+	300	150
Animal keeping (being kennels or cattery)	n/a	400	150
Intensive animal industry	n/a	1,000	400
Extractive industry (being an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM6)	n/a	(i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.	

4.2.10 Rural residential zone code

4.2.10.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.10.2 Purpose and overall outcomes

- (1) 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.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) residential development takes the form of dwelling houses on large, semi-rural lots;
 - (b) development is not provided with an on-site water supply and on-site sewage treatment systems sufficient for the use;
 - (c) lot sizes are sufficiently large to achieve a semi-rural living environment consistent with the character of the locality, and to ensure there is sufficient area to treat sewage in a way that maintains the quality of surface and ground water outside the lot;
 - (d) home based businesses occur at a scale consistent with the amenity and character of the surrounding area;
 - (e) small scale cropping, animal husbandry, roadside stalls and rural uses may occur where they would not significantly disrupt the amenity and character of the surrounding area;
 - (f) other small scale non-residential uses occur within the zone where they provide a local community service or support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area. These uses may include a community use, community care centre, childcare centre, a shop being a local convenience store, and an office and health care service or veterinary service that is limited to a single practitioner;
 - (g) development is separated or buffered from surrounding rural activities to avoid impacts from spray drift, dust, noise, smoke, odour or other sources of nuisance;
 - (h) the function of the state controlled transport corridors is protected;
 - (i) development minimises impacts on the natural environment and maintains habitat areas and corridors;
 - (j) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level.

4.2.10.3 Specific benchmarks for assessment

Table 4.2.10.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Lighting	
<p>PO1 Lighting does not cause undue disturbance.</p>	<p>AO1 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>
Building height	
<p>PO2 Building height is consistent with dwelling houses.</p>	<p>AO2 Buildings are no more than 2 storeys.</p>
Home based business – bed and breakfast	
<p>PO3 Bed and Breakfast accommodation within residential areas is low key and small scale in nature such that the amenity of the locality is protected.</p>	<p>AO3.1 The activity is undertaken within a dwelling house in conjunction with a single household occupying the dwelling house.</p>
	<p>AO3.2 Accommodation for visitors is limited to a maximum of two bedrooms within the dwelling house.</p>
	<p>AO3.3 Bedrooms for visitors are in the same building as the kitchen, bathing and toilet facilities provided for the visitor.</p>
	<p>AO3.4 Cooking facilities available to the visitor are only those within and normally associated with the dwelling house.</p>
	<p>AO3.5 A maximum of four visitors (or one family) are accommodated on the site at any one time and not on a permanent basis.</p>
	<p>AO3.6 A minimum of one but not more than two on-site car parking spaces are provided for the exclusive use of visitors in addition to car parking provided for the owner and resident family.</p>
Home based business – other	
<p>PO4 The home based business is compatible with the residential character of the area by</p>	<p>AO4 The home based business:</p>

Performance outcomes	Acceptable outcomes
maintaining the residential appearance of the dwelling and the street.	(a) is carried out within a residential dwelling or in a separate building on the same land; (b) does not exceed 33% of the total floor area of the dwelling unit; (c) is carried out by a permanent resident of the dwelling unit; and (d) does not involve public display of goods or the hiring out of any item.
PO5 Activities conducted do not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration, emissions or waste.	AO5.1 The premises do not involve : (a) blacksmithing or welding; (b) cabinet making; (c) the repairing, servicing or loading of motor vehicles or agricultural machinery; or (d) the release of any contaminants from the site as defined by the <i>Environment Protection Act 1994</i> . AO5.2 Other than where for home based childcare, hours of operation are limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday. AO5.3 Background noise levels at the boundary of the site are not increased.
PO6 Premises do not generate traffic greater than reasonably expected in the surrounding residential area by: (a) maintaining the low traffic flows in the residential street; and (b) maintaining low demand for kerbside parking in the residential street such that it would not lead to a shortage of kerbside spaces at any time.	AO6.1 Traffic flows in the residential street do not increase by more than 5 vehicular trips to and from the site per day. AO6.2 There is parking of no more than 2 additional vehicles on the premises or any street frontage to the premises at any one time.
PO7 Signage on the premises is small and unobtrusive.	AO7 Only one sign is provided on the site with a maximum face area of 0.5m ² and containing only the name of the person carrying out the activity, the name of the business and the type of business.
PO8 Premises do not impose a load on public utilities greater than would otherwise be reasonable from the same residential use of the premises.	AO8 Premises are serviced using existing infrastructure facilities including water supply, sewerage, stormwater drainage, waste collection and disposal.

Performance outcomes	Acceptable outcomes
<p>PO9 Heavy vehicle parking:</p> <p>(a) has a direct nexus with a home based business or rural use carried out on the site; and</p> <p>(b) does not adversely affect the amenity of neighbouring properties.</p> <p>Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).</p>	<p>AO9.1 Not more than two heavy vehicles are parked on the site.</p>
	<p>AO9.2 While on-site, vehicles:</p> <p>(a) are not operated between the hours of 10pm and 6am;</p> <p>(b) are not left idling for more than 5 minutes at any one time; and</p> <p>(c) do not have a refrigeration unit running.</p>
Roadside stalls	
<p>PO10 Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of the locality and the safety and efficiency of roads.</p> <p>Editor's note—A roadside stall on a state controlled road requires approval from the Department of Transport and Main Roads.</p>	<p>AO10.1 Any structure used for the sale of goods or produce does not exceed a gross floor area of 20m².</p>
	<p>AO10.2 Access to the structure is via the existing primary property access point.</p>
	<p>AO10.3 Produce or goods sold is grown, made or produced on the land on which the roadside stall is erected.</p>
Animal keeping and cropping	
<p>PO11 Animal keeping and cropping do not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO11.1 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback 50m from any dwelling on an adjoining or nearby site.</p>
	<p>AO11.2 Cropping does not involve chemical spraying unless a 40m wide vegetated buffer is provided on the site between the crops which are being sprayed and adjoining land.</p>
Landslip hazard	
<p>PO12 Development does not occur on land that is vulnerable to landslip and erosion and ensures the safety of people and property.</p>	<p>AO12 Where involving building work, development is not located on slopes greater than 15%.</p>

Table 4.2.10.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Reconfiguration	
<p>PO13 Lot sizes are sufficiently large to achieve a semi-rural living environment consistent</p>	<p>AO13 New lots created are no less than:</p> <p>(a) 2ha in the Horseshoe Lagoon locality;</p>

Performance outcomes	Acceptable outcomes
with the character of the locality, and to ensure there is sufficient area to treat sewage in a way that maintains the quality of surface and ground water outside the lot.	(b) 4,000m ² in the Mount Kelly locality; and (c) 2,000m ² elsewhere.
Non-residential uses	
<p>PO14 Non-residential uses established only where:</p> <ul style="list-style-type: none"> (a) they are compatible with local character; (b) do not create significant impacts on residential amenity; (c) they are small scale, and where for a health care service or veterinary service, limited to a single practitioner; and (d) providing a local community service or supporting the day-to-day needs of the local community. 	No acceptable outcome is nominated.
Amenity	
<p>PO15 Development does not create significant impacts on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	No acceptable outcome is nominated
<p>PO16 Sensitive land uses are designed to minimise the impacts of surrounding land uses and activities (including rural uses, rural industries, extractive industries) on residential amenity.</p>	No acceptable outcome is nominated
<p>PO17 Development minimises impacts on the natural environment and maintains habitat areas and corridors.</p>	No acceptable outcome is nominated

4.2.11 Township zone code

4.2.11.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.11.2 Purpose and overall outcomes

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

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) townships accommodate a range of housing options at a scale consistent with existing development, including multiple dwellings, retirement facilities, residential care facilities, dual occupancies and dwelling houses;
 - (b) townships accommodate a range of local community facilities, commercial activities which service the needs of the local and surrounding rural communities and visitor services;
 - (c) small scale industry activities may also establish where the impacts on residential amenity and character can be managed;
 - (d) home based businesses occur at a scale that is consistent with the amenity and character of the surrounding area;
 - (e) development is consolidated in the township zone to sustain the existing services;
 - (f) development:
 - (i) is of a height and scale that is consistent with surrounding development;
 - (ii) is oriented to the street front;
 - (iii) maintains a consistent building alignment in the street;
 - (iv) accommodates parking to the side or rear of buildings; and
 - (v) minimises impacts on the amenity of nearby residential uses;
 - (g) development is separated or buffered from surrounding rural activities to avoid impacts from spray drift, dust, noise, smoke, odour or other sources of nuisance;
 - (h) the function of the state controlled transport corridors is protected.

4.2.11.3 Specific benchmarks for assessment

Table 4.2.11.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Building height is in keeping with the existing scale of the locality.	AO1 Building height is maximum of: (a) 3 storeys for educational establishment

Performance outcomes	Acceptable outcomes
	uses; or (b) 2 storeys for any other use.
Lighting nuisance	
PO2 The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.	AO2 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
Infrastructure	
PO3 Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	AO3.1 Premises are connected to a reticulated water supply where one exists in the locality, otherwise the use is provided with a reliable supply of potable water.
	AO3.2 Premises are connected to a reticulated sewerage system where one exists in the locality, otherwise the use is provided with an on-site sewerage treatment and disposal system.
	AO3.3 Premises have a legal access to a constructed road.
	AO3.4 Roof water and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with AS/NZ3500.3.2. Where this is not possible, absorption trenches complying with AS/NZ 3500.3.2 Parts 6.4 and 6.5 are installed at least 3m from any downstream boundary.
Dwelling houses and dual occupancies	
PO4 Safe and efficient vehicle access is provided to dwellings.	AO4.1 Dwellings are provided with driveways in accordance with the Burdekin Shire Council Driveway Requirements for Dwelling Houses in the Planning Scheme Policy for Development works.
	AO4.2 Where development has access to a state controlled or arterial road, the driveway design is such that vehicles can enter and exit the site in a forward gear. Note–The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.
Home based business – bed and breakfast	

Performance outcomes	Acceptable outcomes
<p>PO5</p> <p>Bed and Breakfast accommodation within residential areas is low key and small scale in nature such that the amenity of the locality is protected.</p>	<p>AO5.1</p> <p>The activity is undertaken within a dwelling house in conjunction with a single household occupying the dwelling house.</p>
	<p>AO5.2</p> <p>Accommodation for visitors is limited to a maximum of two bedrooms within the dwelling house.</p>
	<p>AO5.3</p> <p>Bedrooms for visitors are in the same building as the kitchen, bathing and toilet facilities provided for the visitor.</p>
	<p>AO5.4</p> <p>Cooking facilities available to the visitor are only those within and normally associated with the dwelling house.</p>
	<p>AO5.5</p> <p>A maximum of four visitors (or one family) are accommodated on the site at any one time and not on a permanent basis.</p>
	<p>AO5.6</p> <p>A minimum of one but not more than two on-site car parking spaces are provided for the exclusive use of visitors in addition to car parking provided for the owner and resident family.</p>
Home based business – other	
<p>PO6</p> <p>The home based business is compatible with the residential character of the area by maintaining the residential appearance of the dwelling and the street.</p>	<p>AO6</p> <p>The home based business:</p> <ul style="list-style-type: none"> (a) is carried out within a residential dwelling or in a separate building on the same land; (b) does not exceed 33% of the total floor area of the dwelling unit; and (c) is carried out by a permanent resident of the dwelling unit; and (d) does not involve public display of goods or the hiring out of any item.
<p>PO7</p> <p>Activities conducted do not interfere with the amenity of the neighbourhood as a result of lighting, noise, radio or electrical interference, odours, vibration, emissions or waste.</p>	<p>AO7.1</p> <p>The premises do not involve:</p> <ul style="list-style-type: none"> (a) blacksmithing or welding; (b) cabinet making; (c) the repairing, servicing or loading of motor vehicles or agricultural machinery; or (d) the release of any contaminants from the

Performance outcomes	Acceptable outcomes
	<p>site as defined by the <i>Environment Protection Act 1994</i>.</p> <p>AO7.2 Other than where for home based childcare, hours of operation are limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday.</p> <p>AO7.3 Background noise levels at the boundary of the site are not increased.</p>
<p>PO8 Premises do not generate traffic greater than reasonably expected in the surrounding residential area by:</p> <p>(a) maintaining the low traffic flows in the residential street; and</p> <p>(b) maintaining low demand for kerbside parking in the residential street such that it would not lead to a shortage of kerbside spaces at any time.</p>	<p>AO8.1 Traffic flows in the residential street do not increase by more than 5 vehicular trips to and from the site per day.</p> <p>A8.2 There is parking of no more than 2 additional vehicles on the premises or any street frontage to the premises at any one time.</p>
<p>PO9 Signage on the premises is small and unobtrusive.</p>	<p>AO9 Only one sign is provided on the site with a maximum face area of 0.5m² and containing only the name of the person carrying out the activity, the name of the business and the type of business.</p>
<p>PO10 Premises do not impose a load on public utilities greater than would otherwise be reasonable from the same residential use of the premises.</p>	<p>AO10 Premises are serviced using existing infrastructure facilities including water supply, sewerage, stormwater drainage, waste collection and disposal.</p>

Table 4.2.11.3(b)–Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Non-residential development	
<p>PO11 Non-residential uses establish where:</p> <p>(a) they are compatible with local character;</p> <p>(b) do not create significant impacts on residential amenity;</p> <p>(c) they are small scale; and</p> <p>(d) providing a local community service or supporting the day-to-day needs of the local community.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12 Development:</p>	<p>AO12.1 Vehicle parking on-site and access and manoeuvring areas are in accordance with</p>

Performance outcomes	Acceptable outcomes
<p>(a) is oriented to the street front;</p> <p>(b) maintains a consistent building alignment in the street; and</p> <p>(c) accommodates parking to the side or rear of buildings.</p> <p>Editor's note—The design of state schools is directed by the Design Standards for Department of Education, Training and Employment Facilities.</p>	<p>table 6.2.1.3(e) – Vehicle parking rates and standards.</p> <p>AO12.2</p> <p>For an educational establishment, vehicle car parking and access areas are designed in accordance with DTMR's guideline for Planning for Safe Transport Infrastructure at Schools.</p>
Dual occupancies	
<p>PO13</p> <p>Dwellings are sited to promote and encourage a sense of individuality.</p>	<p>AO13</p> <p>Where a dual occupancy is to be erected on a corner allotment, each dwelling faces a different road frontage.</p>
Residential design (other than dwelling houses)	
<p>PO14</p> <p>Lots used for dual occupancies and multiple dwellings have a size and width to enable dwellings to be primarily oriented to the street and accommodate all ancillary components of the intended use.</p>	<p>AO14.1</p> <p>The site has a minimum area of 800m².</p>
	<p>AO14.2</p> <p>The lot is a rectangular shape.</p>
<p>PO15</p> <p>Building design and siting maintains the residential amenity and low density character.</p>	<p>AO15</p> <p>Residential buildings do not exceed a site cover of 50%.</p>
<p>PO16</p> <p>Development is setback to match setbacks of existing residential development in the street.</p>	<p>AO16</p> <p>Buildings are setback from:</p> <p>(a) the primary frontage by 6m; and</p> <p>(b) any secondary road frontage by 3m.</p>
<p>PO17</p> <p>Residential buildings have generous setbacks from side and rear boundaries to maintain privacy, sunlight and breezes to adjoining properties, retain a back yard and create space for substantial landscaping.</p>	<p>AO17</p> <p>Buildings are setback from:</p> <p>(a) side boundaries by 1.5m; and</p> <p>(b) rear boundaries by 4m.</p>
<p>PO18</p> <p>Private open spaces and habitable rooms are protected from overlooking by dwelling layout, screening devices, distance or landscaping.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19</p> <p>Fencing is provided to protect the privacy and amenity of adjacent dwellings.</p>	<p>AO19</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided to the side and rear of the lot.</p>
<p>PO20</p> <p>Landscaping provides for an attractive</p>	<p>AO20</p> <p>A minimum of 3m of dense planting is</p>

Performance outcomes	Acceptable outcomes
streetscape.	provided along the road frontage/s of the site.
<p>PO21</p> <p>Generous and usable private open space is provided to each dwelling.</p>	<p>AO21</p> <p>Each dwelling is provided with 30m² area per bedroom with at least 40% of total space in one useable parcel being not less than 5m in width.</p>
<p>PO22</p> <p>Development is designed to minimise overshadowing on adjoining properties.</p>	<p>AO22</p> <p>Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>
All development – amenity and safety	
<p>PO23</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) clearly defined building entrances. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO24</p> <p>Development does not create significant impacts on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	<p>No acceptable outcome is nominated</p>
<p>PO25</p> <p>Sensitive land uses are designed to minimise the impacts of surrounding land uses and activities (including rural uses, industries, extractive industries, centre or community activities) on residential amenity.</p>	<p>No acceptable outcome is nominated</p>

Part 5 Overlays

5.1 Preliminary

- (1) The overlays for the planning scheme are:
 - (a) Acid sulfate soils overlay
 - (b) Agricultural land overlay
 - (c) Bushfire hazard overlay
 - (d) Coastal hazard overlay
 - (e) Environmental significance overlay
 - (f) Extractive resources overlay
 - (g) Flood hazard overlay
 - (h) Heritage overlay
 - (i) Regional infrastructure overlay
 - (j) Transport noise corridors
- (2) There are no overlay codes for the acid sulfate soils and agricultural land overlays. Requirements relevant to these features are included in the relevant zone or development codes.
- (3) There is also no overlay code for the transport noise corridor overlay. Where a property and building is located within the 'mandatory' transport noise corridor area (wholly or partly), the building will need to comply with the relevant noise category measures under QDC 4.4. The 'voluntary' area reflects the relatively lower risk to noise exposure that these roads pose to occupants. Where a property and building is located within the 'voluntary' area (wholly or partly), the building owner can choose to include the relevant noise category measures under QDC 4.4.
- (4) The following overlay codes are contained in this section:
 - (a) Bushfire hazard overlay code
 - (b) Coastal hazard overlay code
 - (c) Environmental significance overlay code
 - (d) Extractive resources overlay code
 - (e) Flood hazard overlay code
 - (f) Heritage overlay code
 - (g) Regional infrastructure overlay code

5.2 Assessment benchmarks for overlays

5.2.1 Bushfire hazard overlay code

5.2.1.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Bushfire overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

Editor's note—The bushfire prone area shown on the bushfire hazard overlay map is the 'designated' bushfire prone area for the purposes of section 7 of the *Building Regulation 2021*. The bushfire prone area includes land covered by the very high, high and medium potential bushfire intensity areas as well as the potential impact buffer area on the overlay map.

5.2.1.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the bushfire overlay code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas at risk from bushfire is designed to reduce exposure and service disruption and ensure the safety of people;
 - (b) unless necessary to meet a significant community need:
 - (i) new critical or vulnerable uses are not established in a bushfire prone area; and
 - (ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;

Editor's note—Critical or vulnerable uses are defined in schedule 1.
 - (c) in the rural residential zone, reconfiguration does not result in additional lots within the medium, high or very high potential bushfire intensity areas or the potential impact buffer area;
 - (d) development does not result in a material increase in the extent or severity of bushfire hazard;
 - (e) bushfire risk mitigation treatments avoid or minimise impacts on the natural environment;
 - (f) the cost to the public of measures to mitigate the risks of bushfire is minimised;
 - (g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a bushfire hazard event;
 - (h) development contributes to effective and efficient disaster management response and recovery capabilities.

Editor's note—A site based assessment may ground truth the extent of hazardous vegetation and extent and nature of the bushfire prone area. In addition, a bushfire management plan prepared by a suitably qualified person may be required to demonstrate compliance with this code. Advice should be sought from the Queensland Fire and Emergency Services, as appropriate.

5.2.1.3 Specific benchmarks for assessment

Table 5.2.1.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Compatible development	
PO1 Development does not increase the number of lots within the medium, high or very high	AO1 No new lots are created.

Performance outcomes	Acceptable outcomes
potential bushfire intensity areas.	
<p>PO2</p> <p>Development involving critical or vulnerable uses is not located on land subject to bushfire hazard, unless it involves a minor extension to or redevelopment of an existing use and does not substantially increase the number of people accommodated or requiring evacuation from the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO3</p> <p>Critical uses are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO4</p> <p>Development either:</p> <p>(a) does not involve the manufacture or storage of hazardous materials within a bushfire prone area; or</p> <p>(b) is designed to prevent the ignition of hazardous materials during a bushfire hazard event.</p>	<p>No acceptable outcome is nominated.</p>
Development design and separation from bushfire hazard – material change of use	
<p>PO5</p> <p>Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point:</p> <p>(a) 10kW/m² where the use involves the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or</p> <p>(b) 29kW/m² otherwise.</p> <p>Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2018.</p>	<p>AO5</p> <p>Buildings or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively, of 10kW/m² for a use mentioned in the performance outcome, or 29kW/m² otherwise.</p> <p>Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Editor's note—The achievement of a cleared separation distance must be achieved in a way that ensures compliance with other provisions within the planning scheme seeking protection of certain ecological, slope, visual or character features or functions.</p>
<p>PO6</p> <p>A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required</p>	<p>AO6</p> <p>Development is separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of</p>

Performance outcomes	Acceptable outcomes
<p>where it would not serve a practical fire management purpose.</p> <p>Editor's note—Fire trails are unlikely to be required where a development site is less than 2.5ha.</p>	<p>accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition);</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a crossfall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards in Planning scheme policy – SC5.2 – Development works;</p> <p>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 200m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.</p> <p>Editor's note—Refer to exemptions for clearing vegetation to establish or maintain a necessary firebreak or fire management line under the <i>Planning Regulation 2017</i>.</p>
<p>PO7</p> <p>Effective safety and evacuation procedures and measures are established and maintained.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—A bushfire management plan prepared by a suitably qualified professional may be required to demonstrate compliance with the performance outcome.</p>
Development design and separation from bushfire hazard—reconfiguration of lots	
<p>PO8</p> <p>Where reconfiguration creates lots of 2,000m² or less, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2018.</p>	<p>AO8.1</p> <p>No new lots are created within the bushfire prone area.</p> <p>OR</p> <p>AO8.2</p> <p>Lots are separated from hazardous vegetation by a distance that achieves radiant heat flux level of 29kW/m² at all boundaries.</p> <p>Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established</p>

Performance outcomes	Acceptable outcomes
	<p>(through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Editor's note—The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme seek the protection of certain ecological, slope, visual or character features or functions.</p>
<p>PO9</p> <p>Where reconfiguration creates lots of more than 2,000m², a building envelope of reasonable dimensions is provided on each lot which is separated from hazardous vegetation such that it achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10</p> <p>Where reconfiguration is undertaken in an urban zone, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p> <p>Editor's note—Applicants should also have regard to the relevant standards set out in the reconfiguring a lot and development works codes in this planning scheme.</p>	<p>AO10.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>AO10.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005.</p>
<p>PO11</p> <p>Outside an urban zone, either a constructed perimeter road or a formed, all weather fire trail is established between the lots or building envelopes and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO11</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and

Performance outcomes	Acceptable outcomes
	<p>which is at least 6m clear of vegetation;</p> <ul style="list-style-type: none"> (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a crossfall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards in Planning scheme policy – SC5.2 – Development works; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services. <p>Editor's note—Refer to exemptions for clearing vegetation to establish or maintain a necessary firebreak or fire management line under the <i>Planning Regulation 2017</i>.</p>
<p>PO12</p> <p>The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.</p>
<p>PO13</p> <p>Critical or potentially hazardous infrastructure is sited, designed and managed to reduce risk of its ignition.</p>	<p>AO13</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are located underground.</p>

Performance outcomes	Acceptable outcomes
All development	
<p>PO14</p> <p>All premises are provided with vehicular access the enables safe evacuation for occupants and easy access by firefighting appliances.</p>	<p>AO14</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); and (f) serve no more than 3 dwellings or buildings.
<p>PO15</p> <p>Development outside reticulated water supply areas, includes a dedicated static supply available solely for firefighting purposes and can be accessed by firefighting appliances.</p>	<p>AO15</p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or is constructed or screened by non-combustible materials; <p>Editor's note—Non-combustible is defined in AS3959:2018 and means: "not deemed combustible as determined by AS 1530.1 or not deemed combustible in accordance with the BCA."</p> <ul style="list-style-type: none"> (b) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000 litres for residential buildings; (ii) 45,000 litres for industrial buildings; and (iii) 20,000 litres for other buildings; (c) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (d) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (e) is clearly identified by directional signage provided at the street frontage.
<p>PO16</p> <p>Landscaping uses species that are not</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.	
<p>PO17</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.</p>	No acceptable outcome is nominated.

5.2.2 Coastal hazard overlay code

5.2.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Coastal overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

5.2.2.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the coastal overlay code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) reconfiguration of land does not result in additional lots within the storm tide hazard area or the erosion prone area;
 - (b) unless necessary to meet a significant community need:
 - (i) new critical or vulnerable uses are not established in a storm tide hazard area or erosion prone area; and
 - (ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;

Editor's note—Critical or vulnerable uses are defined in schedule 1.

- (c) new dual occupancies or more intensive residential uses, or worker or tourist accommodation uses are not established within a storm tide hazard area or erosion prone area and any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;
- (d) development does not occur in the erosion prone area within a coastal management district, unless it cannot feasibly be located elsewhere and is:
 - (i) coastal-dependent development; or
 - (ii) temporary, readily relocatable, or able to be abandoned; or
 - (iii) minor redevelopment of an existing building or structure; or

- (iv) reconfiguration of land as provided for under (2)(a);

Editor's note—Coastal dependent development and temporary, able to be abandoned or readily relocatable are terms defined in the State Planning Policy. The State Planning Policy also provides guidance on what may constitute minor redevelopment, stating:

“Minor redevelopment in an erosion prone area in a coastal management district, includes replacing an existing permanent building/structure with a building/structure that is the same, or substantially the same, in location and size, and monetary value of the existing building or structure is more than the cost of the associated coastal protection works. Examples of minor redevelopment may include adding less than 50m² to an existing building footprint, or an additional storey to a single storey building.”

Editor's note – To meet overall outcome 5.2.2 (2)(d) development proposed in an erosion prone area must clearly demonstrate consideration has been given to all possible other locations for the development and why locating in the erosion prone area is the only feasible location.

- (e) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a coastal hazard event;
- (f) development in a storm tide hazard area or erosion prone area otherwise occurs in the way intended in the relevant zone;
- (g) development in areas at risk from storm tide hazard or erosion is designed to ensure the safety of people, reduce vulnerability to the hazard and, for critical uses, minimise disruption to services;

- (h) development does not worsen the severity of, or exposure to, the hazard on other properties;
- (i) coastal protection work in an erosion prone area is undertaken only as a last resort where there is an imminent threat to public safety or existing buildings and structures, and all of the following apply:
 - (i) the building or structure being protected cannot reasonably be relocated or abandoned;
 - (ii) any erosion control structure is located as far landward as practicable on the lot containing the property to the maximum extent reasonable; and
 - (iii) any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated;
- (j) development and associated coastal protection works do not interfere with physical coastal processes beyond the development site or the protective or ecological functions of vegetation and landforms;
- (k) the cost to the public of measures to mitigate the risks of storm tide or erosion is minimised;
- (l) development supports effective and efficient disaster management capacity and capabilities.

5.2.2.3 Specific benchmarks for assessment

Table 5.2.2.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1 Development in storm tide hazard areas is provided with a floor level which minimises risk to people and property.</p>	<p>AO1 Floor levels of all habitable rooms are established at whichever is the highest of:</p> <ul style="list-style-type: none"> (a) the level of the 1% annual exceedance probability storm tide event plus a freeboard of 300mm; or (b) the level of adjoining buildings if in the township zone or the village precinct of the rural zone; or (c) at least 1m above ground level.

Table 5.2.2.3(b)—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Compatible development	
<p>PO2 Development does not increase the number of lots within the storm tide hazard or erosion prone area.</p>	<p>AO2 No new lots are created.</p>
<p>PO3 Development involving critical or vulnerable uses is not located within the storm tide hazard or erosion prone area, unless it involves a minor extension to or redevelopment of an existing use.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO4</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Development involving dual occupancies and more intensive residential uses not located within a storm tide hazard area or erosion prone area, unless it involves a minor extension to or redevelopment of an existing use.	
<p>PO5</p> <p>Development involving worker or tourist accommodation uses is not located within a storm tide hazard area or erosion prone area, unless it involves a minor extension to or redevelopment of an existing use.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>Development involving an existing use mentioned in PO3, PO4 or PO5 does not substantially increase the number of people accommodated or requiring evacuation from the site.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>Critical uses are able to function effectively during and immediately after a storm tide hazard event.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>Development either:</p> <p>(a) does not involve the manufacture or storage of hazardous materials within a storm tide hazard or erosion prone area; or</p> <p>(b) is designed to prevent the release of hazardous materials during a coastal hazard event.</p>	No acceptable outcome is nominated.
<p>PO9</p> <p>Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are at low risk of inundation.</p>	<p>AO9</p> <p>Development occurs on land which is not subject to storm tide hazard shown on overlay map OM4.</p>
Erosion prone areas in the coastal management district	
<p>PO10</p> <p>Development does not occur in the erosion prone area that is within the coastal management district, unless it is:</p> <p>(a) coastal-dependent development; or</p> <p>(b) temporary, able to be abandoned or readily relocatable; or</p> <p>(c) minor redevelopment of an existing building or structure; or</p> <p>(d) development for which no feasible alternative locations exist.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>Editor's note – To meet PO10(d) development proposed in an erosion prone area must clearly demonstrate consideration has been given to all possible other locations for the development and why locating in the erosion prone area is the only feasible location.</p>	
<p>PO11</p> <p>Development mitigates any increase in risk to people and property from coastal erosion, avoiding the need for coastal protection works as far as practicable, having regard to:</p> <ul style="list-style-type: none"> (a) minimising the footprint of the development of the part within the erosion prone area and locating the development as far landward as possible; (b) the practical design life of the development in the context of future erosion threat; (c) the ability for buildings or structures to be decommissioned, dis-assembled or relocated either on the site or to another site; and (d) use of appropriate foundations for the building or structure. 	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Development does not alter the nature or extent of erosion risk for nearby properties.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Coastal protection works are used only where they are the only feasible option for protecting a permanent structure or public safety from an imminent threat of coastal erosion or inundation.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Coastal protection works undertaken pursuant to PO11 are located wholly on private land and are located as far landward as practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Coastal protection works are designed to ensure that outside the development footprint, physical coastal processes are maintained and risks of erosion or inundation are not worsened.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Coastal protection works are consistent with any shoreline erosion management plan that has been adopted for the area.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Storm tide hazard areas	
<p>PO17 Development in storm tide hazard areas is located and designed to ensure structures can sustain inundation.</p>	No acceptable outcome is nominated.
<p>PO18 Infrastructure likely to become a public asset is designed to withstand hydrodynamic forces of a storm tide event.</p>	No acceptable outcome is nominated.
<p>PO19 The extent of filling utilised to achieve the necessary finished floor levels, evacuation routes and flood immunity for infrastructure is minimised.</p>	No acceptable outcome is nominated.
<p>PO20 Development does not change inundation characteristics outside the subject site in ways that would:</p> <ul style="list-style-type: none"> (a) adversely change the behaviour of the hazard; or (b) increase the category of hazard or level of risk; or (c) reduce warning times; or (d) increase the duration of the hazard. 	No acceptable outcome is nominated.
<p>PO21 Adequate provision is made for safe evacuation, response and recovery during a storm tide event.</p>	No acceptable outcome is nominated.

5.2.3 Environmental significance overlay code

5.2.3.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Environmental significance overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

5.2.3.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the environmental significance overlay code.
- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development avoids or minimises direct and indirect impacts on areas of environmental significance and their associated ecological functions and biophysical processes;
- (b) development protects and complements the ecological function and integrity of the strategic environmental area (designated precinct);

Editor's note—Certain land uses are unacceptable uses within the designated precinct of the strategic environmental area under the *Regional Planning Interests Regulation 2014* (schedule 2).

- (c) development maintains the functionality, connectivity, diversity and viability of areas of environmental significance;
- (d) ecological corridors facilitate viable wildlife movement between habitat areas, habitat diversity and health;
- (e) development does not impact on the physical and hydrological integrity, water quality or ecological functions and values of waterways and wetlands;
- (f) development incorporates appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.

Editor's note—Environmental offsets for significant residual impacts on matters of state environmental significance are regulated by the Environmental Offsets Act 2014 and Environmental Offsets Regulation 2014.

- (g) development does not impact on the environmental values or ecological functions of land in the zone;

5.2.3.3 Specific benchmarks for assessment

Table 5.2.3.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Development:</p> <ol style="list-style-type: none"> (a) avoids impacts to areas of environmental significance; or (b) where impacts cannot be avoided, they are minimised and mitigated through appropriate location, siting and design; or (c) where impacts cannot be avoided or minimised and mitigated, an 	<p>AO1</p> <p>Development is:</p> <ol style="list-style-type: none"> (a) not located within an area supporting matters of state environmental significance; or <p><i>Editor's note</i>—Matters of state environmental significance are shown on OM5.</p> <ol style="list-style-type: none"> (b) located wholly within an area that has a valid development approval for native vegetation clearing.

Performance outcomes	Acceptable outcomes
<p>environmental offset is provided for any significant residual impact.</p> <p>Editor's note—Significant residual impacts on matters of state environmental significance are offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p>	<p>Editor's note—A development approval has been given under schedule 10, part 3 of the <i>Planning Regulation 2017</i>.</p>
<p>PO2</p> <p>Development protects and complements the ecological function and integrity of the strategic environmental area (designated precinct).</p> <p>Editor's note—Certain land uses are unacceptable uses within the designated precinct of the strategic environmental area under the <i>Regional Planning Interests Regulation 2014</i> (schedule 2).</p>	<p>AO2</p> <p>Development is:</p> <p>(a) not located within a strategic environmental area (designated precinct); or</p> <p>Editor's note—The strategic environmental area (designated precinct) is shown on OM5.</p> <p>(b) located wholly within an area that has a valid development approval for native vegetation clearing.</p> <p>Editor's note—A development approval has been given under schedule 10, part 3 of the <i>Planning Regulation 2017</i>.</p>

Table 5.2.3.3(b)—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>Development is located, designed and operated to:</p> <p>(a) retain and protect significant values; and</p> <p>(b) maintain the underlying ecological functions and biophysical processes.</p> <p>Editor's note—Values of significance may include, but are not limited to, areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or an ecological function for threatened species, ecological communities or migratory species.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO4</p> <p>Ecological corridors are retained to maintain ecological processes and functions and ensure viable connectivity between habitat areas for terrestrial and aquatic wildlife movement between habitat areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5</p> <p>Development maintains a buffer to wetlands and waterways, in order to:</p>	<p>AO5.1</p> <p>Other than for linear infrastructure, riparian vegetation is retained and/or rehabilitated along each side of a waterway, within at least</p>

Performance outcomes	Acceptable outcomes
(a) protect or enhance ecological processes and values; (b) protect water quality and aquatic conditions; (c) provide unimpeded movement of fauna within and along waterways or wetlands; and (d) improve bank stability and prevent soil erosion.	50m of the defining banks of all waterways. Note—The defining bank can either be the bank or terrace that confines the water before the point of flooding or where there is no bank, the seasonal high water line which represents the point of flooding. AO5.2 Development provides the following buffers:: (a) 100m from the maximum water level of freshwater wetlands; and (b) 100m from the Highest Astronomical Tide (HAT) line of a tidal wetland.
PO6 Development maintains natural surface water and groundwater hydraulic regimes of wetlands and waterways.	No acceptable outcome is nominated.
PO7 The ongoing protection of those parts of a development site supporting significant ecological features or processes that are to be retained is secured.	AO7 Those parts of the site to be protected are secured using one or more of the following mechanisms: (a) transferring into public ownership; (b) setting aside for open space and conservation purposes within a group title arrangement; (c) restricted building envelopes; or (d) protection under a conservation covenant.
PO8 Development does not result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native flora and fauna	No acceptable outcome is nominated.
PO9 Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other sources.	No acceptable outcome is nominated.
PO10 Where development occurs within habitat areas (to the extent provided for by the other performance outcomes in this code): (a) fauna is safely relocated to suitable alternative locations; and (b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat.	No acceptable outcome is nominated.

5.2.4 Extractive resources overlay code

5.2.4.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Extractive resources overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

5.2.4.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the Extractive resources overlay code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Key Resource Area (KRA) 28, The Rocks, and its separation area and associated haulage route are protected from encroachment of sensitive land uses to ensure long-term safe and productive use of the resource;
 - (b) development adjacent to the identified haulage route does not adversely impact on the safety or efficiency of transportation of extractive material;
 - (c) extractive industry within the KRA minimises and mitigates impacts on nearby sensitive land uses, scenic amenity and the natural environment.

5.2.4.3 Specific benchmarks for assessment

Table 5.2.4.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Development does not result in an increase in the number of people living within the overlay area.</p>	<p>AO1</p> <p>Development does not:</p> <p>(a) result in an increase in the number of lots; and</p> <p>(b) involve more than one dwelling being established on an existing lot.</p>
<p>PO2</p> <p>Development protects a Key Resource Area and does not compromise the ongoing or future extraction of the resource.</p>	<p>AO2.1</p> <p>Development for an environment facility, permanent plantation or roadside stall does not locate within a Key Resource Area.</p> <p>Editor's note—Refer to OM6 for Key Resource Areas.</p>
	<p>AO2.2</p> <p>Caretaker's accommodation is only located within a Key Resource Area where associated with an approved extractive industry use.</p> <p>Editor's note—Refer to OM6 for Key Resource Areas.</p>

Table 5.2.4.3(b)—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>Development does not result in the introduction or intensification of other</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
sensitive land uses within the overlay area.	
<p>P04</p> <p>Development within an identified resource processing area does not compromise:</p> <p>(a) the ability to extract natural resources in a safe and efficient manner; or</p> <p>(b) the potential of the extractive industry to expand in the future.</p>	No acceptable outcome is nominated.
<p>P05</p> <p>Development is not located within, or does not adversely impact:</p> <p>(a) the designated processing area of a Key Resource Area;</p> <p>(b) the designated separation area of a Key Resource Area; and</p> <p>(c) the designated transport route and associated designated transport route separation area of a Key Resource Area.</p>	No acceptable outcome is nominated.
<p>P06</p> <p>Development is established in a manner that ensures impacts from existing or future extractive operations are minimised.</p>	No acceptable outcome is nominated.
<p>P07</p> <p>Development does not adversely affect the safe and efficient use of roads by vehicles transporting extractive resources</p>	No acceptable outcome is nominated.

5.2.5 Flood hazard overlay code

5.2.5.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Flood hazard overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

Note—For the purposes of section 13 of the Building Regulation 2006:

- (a) the area covered by the flood overlay maps is the designated flood hazard area;
- (b) the defined flood level is the level described in schedule SC1.2;
- (c) the overlay mapping shows both river flooding (overlay mapping OM7(a)) and local rain event flooding (overlay map OM7(b)). The defined flood event and defined flood level relates to both events. To remove any doubt, the defined flood level is the higher of either flood type under the defined flood event.

5.2.5.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the flood hazard overlay code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) in an urban zone or rural residential zone, reconfiguration of land does not result in additional lots on land subject to high or extreme flood hazard;

Editor's note—to remove any doubt, this outcome does not apply to the township of Giru for which just one "flood hazard area" category is mapped.

Editor's note—the provisions of the rural zone code identify when reconfiguration may be contemplated in the rural zone. No new lots are intended in the village precinct of the rural zone, which includes settlements also affected by flood hazard.

- (b) elsewhere, reconfiguration is designed to ensure each lot is provided with:
 - (i) a building envelope to accommodate a dwelling house with floor levels above the defined flood level; and
 - (ii) vehicular access from a public road to the building envelope that is free of high or extreme flood hazard;
 - (c) in the rural, low density residential, township or emerging community zones, new dual occupancies or more intensive residential uses, or worker or tourist accommodation uses are not established on land subject to medium, high or extreme flood hazard, and any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;

Editor's note—to remove any doubt, this outcome does not apply to the area covered by the Giru flood hazard area or the floodplain assessment area.

- (d) unless necessary to meet a significant community need:
 - (i) new critical or vulnerable uses are not established in a flood hazard area; and
 - (ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;

Editor's note—Critical or vulnerable uses are defined in schedule 1.

- (e) development in a flood hazard area otherwise occurs in the way intended in the relevant zone;
 - (f) development in a flood hazard area is designed to ensure the safety of people, reduce vulnerability to the hazard and, for critical uses, minimise disruption to services;
 - (g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a flood hazard event;

- (h) development does not worsen the severity of, or exposure to, the hazard on other properties;
- (i) flood flow conveyance paths and flood storage volumes of the floodplain are maintained;
- (j) the cost to the public of measures to mitigate flood risks is minimised;
- (k) development supports effective and efficient disaster management capacity and capabilities.

5.2.5.3 Specific benchmarks for assessment

Table 5.2.5.3–Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Compatible development	
<p>PO1 Where land is included in an urban or rural residential zone, development does not increase the number of lots within the high or extreme flood hazard area.</p>	<p>AO1 No new lots are created.</p>
<p>PO2 Development involving critical or vulnerable uses is not located within any flood hazard area, unless it involves a minor extension to, or redevelopment of, an existing use.</p>	No acceptable outcome is nominated.
<p>PO3 Dual occupancies and more intensive residential uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.</p>	No acceptable outcome is nominated.
<p>PO4 Development involving worker or tourist accommodation uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.</p>	No acceptable outcome is nominated.
<p>PO5 Development involving an existing use mentioned in PO2, PO3 or PO4 does not substantially increase the number of people accommodated or requiring evacuation from the site.</p>	No acceptable outcome is nominated.
<p>PO6 Critical uses are able to function effectively during and immediately after a flood hazard event.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO7</p> <p>Where components of commercial or industrial uses are located below the level of the defined flood event, stock or facilities:</p> <ul style="list-style-type: none"> (a) are relocatable or readily replaced; (b) are not vital to the safe operation of the use during or after a flood event; and (c) are located or designed to avoid causing a risk to public safety in the event of a flood or impede the flow of flood water. <p>Note–To demonstrate compliance with this performance outcome, applicants should prepare a flood response plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8</p> <p>Development either:</p> <ul style="list-style-type: none"> (a) does not involve the manufacture or storage of hazardous materials within a flood hazard area; or (b) is designed to prevent the release of hazardous materials during a flood event. 	<p>No acceptable outcome is nominated.</p>
<p>PO9</p> <p>Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are at low risk of inundation.</p>	<p>AO9</p> <p>Development occurs on land which is above the defined flood event.</p>
Mitigation of flood hazard	
<p>PO10</p> <p>Development which occurs in areas subject to a flood hazard ensures new buildings or extensions are designed to remain structurally sound during the defined flood event.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11</p> <p>Infrastructure likely to become a public asset is designed to withstand hydrodynamic forces of the defined flood event.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Development involving the expansion or redevelopment of critical or vulnerable uses ensures new buildings or extensions are provided with a high level of flood immunity.</p>	<p>AO12</p> <p>Floor levels are established at the level of the 0.5% AEP plus a freeboard of 500mm.</p>
<p>PO13</p> <p>Development involving the expansion or redevelopment of critical or vulnerable uses ensures effective provision is made for evacuating residents and users, or shelter in</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
place in the event available response times prevent evacuation.	
<p>PO14</p> <p>Any new lots created provide for a building envelope to accommodate a dwelling house with floor levels above the defined flood level.</p>	No acceptable outcome is nominated.
<p>PO15</p> <p>Any new lots created provide for vehicular access between a building envelope and a public road free of high or extreme hazard.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>Development does not change inundation characteristics outside the subject site in ways that would:</p> <p>(a) result in loss of flood storage or loss of, or changes to, flow paths;</p> <p>(b) adversely change the depth or behaviour of the hazard; or</p> <p>(c) reduce warning times; or</p> <p>(d) increase the duration of the hazard.</p>	No acceptable outcome is nominated.
<p>PO17</p> <p>Any structures or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.</p>	No acceptable outcome is nominated.
<p>PO18</p> <p>Adequate provision is made for safe evacuation, response and recovery during a flood event.</p>	No acceptable outcome is nominated.

5.2.6 Heritage overlay code

5.2.6.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Heritage overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

5.2.6.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the Heritage overlay code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) places of cultural heritage significance to the community are conserved;
 - (b) the significant historical or cultural values of heritage places are not compromised, diminished or obscured by development on or near the place;
 - (c) heritage sites are adaptively reused in a manner consistent with the relevant zone and compatible with the heritage values of place;
 - (d) Indigenous cultural heritage is protected, managed sustainably and informs new development.

Editor's note—Early consultation with traditional owner's reference groups is encouraged to identify Indigenous cultural heritage and knowledge. This may include places, seascapes, landscapes, natural resources and cultural tradition.

Note—Local heritage places and heritage areas are identified on the overlay map and listed in the Burdekin Shire Local Heritage Register in schedule 3.

5.2.6.3 Specific benchmarks for assessment

Table 5.2.6.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Development of a heritage place	
PO1 Development maintains the heritage values of the place.	No acceptable outcome is nominated.
PO2 Indigenous cultural heritage is protected, managed sustainably and informs new development. Editor's note—Early consultation with traditional owner's reference groups is encouraged to identify Indigenous cultural heritage and knowledge. This may include places, seascapes, landscapes, natural resources and cultural tradition.	No acceptable outcome is nominated.
PO3 Development is undertaken in a way that: <ol style="list-style-type: none"> (a) is sympathetic to and consistent with the character and appearance of the heritage place; (b) minimises disturbance to the original fabric of the heritage place; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(c) provides a sensitive visual distinction between the original heritage place and new work;</p> <p>(d) maintains the visual prominence of the heritage place and its values;</p> <p>(e) does not intrude into important vistas to, or views within, a heritage place; and</p> <p>(f) ensures mechanical plant and other new services have minimal impact on the appearance and integrity of the building.</p>	
<p>PO4 The removal or partial or total demolition, or relocation of a structure at a heritage place only occurs if it can be demonstrated that:</p> <p>(a) the loss of the building or structure will not contribute to the loss of cultural heritage values; or</p> <p>(b) the building or structure is not capable of structural repair; or</p> <p>(c) there is no prudent and feasible alternative, such as due to serious structural issues or health and safety concerns.</p>	No acceptable outcome is nominated.
<p>PO5 When demolition or relocation of a heritage place occurs, appropriate archival recording is undertaken and new development on the original site incorporates some commemorative element.</p> <p>Editor's note—A commemorative element may be a plaque, a sign, some vegetation planting or other landscaping feature.</p>	No acceptable outcome is nominated.
Development adjoining a heritage place	
<p>PO6 Development respects and is consistent with the heritage place having regard to its fabric, setting, built form, setbacks or other aspect.</p>	No acceptable outcome is nominated.
<p>PO7 Development, including landscape and building elements, does not impair views of the heritage place.</p>	No acceptable outcome is nominated.
Reconfiguring a lot on or adjoining a heritage place	
<p>PO8 Reconfiguring a lot reflects the pattern and lot layout of the original subdivision in the</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
locality and does not: (a) reduce public access to the place; or (b) obscure, diminish or destroy the historical context, the landscape settings or the scale and consistency of the built environment.	

5.2.7 Regional infrastructure overlay code

5.2.7.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Regional infrastructure overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

5.2.7.2 Purpose and overall outcomes

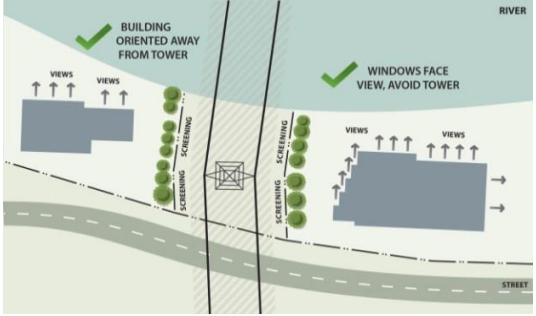

- (1) The overall outcomes are the purpose of the Regional infrastructure overlay code.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) regional infrastructure sites and corridors are established in locations anticipated by the relevant zone and are designed and managed to mitigate impacts on sensitive land uses and the natural environment and protect the health and safety of communities;
 - (b) major water supply infrastructure is protected from incompatible development;
 - (c) the safety, efficiency and functionality of regional infrastructure sites and corridors are protected from encroachment of incompatible development;
 - (d) lawfully established regional infrastructure sites and corridors are protected from encroachment by sensitive land uses that would compromise their ability to function safely and effectively.

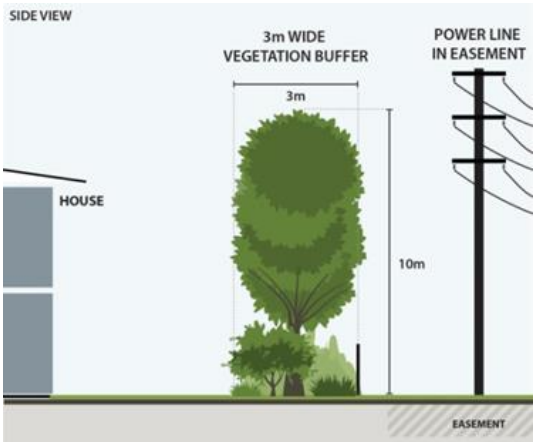
Note—Renewable Energy Investigation Areas are shown in overlay map OM9; however, related assessment benchmarks are included in the Rural zone code.

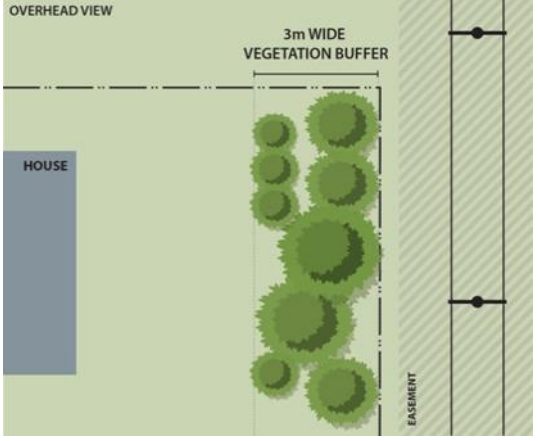
5.2.7.3 Specific benchmarks for assessment

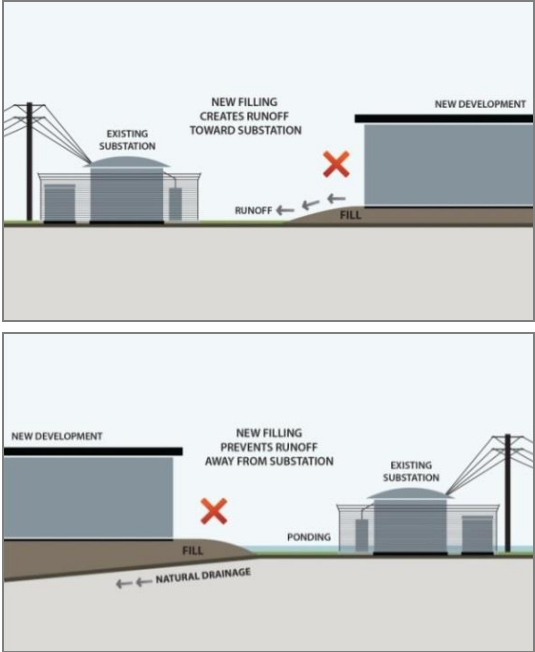
Table 5.2.7.3—Benchmarks for assessable development

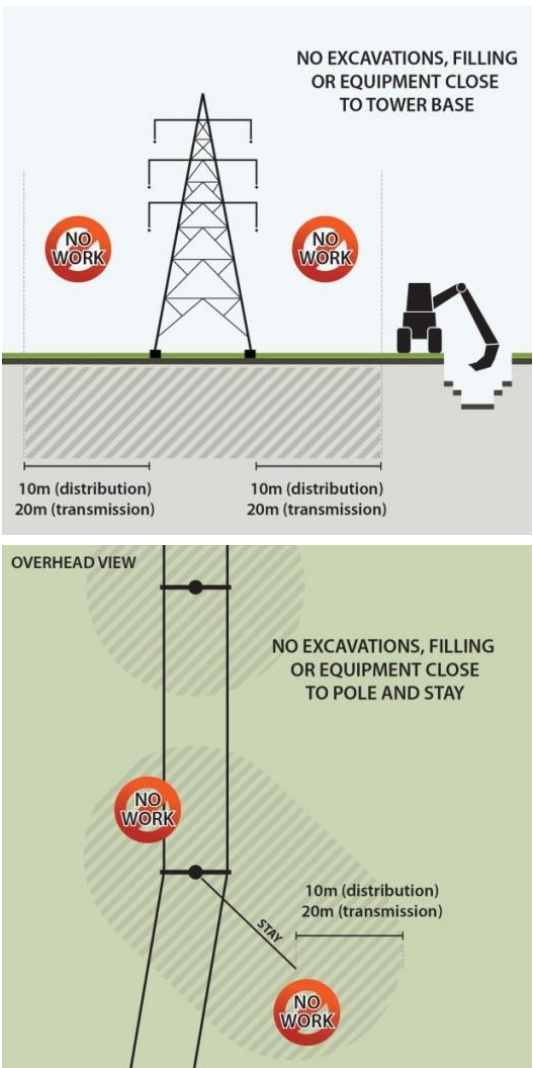
Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Development does not increase risk to community health or safety, or the operation and reliability of regional infrastructure, including high pressure gas pipelines.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO2</p> <p>Development involving a sensitive land use is sufficiently separated from regional infrastructure to:</p> <ol style="list-style-type: none"> (a) avoid safety risks to people and property; (b) minimise nuisance from noise, visual impact or another source; (c) protect the physical integrity and operation of regional infrastructure; and (d) maintain adequate access for any required maintenance or upgrading of the regional infrastructure. 	<p>AO2</p> <p>Sensitive land uses maintain a setback of at least:</p> <ol style="list-style-type: none"> (a) 50m from an electricity transmission (Powerlink operated) substation; (b) 20m from any other substation; (c) 40m from a Powerlink high voltage electricity transmission corridor; (d) 20m from bulk water storage infrastructure.
<p>PO3</p>	<p>No acceptable outcome is nominated.</p>

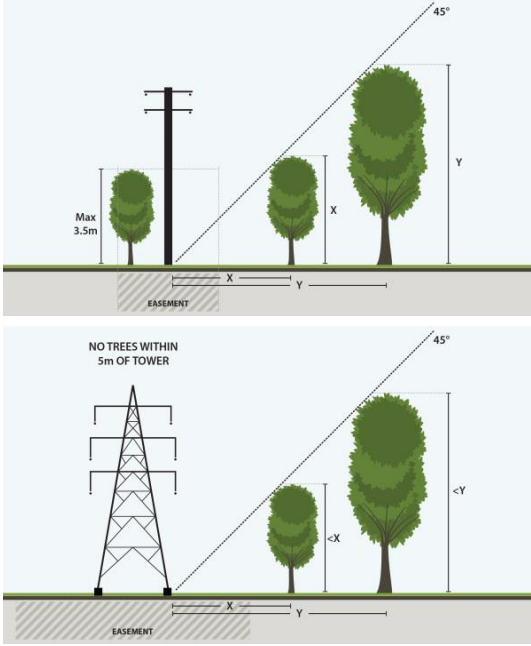
Performance outcomes	Acceptable outcomes
<p>Other than where they are separated from the infrastructure by a road, buildings are oriented to avoid direct overlooking of regional infrastructure.</p>	<p>Editor's note—The figure below provides an illustration of buildings oriented away from infrastructure.</p> 
<p>PO4</p> <p>Regional infrastructure within private land is protected by easements in favour of the service provider.</p>	<p>AO4</p> <p>Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the service provider's requirements.</p>
Major electricity infrastructure (including substations)	
<p>PO5</p> <p>Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement, in combination with compatible recreational facilities and landscaping, so that:</p> <ul style="list-style-type: none"> (a) it has an open and expansive character, with landscape design that helps break up the linear and vertical dominance of the infrastructure; (b) landscaping is located outside the easement area and screens and softens the appearance of poles, towers or other structures; and (c) recreational facilities and landscaping are compatible with major electricity infrastructure, having regard to safety, height, the conductivity of materials and access to major electricity infrastructure by the electricity provider; and (d) the function of the open space is maintained. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The figures below provide an example of a well-integrated transmission corridor.</p> 
<p>PO6</p> <p>Where major electricity infrastructure is located in a road:</p> <ul style="list-style-type: none"> (a) an attractive, functional and safe 	<p>AO6</p> <p>Development maintains the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2013</i>.</p>

Performance outcomes	Acceptable outcomes
<p>streetscape is achieved;</p> <p>(b) street furniture, planting and lighting are compatible with major electricity infrastructure, having regard to safety, height and the conductivity of materials;</p> <p>(c) the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses; and</p> <p>(d) convenient access to the infrastructure by the electricity provider is maintained.</p>	
<p>PO7</p> <p>Development avoids potential noise nuisance from electricity substations.</p>	<p>A07</p> <p>Noise emissions do not exceed 5db(A) above background noise level at the facia of a building measured in accordance with AS 1055.</p>
<p>PO8</p> <p>There is sufficient space within the site to establish landscaping which minimises the visual impacts of major electricity infrastructure and substations.</p>	<p>A08</p> <p>A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p> <p>Editor's note—The figures below provide an example but are not drawn to scale. Applicants may find guidance in Powerlink's Screening your home from powerlines: A guide for planting trees and shrubs outside of easements to screen powerlines. Applicants should also note that vegetation will need to maintain statutory clearances (refer to Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile).</p> 

Performance outcomes	Acceptable outcomes
	 <p>The diagram is an overhead view of a property layout. On the left is a grey rectangle labeled 'HOUSE'. To its right is a green area labeled '3m WIDE VEGETATION BUFFER' containing several green circular trees. Further right is a hatched area labeled 'EASEMENT'. Two horizontal lines with dots represent utility lines crossing the easement area.</p>
Reconfiguring a lot	
<p>PO9 Reconfiguring lots does not compromise or adversely impact upon the efficiency, functionality and integrity of regional infrastructure networks.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Lot reconfiguring integrates regional infrastructure sites and corridors within the overall layout. Layout and design:</p> <ul style="list-style-type: none"> (a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future regional infrastructure networks; (b) minimises the visual impact of regional infrastructure; (c) maintains access to the infrastructure by the infrastructure provider via existing or new easements; and (d) provides for an interface to surrounding land uses that minimises the potential for nuisance (including noise and odour), health and safety concerns. <p>Editor's note—Applicants should consult with infrastructure providers early in the planning process to determine relevant infrastructure requirements.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11 Where reconfiguring involves a major electricity infrastructure corridor, the corridor is incorporated within a useable public open space network wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
Operational works	
<p>PO12 Development within a bulk water storage infrastructure corridor is located, designed</p>	<p>AO12 Development does not involve works within a bulk water storage infrastructure corridor.</p>

Performance outcomes	Acceptable outcomes
<p>and constructed to:</p> <p>(a) protect the integrity of the water supply infrastructure; and</p> <p>(b) maintain adequate access for any required maintenance or upgrading work to the water supply infrastructure.</p>	
<p>PO13</p> <p>Earthworks do not restrict access to major electricity infrastructure by the electricity providers, using their normal vehicles and equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Development does not increase flooding, drainage or erosion conditions that would impact on the regional infrastructure.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The figures below illustrate the concept.</p> 
<p>PO15</p> <p>Development maintains the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i>.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Earthworks are undertaken in a way that:</p> <p>(a) ensures stability of the land on or adjoining major electricity infrastructure;</p> <p>(b) does not otherwise impact on the safety and reliability of major electricity infrastructure; and</p> <p>(c) does not restrict the placement or use of the electricity provider's equipment.</p>	<p>AO16.1</p> <p>No earthworks are undertaken:</p> <p>(a) for overhead transmission infrastructure, within 20m of a transmission tower, pole or stay; or</p> <p>(b) for overhead distribution infrastructure, within 10m of a tower, pole or stay; or</p> <p>(c) for transmission substations, within 50m of a property boundary shared with the substation; or</p> <p>(d) for any other substation, within 10m of a property boundary shared with the substation.</p>

Performance outcomes	Acceptable outcomes
	<p>Editor's note—The figures below illustrate the concept.</p>  <p>AO16.2 No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground power line.</p>
<p>PO17 Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of major electricity infrastructure.</p>	<p>AO17.1 Underground services are not located within 20m of a tower, pole, stay or substation boundary.</p> <p>AO17.2 No valve pits occur within: (a) for transmission infrastructure, 60m of a tower, pole or stay; or (b) for distribution infrastructure, 20m of a tower, pole or stay.</p> <p>AO17.3 Pipelines with cathodic protection systems</p>

Performance outcomes	Acceptable outcomes
	<p>comply with part 13 of the <i>Electrical Safety Regulation 2013</i>.</p> <p>AO17.4 Underground services traversing an easement cross at right angles to the overhead or underground lines.</p> <p>AO17.5 Trenches for services are backfilled to be compacted in 150mm layers to at least 95% modified dry density compaction ratio.</p> <p>AO17.6 Trenches under construction are not left open overnight.</p>
<p>PO18 Vegetation does not pose a risk to the physical integrity, safety or reliability of or access to major electricity infrastructure.</p>	<p>AO18.1 Vegetation planted within an easement of an overhead powerline or the area of influence of a powerline has a mature height of no more than 3.5m.</p> <p>AO18.2 Vegetation planted within an underground powerline easement does not have a mature root system greater than 150mm in depth and is not located directly above the powerline.</p> <p>AO18.3 Vegetation adjoining easements complies with the clearance dimensions illustrated in the figures below.</p>  <p>AO18.4</p>

Performance outcomes	Acceptable outcomes
	<p>Planting complies with (as relevant to the infrastructure concerned):</p> <ul style="list-style-type: none"> (a) Energex's Safe Tree Guidelines; or (b) Ergon's Plant Smart brochures; or (c) Powerlink's Screening Your Home from Powerlines information. <p>Editor's note—Further information can be found on the websites of the abovementioned infrastructure providers.</p>

Part 6 Development codes

6.1 Preliminary

- (1) The following are the other development codes for the planning scheme:
 - (a) Development works code; and
 - (b) Reconfiguring a lot code.

6.2 Assessment benchmarks

6.2.1 Development works code

6.2.1.1 Application

- (1) This code applies to development identified as requiring assessment against the Development works code by the tables of assessment in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the location and design of infrastructure or works minimise impacts on amenity and landscape character;
 - (b) development minimises site disturbance and impacts on the natural environment;
 - (c) adequate infrastructure is provided to meet the demand likely to be generated by the development;
 - (d) the safe, efficient and cost-effective provision and operation of infrastructure networks occurs by ensuring:
 - (i) development is of a scale commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network;
 - (ii) development maintains high standards of water quality and the environmental health of waterways;
 - (iii) public health and safety are protected.
 - (e) excavation and/or filling in the rural zone does not adversely impact on Council controlled land including road reserves and infrastructure, overland flow paths, drainage paths, waterways, wetlands, or road and drainage infrastructure.

6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Earthworks	
PO1 Excavation and filling on land maintains the amenity and utility of adjoining land.	AO1 Excavation and filling is not carried out within 1.5m of any site boundary.
PO2 The carrying out of any excavation or filling does not contaminate any land.	AO2 No contaminated material or potential acid sulfate soil is used as fill.

Table 6.2.1.3(b)–Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Earthworks	
<p>PO3</p> <p>The carrying out of any excavation does not create any land instability or public safety risk.</p>	<p>AO3</p> <p>Earthworks and retaining structures are carried out in accordance with:</p> <p>(a) Australian Standard 3798:1996- Guidelines on earthworks for commercial and residential development; and</p> <p>(b) Section 3 of Australian Standard 4678:2002- Earth retaining structures.</p>
<p>PO4</p> <p>Earthworks do not:</p> <p>(a) result in ponding on the site or on nearby land;</p> <p>(b) adversely affect the flow of water through an overland flow path; and</p> <p>(c) result in the loss of safety to users or uses of any other land.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5</p> <p>Earthworks do not result in structures or changes to ground level within a pipeline easement without the consent of the pipeline licence holder.</p> <p><i>Editor's note–Refer to sections 807-808 of the Petroleum and Gas (Production and Safety) Act 2004.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO6</p> <p>Earthworks maintain the visual amenity of surrounding land and do not compromise the privacy of adjoining property.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7</p> <p>The risk of erosion and sedimentation is minimised by:</p> <p>(a) progressive rehabilitation of disturbed areas within the site;</p> <p>(b) avoiding long term stockpiling of soil;</p> <p>(c) diverting drainage paths around disturbed areas; and</p> <p>(d) preventing sediments from leaving the site.</p>	<p>No acceptable outcome is nominated.</p>
Excavation and/or filling in the rural zone	
<p>PO8</p> <p>Excavation and/or filling do not:</p> <p>(a) result in ponding on Council controlled land, including road reserves and infrastructure;</p> <p>(b) impede the flow of water through an overland flow path or drainage path on Council controlled land, including road</p>	<p>No acceptable outcome nominated.</p>

Performance outcomes	Acceptable outcomes
<p>reserves and infrastructure; and</p> <p>(c) alter the location and/or flow rate of water discharge points from the premises adversely impacting on Council road and drainage infrastructure.</p>	
<p>PO9</p> <p>Excavation and/or filling do not result in an increase to the volume or concentration of water:</p> <p>(a) in an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and</p> <p>(b) waterways and wetlands.</p>	<p>No acceptable outcome nominated.</p>
<p>PO10</p> <p>Excavation and/or filling do not adversely impact on waterways and wetlands.</p>	<p>AO10</p> <p>Excavation and/or filling do not occur within 15m of the:</p> <p>(a) outer bank of a waterway; or</p> <p>(b) outer landward boundary of a wetland.</p>
<p>PO11</p> <p>Excavation and/or filling do not adversely impact on Council road and drainage infrastructure.</p>	<p>AO11</p> <p>Excavation and/or filling do not:</p> <p>(a) occur within 15m of Council road and drainage infrastructure; and</p> <p>(b) alter the flow rate or velocity of water at discharge points from the premises to Council road and drainage infrastructure.</p>
Infrastructure	
<p>PO12</p> <p>Development in an urban zone (other than the township zone) or within the priority infrastructure area is connected to reticulated water, sewerage and stormwater.</p> <p>Note—Urban zone is defined in the Planning Regulation 2017. The priority infrastructure area is identified in the Local Government Infrastructure Plan in schedule 6.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Development sites are provided with services in a way that is:</p> <p>(a) safe and efficient;</p> <p>(b) maintains the integrity of the external network;</p> <p>(c) does not impose a load on external networks that exceed their capacity; and</p> <p>(d) can be safely, conveniently and cost effectively maintained.</p>	<p>AO13</p> <p>All infrastructure required to service the development is provided in accordance with Planning scheme policy – S.C5.2 – Development works.</p>
<p>PO14</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Where reticulated water supply is not available, development is provided with a reliable water supply that is sufficient for the demands generated on site.	
<p>PO15</p> <p>Where a reticulated sewerage service is not available, an on-site system of treatment and disposal is established that is sufficient for the level of waste water generated on the site.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>Where provided on-site, water, waste water and stormwater infrastructure are established in a way that ensures public and environmental health, safety, water quality and amenity are maintained.</p>	<p>AO16.1</p> <p>In the rural residential zone, premises are provided with an on-site sewerage treatment and disposal system.</p> <p>AO16.2</p> <p>Elsewhere, no acceptable outcome is nominated</p>
<p>PO17</p> <p>Premises are connected to an electricity supply approved by the relevant authority.</p>	<p>AO17</p> <p>The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<p>Water management</p> <p>Editor's note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.</p>	
<p>PO18</p> <p>Development is located, designed, constructed and operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water storages arising from:</p> <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology; (b) waste water; (c) the creation or expansion of non-tidal artificial waterways; or (d) the release and mobilisation of nutrients and sediments. 	No acceptable outcome is nominated.
<p>PO19</p> <p>Development achieves the stormwater management design objectives outlined in tables 6.2.1.3(c) and 6.2.1.3(d).</p> <p>Editor's note—Urban purpose is defined in the <i>Planning Regulation 2017</i>.</p>	No acceptable outcome is nominated.
<p>PO20</p> <p>Wherever practical, development:</p> <ul style="list-style-type: none"> (a) minimises clearing and earthworks; (b) utilises natural flow paths; and (c) minimises impervious surfaces and maximises opportunities for infiltration, 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
capture and reuse.	
<p>PO21</p> <p>Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that:</p> <ul style="list-style-type: none"> (a) minimises risk to public safety and property; (b) provides a lawful point of discharge from each lot; (c) minimises ponding; (d) allows for risk associated with potential failures within the system; and (e) allows for practical access for maintenance. 	<p>No acceptable outcome is nominated.</p>
Acid sulfate soils	
<p>PO22</p> <p>Within the areas identified as potential acid sulfate soils on overlay map OM1, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: <ul style="list-style-type: none"> (i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. <p>Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.</p>	<p>AO22.1</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in: <ul style="list-style-type: none"> (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. <p>OR</p> <p>AO22.2</p> <p>Development manages waters so that:</p> <ul style="list-style-type: none"> (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; (e) all reasonable preparations and actions are undertaken to ensure that aquatic

Performance outcomes	Acceptable outcomes
	<p>health is safeguarded; and</p> <p>(f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.</p>
Traffic and access	
<p>PO23</p> <p>The development is located on roads appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy.</p> <p>Note–The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO24</p> <p>Development maintains a safe environment for pedestrians, cyclists and vehicles on the site and external to the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25</p> <p>Development has vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.</p>	<p>AO21</p> <p>Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>
<p>PO26</p> <p>Development (other than dwelling houses and dual occupancies) are designed to enable vehicles to enter and leave the site in a forward direction</p>	<p>AO22</p> <p>Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>
<p>PO27</p> <p>Development provides sufficient parking on-site to accommodate the anticipated demand safely and efficiently.</p>	<p>AO23</p> <p>Vehicle parking is provided in accordance with table 6.2.1.3(e)–Vehicle parking rates and standards.</p> <p>Where the use is not nominated in table 6.2.1.3(e), no acceptable outcome is nominated.</p>
<p>PO28</p> <p>On-site parking is clearly defined, safe and easily accessible.</p>	<p>AO24</p> <p>Parking areas comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>
<p>PO29</p> <p>Open parking spaces are designed and constructed to facilitate stormwater infiltration on-site.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO30</p> <p>Transport noise impacts are managed by the siting and design of development so that the need for acoustic screening is minimised.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO31</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Where they are used, acoustic walls are designed to mitigate visual impacts.	
<p>PO32</p> <p>Lighting is provided to ensure pedestrian and vehicle safety.</p>	No acceptable outcome is nominated.
Landscaping	
<p>PO33</p> <p>Landscaping is designed, established and maintained to:</p> <p>(a) incorporate existing vegetation, where appropriate;</p> <p>(b) reinforce existing streetscape character;</p> <p>(c) provide effective shade and screening;</p> <p>(d) be sustainable without undue reliance on irrigation;</p> <p>(e) be suitable to the tropical climate.</p> <p>Editor's note—A landscaping plan may be required which should incorporate:</p> <ul style="list-style-type: none"> • a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation; • the location and depth of all existing services; • natural drainage lines; • existing levels and finished levels; • a full schedule of plantings and materials including growing characteristics, quantities of each plant and other materials; and • a drainage and irrigation plan. 	No acceptable outcome is nominated.
<p>PO34</p> <p>Landscaping:</p> <p>(a) is established using semi-advanced plants in conjunction with shrubs and ground covers;</p> <p>(b) uses native and endemic species where possible; and</p> <p>(c) does not utilise species which are noxious or poisonous or have drop limbs.</p>	No acceptable outcome is nominated.
Waste and pollutant management	
<p>PO35</p> <p>Development provides on-site facilities for the storage and collection of solid wastes that are secure and avoid potential for nuisance.</p>	No acceptable outcome is nominated.
<p>PO36</p> <p>Liquid wastes produced by development are managed and disposed of so no risk of nuisance or environmental harm is created.</p>	No acceptable outcome is nominated.
<p>PO37</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development involving the handling of potential pollutants is designed and operated to ensure spills and on-site surface water are captured and treated prior to release to the environment.	
Fire hydrants in urban areas for buildings accessed by common private title	
Editor's note—This section will not apply where other legislation applies which mandates requirements for fire hydrants.	
PO38 Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.	No acceptable outcome is nominated.
PO39 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	No acceptable outcome is nominated.
PO40 Fire hydrants are suitably identified so fire services can locate them at all hours.	No acceptable outcome is nominated.

Table 6.2.1.3(c)—Construction phase

Part 1: Stormwater management design objectives

Editor's note—Drainage, erosion and sediment controls should be appropriate to the risk posed by the activity for the relevant climatic region e.g. considering the potential soil loss rate, monthly erosivity or average monthly rainfall.

Issue	Desired outcomes
Drainage control	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (part 2). 4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (part 3).
Erosion control	<ol style="list-style-type: none"> 1. Stage clearing and construction works to minimise the area of exposed soil at any one time. 2. Effectively cover or stabilise exposed soils prior to predicted rainfall. 3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation. <p>Editor's note—An effectively stabilised surface is defined as one that does not or is not likely to result in visible evidence of soil loss caused by sheet, rill or</p>

Issue	Desired outcomes
	gully erosion or lead to sedimentation water contamination.
Sediment control	<ol style="list-style-type: none"> 1. Direct runoff from exposed site soils to sediment controls are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2,500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L total suspended solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	<ol style="list-style-type: none"> 1. Where measures are required to meet post-construction waterway stability objectives (specified in table 6.2.1.3(d)), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Part 2: Stormwater management design objectives for temporary drainage works

Temporary drainage works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI/50% AEP	1 in 5 year ARI/20% AEP	1 in 10 year ARI/10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI/100% AEP		

Part 3: Stormwater management design objectives for emergency spillways on temporary sediment basins

Drainage structure	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months

Emergency spillways on temporary sediment basins	1 in 10 year ARI/10% AEP	1 in 20 year ARI/5% AEP	1 in 50 year ARI/2% AEP
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Editor's note—Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the construction phase requirements. Advice should be obtained from a suitably qualified person e.g. certified practitioner in erosion and sediment control, or registered professional engineer Queensland, with appropriate knowledge and experience in erosion and sediment control design and implementation.

Table 6.2.1.3(d)—Post construction phase: Stormwater management design objectives

Design objectives				
Reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	Waterway stability management
80	60	40	90	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge

Editor's note—

- in lieu of modelling, the default bio-retention treatment area to comply with load reduction targets in 1.5 per cent of the contributing catchment area;
- water stability objective applies if development drains to an unlined waterway within or downstream of the site where a risk of increased erosion exists due to changes in hydrology. The waterway stability objective also applies where there are planned future rehabilitation works to return a lined channel to a natural channel design;
- the SPP Water quality guidance material provides advice on the measures that demonstrate compliance with table 6.2.1.3(d).

Table 6.2.1.3(e)—Vehicle parking rates and standards

Use	Minimum Car Parking Spaces Required	Additional Standards
Commercial activities		
Food and drink outlet (a) if a fast food outlet (b) otherwise	(a) 1 space per 10m ² service area; (i) 1 space per 3 employees. (b) 1 space per 15m ² of gross floor area.	For any drive-through facility, queuing space, clear of the road reserve, for 10 vehicles being served or awaiting service.
Bar Hotel Function facility Theatre Club Community use Nightclub entertainment facility	(a) 1 space per 10m ² of public area; (b) 1 space per 2 employees; (c) 1 space per accommodation unit; (d) queuing space for 8 vehicles for drive-through bottle sales; (e) 1 space per 15m ² of gross floor area of any liquor barn or liquor sales area.	
Health care services	(a) 3 spaces per practitioner.	
Agricultural supplies store Garden centre	(a) 1 space per 50m ² gross floor area.	

Use	Minimum Car Parking Spaces Required	Additional Standards
Hardware and trade supplies Market Showroom Outdoor sales Veterinary service		
Office	(a) 1 space per 30m ² gross floor area.	
Service station	(a) 1 space per fuel pump; (b) 1 space per 2 employees.	
Adult store Shop Shopping centre	(a) 1 space per 20m ² of gross floor area or part thereof up to 100m ² ; (b) 1 space per 15m ² gross floor area or part thereof thereafter.	
Community and public facilities		
Child care centre	(a) 1 space per employee; (b) passenger set-down areas for 3 vehicles.	Provision is to be made for the setting down and picking up of children.
Community care centre Emergency services Utility installation	(a) 1 space per 2 employees.	
Educational establishment (a) up to secondary level (b) otherwise	(a) 1 space per employee; (i) 1 visitor space per 25 students. (b) 1 space per employee; (i) 1 visitor space per 10 students.	
Indoor sport and recreation or Outdoor sport and recreation (a) tennis, squash, bowls (b) indoor cricket (c) swimming (d) otherwise	(a) 3 spaces per court or lane. (b) 18 spaces per court. (c) 1 space per 50m ² of pool area. (d) 1 space per employee; (i) 1 space per expected visitor.	
Place of worship	(a) 1 space per 10 seats usually available.	
Industry activities		
Extractive industry	(a) 1 space per employee.	
High impact industry Low impact industry Medium impact industry Marine industry	(a) 1 space per 100m ² gross floor area, or 1 space per 2 employees, whichever is the greater.	

Use	Minimum Car Parking Spaces Required	Additional Standards
Research and technology industry Service industry Transport depot Warehouse		
Residential and accommodation		
Short-term accommodation	(a) 1 space per rooming unit; (b) 1 space per 2 employees; (c) 1 space per 20m ² dining area if a restaurant is present.	
Non-resident workforce accommodation	(a) 1 space per 15m ² total sleeping area; (b) plus 1 space for a manager's or caretaker's unit; (c) sufficient space to park all buses associated with the use.	
Resort complex (accommodation component)	(a) 0.75 spaces per rooming unit; (b) 1 bus bay per 30 rooming units; (c) 1 space per 2 employees.	
Multiple dwelling	(a) 1 covered space per dwelling; (b) 1 covered space per 5 dwellings; (c) 1 paved washing bay per 5 dwellings where there are 5 dwellings or more on the premises.	
Retirement facility Residential care facility	(a) 1 space per 2 employees; (b) 1 space per 10 beds or rooming units; (c) 2 spaces for visiting medical practitioners.	
Tourist park	(a) 1 space per van or tent site; (b) 1 space for each 5 caravan sites or cabins.	

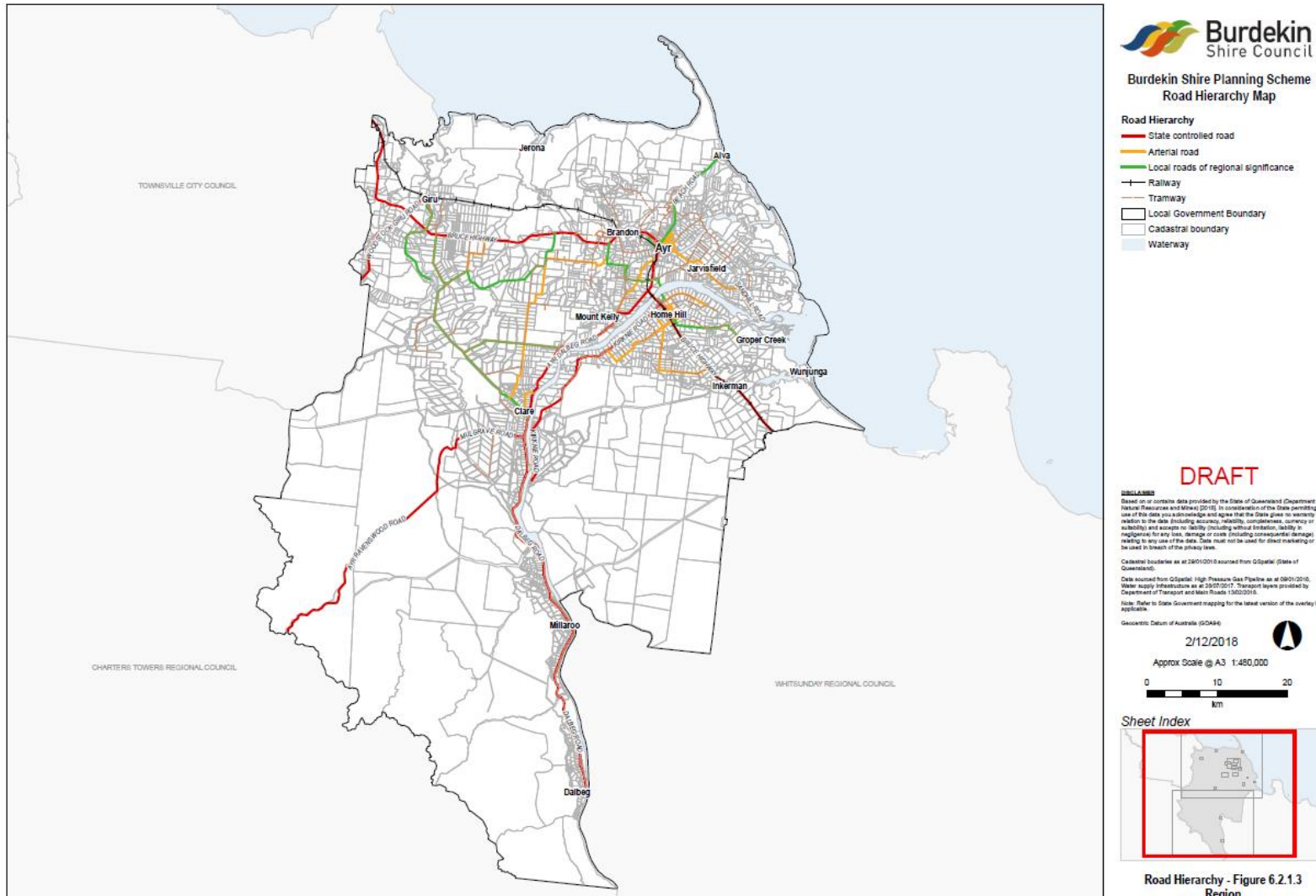


Figure 6.2.1.3–Road hierarchy map

6.2.2 Reconfiguring a lot code

6.2.2.1 Application

- (1) This code applies to development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the reconfiguring a lot code is to facilitate the development of attractive, accessible, safe and functional neighbourhoods, centres and industrial areas, and to protect Burdekin's natural resources and environmental and landscape values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) reconfiguration creates safe, convenient and attractive neighbourhoods, industrial areas and centres that are consistent with the intended outcomes for the zone in which the land is located;
 - (b) reconfiguration occurs in a way that makes efficient use of land and facilitates cost effective provision of infrastructure;
 - (c) functional street networks are created which provide high levels of accessibility and safety, particularly for pedestrians and cyclists;
 - (d) lots are of a size to support the uses intended and create the character and density intended for the zone in which the land is located;
 - (e) the creation of new lots for residential purposes occurs only within urban or rural residential zoned land;
 - (f) reconfiguration ensures public open space and movement networks can be provided that are interconnected with the surrounding area, convenient, safe and able to meet community needs;
 - (g) reconfiguration in the rural zone occurs only in the circumstances intended in the zone code;
 - (h) new lots are provided with services that meet the need of users and minimise risks to the environmental or public health and safety;
 - (i) reconfiguration enables the protection of waterways, wetlands, ecological corridors for the movement of fauna and other significant environmental values.

6.2.2.3 Specific benchmarks for assessment

Table 6.2.2.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Neighbourhood design	
PO1 The layout for a new neighbourhoods and subdivisions creates a strong and positive identity, and is responsive to site characteristics, setting, landmarks and views.	No acceptable outcome is nominated.
PO2 Open space and movement networks are integrated internally within the development site and with surrounding areas, including:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(a) a clear hierarchy of roads linking safely and directly with external roads;</p> <p>(b) an open space network linking with other existing or potential open space;</p> <p>(c) an urban drainage system integrated with the open space and pathway network and major streams; and</p> <p>(d) a pedestrian and bicycle path system integrated with the open space and road networks.</p>	
<p>PO3</p> <p>Vehicle, cyclist and pedestrian networks reduce need for local vehicle trips and ensures walking and cycling are prioritised.</p>	No acceptable outcome is nominated.
<p>PO4</p> <p>The subdivision layout incorporates separation of sensitive land uses from potentially incompatible land uses or infrastructure within or external to the site.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>The reconfiguration is designed to maximise personal safety and minimise potential for antisocial behaviour and crime, including by establishing clear sight lines and creating opportunities for casual surveillance of streets, paths, parks and public spaces.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>Street and lot orientation facilitates energy-efficient building and site design by:</p> <p>(a) maximising lot orientation to the north and minimising orientation to the west; and</p> <p>(b) maximising access to prevailing breezes.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>The subdivision layout retains significant habitat areas and ecological corridors.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The subdivision layout ensures development is setback from and protects the habitat values and ecological function values of waterways.</p>	No acceptable outcome is nominated.
Landslip hazard	
<p>PO9</p> <p>Reconfiguration does not occur on land vulnerable to landslip and erosion, unless it is in the form of a boundary alignment which improves the safety of people and property.</p>	<p>AO9</p> <p>Development is not located on slopes greater than 15%.</p>

Performance outcomes	Acceptable outcomes
Lot size and layout	
<p>PO10</p> <p>Reconfiguration results in lots that are:</p> <ul style="list-style-type: none"> (a) of a size and dimension which complement the intended character of the zone in which the land is located; (b) are capable of accommodating uses intended in the zone in which the land is located; and (c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use. 	<p>AO10</p> <p>Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless stated otherwise in a zone code.</p>
<p>PO11</p> <p>Reconfiguration does not reduce the future development potential of land within the emerging community zone.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>New lots are not created in the rural zone, other than where consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Realignment of boundaries in the rural zone occurs only where this demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>New lots are not created in the environmental management and conservation zone.</p>	<p>No acceptable outcome is nominated.</p>
Services	
<p>PO15</p> <p>All lots are provided with legal access to a constructed road.</p> <p>Note—A constructed road in an urban zone means a sealed road with kerbing and channelling. Elsewhere, this means a formed and trafficable road.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) is adaptable to allow for future 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
extensions and upgrades; (c) minimises the risk of adverse environmental or amenity related impacts; and (d) minimises whole-of-lifecycle costs for that infrastructure.	
PO17 Lots are provided with an electricity supply which minimises visual impacts on the locality.	AO17.1 Except for land in the Rural zone, electricity is connected to all new lots. AO17.2 Underground electricity service is provided to all new lots in an urban zone.
Road design	
PO18 The design features of each type of street are appropriate to the primary function of the street in the network.	AO18 The design of each new street or road complies with the approach taken in “Austroads Guide to Traffic Engineering Practice Manuals”.
PO19 Provision for safe on-street parking in appropriate locations.	No acceptable outcome is nominated.
PO20 Intersections along streets are spaced to create safe and convenient pedestrian and vehicle movements and designed to provide safe sight lines and geometry for all road users.	AO20 The street or road network complies with the approach taken in the “Austroads Guide to Traffic Engineering Practice Manuals”.
PO21 Road reserves are designed to accommodate co-location of infrastructure services.	No acceptable outcome is nominated.
PO22 All new roads are constructed to standards appropriate to their intended use.	No acceptable outcome is nominated.
PO23 All streets in an urban and rural residential zone are provided with street lighting.	AO23.1 Street lighting is provided in all new urban streets. AO23.2 In all new development where an underground electricity service is provided, underground mains service street lighting.
Environmental management Editor’s note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.	
PO24 Development does not alter the	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
hydrological regime external to the site.	
<p>PO25</p> <p>Development maintains the environmental values and water quality of Burdekin Shire's groundwater, waterways and surface water storages.</p>	No acceptable outcome is nominated
<p>PO26</p> <p>Development minimises erosion and sediment run-off by:</p> <ul style="list-style-type: none"> (a) minimising clearing and earthworks; (b) not increasing the rate or volume of run-off; (c) utilising natural flow paths; (d) minimising impervious surfaces; (e) incorporating erosion and sediment control devices to detain and treat run-off to remove sediments and gross pollutants. 	No acceptable outcome is nominated
<p>PO27</p> <p>Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that:</p> <ul style="list-style-type: none"> (a) minimises risk to public safety and property; (b) provides a lawful point of discharge from each lot; (c) minimises ponding; (d) allows for risk associated with potential failures within the system; and (e) allows for practical access for maintenance requirements. 	No acceptable outcome is nominated

Table 6.2.2.3(b)–Acceptable outcome – lot size and frontage

Zone		Frontage (m)	Area
Low density residential zone Low-medium density residential zone		15	500m ²
Township zone		15	800m ² or 2,000m ² where not connected to sewerage
Rural residential zone	Horseshoe Lagoon	60	2ha
	Mount Kelly	40	4,000m ²
	Elsewhere	40	2,000m ²
Centre zone		10	400m ²
Industry zone		20	1,000m ²
Community facilities zone Recreation and open space zone		20	1,000m ²
Emerging community zone		200	5ha
Rural zone			
(a) in the Groper Creek, Jarvisfield, Jerona and Wunjunga village precincts		No new lots created	
(b) in the priority agricultural area or agricultural land class A and B on overlay map OM2.		200	30ha
(c) elsewhere		200	100ha

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have specific meanings in the planning scheme and are defined in the Regulation.
 - (2) Any use not listed in table SC1.1.2 column 1 is an undefined use.
- Note—Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in table SC1.1.2 column 1 has the meaning set out beside that term in column 2.

Table SC1.1.1—Index of use definitions

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

Table SC1.1.2—Use definitions

Column 1 Use terms	Column 2 Definition
Adult store	The use of premises for the primary purpose of displaying or selling— (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.
Agricultural supplies store	The use of premises for the sale of agricultural supplies and products.
Air service	The use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers.
Animal husbandry	The use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).
Animal keeping	The use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).
Aquaculture	The use of premises for cultivating, in a confined area, aquatic animals or plants for sale.
Bar	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).
Brothel	Premises made available for prostitution by 2 or more prostitutes at the premises.
Bulk landscape supplies	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.
Caretaker's accommodation	The use of premises for a dwelling for a caretaker of a non-residential use on the same premises.
Car wash	The use of premises for the commercial cleaning of motor vehicles.
Cemetery	The use of premises for the interment of bodies or ashes after death.

Column 1 Use terms	Column 2 Definition
Childcare centre	The use of premises for the care, education and minding, but not residence, of children.
Club	The use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).
Community care centre	(a) the use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.
Community residence	(a) the use of premises for residential accommodation for— (i) no more than— (A) 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i> ; or (B) 6 persons who require assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a).
Community use	The use of premises for— (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).
Crematorium	The use of premises for the cremation or aquamation of bodies.
Cropping	The use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).
Detention facility	The use of premises for the lawful detention of persons.
Dual occupancy	(a) a residential use of premises for 2 households involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling.

Column 1 Use terms	Column 2 Definition
Dwelling house	A residential use of premises involving— (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.
Dwelling unit	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.
Educational establishment	The use of premises for— (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).
Emergency services	The use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services.
Environment facility	(a) the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.
Extractive industry	The use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.
Food and drink outlet	The use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).
Function facility	The use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.
Funeral parlour	(a) The use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.
Garden centre	The use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are

Column 1 Use terms	Column 2 Definition
	mainly in pre-packaged form; or (c) a food and drink outlet that is ancillary to the use in paragraph (a).
Hardware and trade supplies	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.
Health care service	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.
High impact industry	The use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Home-based business	The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.
Hospital	The use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).
Hotel	(a) The use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.
Indoor sport and recreation	The use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.
Intensive animal industry	(a) The use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals.

Column 1 Use terms	Column 2 Definition
Intensive horticulture	<p>(a) 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 the use in subparagraph (i) or (ii); but <p>(b) does not include the cultivation of aquatic plants.</p>
Landing	<p>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.
Low impact industry	<p>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 (b) that a local planning instrument applying to the premises states is a low 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.
Major electricity infrastructure	<p>(a) 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, 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.
Major sport, recreation and entertainment facility	<p>The use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.</p>
Marine industry	<p>The use of waterfront premises for—</p> <ul style="list-style-type: none"> (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).
Market	<p>The use of premises on a regular basis for—</p> <ul style="list-style-type: none"> (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).

Column 1 Use terms	Column 2 Definition
Medium impact industry	The use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Motor sport facility	The use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).
Multiple dwelling	A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.
Nature-based tourism	The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.
Nightclub entertainment facility	The use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).
Non-resident workforce accommodation	The use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).
Office	(a) the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include the use of premises for making, selling or hiring goods.
Outdoor sales	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).
Outdoor sport and	The use of premises for—

Column 1 Use terms	Column 2 Definition
recreation	(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).
Outstation	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).
Park	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.
Parking station	The use of premises for parking vehicles, other than parking that is ancillary to another use.
Party house	Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.
Permanent plantation	The use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.
Place of worship	The use of premises for— (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).
Port service	The use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.
Relocatable home park	The use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).
Renewable energy facility	(a) The use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but (b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.

Column 1 Use terms	Column 2 Definition
Research and technology industry	The use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.
Residential care facility	The use of premises for supervised accommodation, and medical and other support services, for persons who— (a) cannot live independently; and (b) require regular nursing or personal care.
Resort complex	The use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or Examples of integrated leisure facilities—bars, meeting and function facilities, restaurants, sporting and fitness facilities (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.
Retirement facility	A residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).
Roadside stall	The use of premises for the roadside display and sale of goods in a rural area.
Rooming accommodation	The use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).
Rural industry	The use of premises for— (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).
Rural workers' accommodation	The use of premises as accommodation, whether or not self-contained, for employees of a rural use, if— (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and

Column 1 Use terms	Column 2 Definition
	(b) the employees are not non-resident workers.
Sales office	The use of premises for the temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.
Service industry	The use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.
Service station	The use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).
Shop	The use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.
Shopping centre	The use of premises for an integrated shopping complex consisting mainly of shops.
Short-term accommodation	(a) The use of premises for— (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) does not include a hotel, nature-based tourism, resort complex or tourist park.
Showroom	The use of premises for the sale of goods that are of— (a) a related product line; and (b) a size, shape or weight that requires— (i) a large area for handling, display or storage; and (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.
Special industry	The use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a special 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.

Column 1 Use terms	Column 2 Definition
Substation	The use of premises— (a) as part of a transmission grid or supply network to— (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— (i) works as defined under the Electricity Act, section 12(1); (ii) workforce operational and safety communications.
Telecommunications facility	The use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.
Theatre	The use of premises for— (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 a use in paragraph (a) or (b)— (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages.
Tourist attraction	The use of premises for— (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).
Tourist park	The use of premises for— (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).
Transport depot	The use of premises for— (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).
Utility installation	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

Column 1 Use terms	Column 2 Definition
	(d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).
Veterinary service	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).
Warehouse	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).
Wholesale nursery	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).
Winery	The use of premises for— (a) making wine; or (b) selling wine that is made on the premises.

SC1.1.1 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in table SC1.1.1—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.1.1—Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ol style="list-style-type: none"> 1. Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; 2. Repairing and servicing lawn mowers and outboard engines; 3. Fitting and turning workshop; 4. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; 5. Assembling wood products not involving cutting, routing, sanding or spray painting; 6. Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ol style="list-style-type: none"> 1. Metal foundry producing less than 10 tonnes of metal castings per annum; 2. Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; 3. Facility for the storage and distribution of dangerous goods not involving manufacturing processes and not a hazardous

Column 1 Use	Column 2 Additional examples include
	<p>chemical facility under the <i>Work Health and Safety Act 2011</i>;</p> <ol style="list-style-type: none"> 4. Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; 5. Enamelling workshop using less than 15,000 litres of enamel per annum; 6. Galvanising works using less than 100 tonnes of zinc per annum; 7. Anodising or electroplating workshop where tank area is less than 400 square metres; 8. Powder coating workshop using less than 500 tonnes of coating per annum; 9. Spray painting workshop (including spray painting vehicles; plant, equipment or boats) using less than 20,000 litres of paint per annum; 10. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; 11. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; 12. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; 13. Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum; 14. Manufacturing wooden products including cabinet making, joinery and wood working, where producing less than 500 tonnes per annum; 15. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; 16. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; 17. Recycling and reprocessing batteries; 18. Repairing or maintaining boats; 19. Manufacturing substrate for mushroom growing; 20. Manufacturing or processing plaster, producing less than 5,000 tonnes per annum; 21. Recycling or reprocessing tyres including retreading; 22. Printing advertising material, magazines, newspapers, packaging and stationery; 23. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); 24. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; 25. Reconditioning metal or plastic drums; 26. Glass fibre manufacture less than 200 tonnes per annum; 27. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 28. Concrete batching and producing concrete products.
High impact industry	<ol style="list-style-type: none"> 1. Metal foundry producing 10 tonnes or greater of metal castings

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

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> 26. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; 27. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; 28. Glass fibre manufacture producing 200 tonnes or greater per annum; 29. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 30. Distilling alcohol in works producing greater than 2,500 litres per annum; 31. Sugar milling or refining.
Special industry	<ul style="list-style-type: none"> 1. Oil refining or processing; 2. Producing, refining or processing gas or fuel gas; 3. Power station; 4. Producing, quenching, cutting, crushing or grading coke; 5. Waste incinerator; 6. Pulp or paper manufacturing; 7. Tobacco processing; 8. Tannery or works for curing animal skins, hides or finishing leather; 9. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; 10. Rendering plant; 11. Manufacturing chemicals, poisons and explosives; 12. Manufacturing fertilisers involving ammonia; 13. Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme.
- (2) An administrative term listed in table SC1.2.2 column 1 has the meaning set out beside that administrative term in column 2 under the heading.

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

Table SC1.2.1—Index of administrative terms and definitions

Adjoining premises	Drainage path	Projection area
Advertising device	Dwelling	Secondary dwelling
Affordable housing	Excavation and/or filling	Sensitive land use
Average width	Gross floor area	Service catchment
Base date	Ground level	Setback
Basement	Household	Site
Boundary clearance	Minor building work	Site cover
Building height	Minor electricity infrastructure	Storey
Coastal management district	Net developable area	Temporary use
Critical uses	Non-resident worker	Ultimate development
Defined flood event	Outermost projection	Vulnerable uses
Defined flood level	Overland flow path	Waterway
Demand unit	Planning assumption	Wetland
Development footprint	Plot ratio	Waterway area
Domestic outbuilding		

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.
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

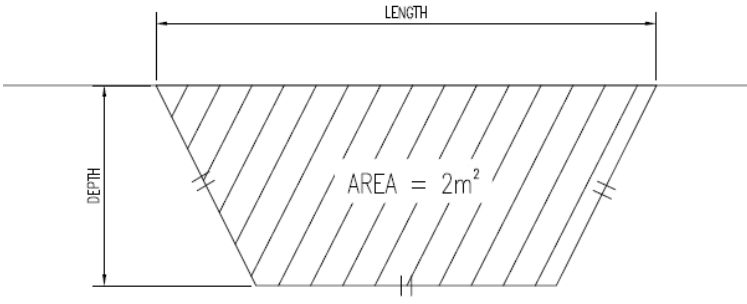
Column 1 Administrative term	Column 2 Definition
	<p>immediately below it; and</p> <p>(b) no part of which is more than 1m above ground level.</p>
Boundary clearance	<p>boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is—</p> <p>(a) an architectural or ornamental attachment; or</p> <p>(b) a rainwater fitting.</p> <p><i>Examples—</i></p> <ol style="list-style-type: none"> 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	<p>building height, of a building, means—</p> <p>(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</p> <p>(b) the number of storeys in the building above ground level.</p>
Coastal management district	<p>Coastal management district means a part of the coastal zone declared under the Coastal Protection and Management Act 1995 as a coastal management district</p>
Critical uses	<p>critical uses include:</p> <ol style="list-style-type: none"> (a) Emergency services (b) Hospital (c) Major electricity infrastructure (d) Renewable energy facility (e) Substation (f) Telecommunications facility (g) Utility installation
Defined flood event	<p>defined flood event means the 1% annual exceedance probability (AEP) event, whether the event relates to river or waterway flooding or flooding associated with a local rain event.</p>
Defined flood level	<p>defined flood level means:</p> <p>(a) the level to which flood waters would reasonably be expected to rise within the flood hazard area during the defined flood event; or</p> <p>Note—To remove any doubt, the defined flood level is the higher of either river or local rain related defined flood events.</p> <p>(b) in the area covered by the QRA level 1 floodplain assessment area on OM7(a), it is the level equivalent to the crown of the nearest road adjoining the property.</p>
Demand unit	<p>demand unit means a unit of measurement for measuring the level of demand for infrastructure.</p>

Column 1 Administrative term	Column 2 Definition
Development footprint	<p>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—</p> <ul style="list-style-type: none"> (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	<p>domestic outbuilding means a non-habitable class 10a building that is—</p> <ul style="list-style-type: none"> (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Drainage path	<p>drainage path means a man-made path which carries flood waters exceeding the capacity of a piped drainage system or where there is no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment.</p> <p>The term does not include a waterway or wetland.</p>
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 wash basin; and (v) facilities for washing clothes.
Excavation and/or filing	<p>excavation and/or filling means removal or importation of material to, from or within a lot that will change the ground level of the land.</p>
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>

Column 1 Administrative term	Column 2 Definition
	(a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	household means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Minor building work	minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	minor electricity infrastructure— Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.
Net developable area	net developable area , for premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Non-resident worker	non-resident worker means a person who— (a) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <i>Example of a non-resident worker—a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i>
Outermost projection	outermost projection , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.

Column 1 Administrative term	Column 2 Definition
Overland flow path	<p>overland flow path means where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment.</p> <p>The term does not include a waterway or wetland.</p>
Planning assumption	<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>
Sensitive land use	<p>sensitive land use means—</p> <ul style="list-style-type: none"> (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) non-resident workforce accommodation; or (o) a relocatable home park; or (p) a residential care facility; or (q) a resort complex; or (r) a retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) a supervised accommodation service; or (w) a tourist park.
Service catchment	<p>service catchment means an area serviced by an infrastructure network.</p>

Column 1 Administrative term	Column 2 Definition
Setback	setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	site , of development, means the land that the development is to be carried out on. <i>Examples—</i> 1. If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2. If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	site cover , of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Storey	storey— (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes— (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	temporary use means a use that— (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	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.
Vulnerable uses	vulnerable uses include: (a) Animal keeping (b) Child care centre

Column 1 Administrative term	Column 2 Definition
	(c) Community care centre (d) Community residence (e) Community use (f) Crematorium (g) Detention facility (h) Educational establishment (i) Funeral parlour (j) Hospital (k) Relocatable home park (l) Residential care facility (m) Retirement facility (n) Rooming accommodation
Waterway area	<p>waterway area means a cross sectional area of a drainage path, over land flow path, waterway or wetland.</p> <p>Example:</p> 
Waterway	<p>waterway means a river, creek, stream, watercourse or inlet of the sea.</p>
Wetland	<p>wetland means areas of permanent or periodic/intermittent inundation, with water which is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed 6m.</p> <p>To be a wetland the area must have one or more of the following attributes:</p> <ul style="list-style-type: none"> (a) At least periodically the land supports plants or animals which are adapted to and dependent on living in wet conditions for at least part of their life cycle. (b) The substratum is predominately undrained soils which are saturated, flooded or ponded long enough to develop anaerobic conditions in the upper layers. <p>The substratum is not soil and is saturated with water, or covered by water at some time.</p>

Schedule 2 Notations required under the *Planning Act 2016*

SC2.1 Designation of premises for development of infrastructure

Table SC2.1.1—Designation of premises for development of infrastructure under section 42 of the Act

Date of designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure

Editor's note—Section 42(5)(a) of the Act states that a note in the planning scheme for the purposes of a designation is not an amendment of a planning scheme.

SC2.2 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC2.2.1—Notation of decisions under section 89 of the Act

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

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

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

Editor's note—Section 89(3) of the Act states that the inclusion of a note to the planning scheme under this provision does not amend the planning scheme.

SC2.3 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC2.3.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
13 July 2018	13 July 2018	Adopted Infrastructure Charges Resolution No.2 - 2018	A copy of this resolution can be viewed online at www.burdekin.qld.gov.au

Editor's note—This schedule provides information about the adopted infrastructure charges for the Burdekin Shire Council.

SC2.4 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC2.4.1—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

Schedule 3 Cultural heritage features

This schedule identifies places of local heritage significance in the Shire for the purposes of the Heritage overlay.

SC3.1 Burdekin Shire Local Heritage Register

Table SC3.1.1 lists places of local heritage significance in the Burdekin Shire.

Table SC3.1.1—Places of local heritage significance

Heritage feature	Property Description or location
Ayr Post Office	155 – 159 Queen Street, Ayr
Masonic Temple, Ayr	118 – 120 Macmillan Street, Ayr
National Australia Bank, (former), Ayr	130 Queen Street, Ayr
Burdekin Hotel	204 – 210 Queen Street, Ayr (Lot 98 on A2651)
Old School of Arts Building	1 – 5 Kennedy Street, Ayr (Lot 123 on GS863 R280)
All Saints Church	82 – 84 Macmillan Street, Ayr (Lot 110 on A2651)
Catholic Church Presbytery	94 – 96 Edwards Street, Ayr (Lot 1 on RP702321)
Sacred Heart Catholic Church	98 – 100 Edwards Street, Ayr (Lot 1 on SP129538)
War Memorial and ANZAC Park Gateway	122 – 136 Macmillan Street, Ayr (Lot 19 on GS655)
Ayr Town Clock	Intersection of Queen and Young Streets, Ayr
Old Home Hill Court House	138 – 140 Eighth Avenue, Home Hill (Lot 1 on H61687)
Malpass Hotel	145 Eighth Avenue, Home Hill (Lot 142 on H6165)
Doctor's Surgery	143 Eighth Avenue, Home Hill (Lot 33 on H6166)
Greek Orthodox Church	3 Eighth Avenue, Home Hill (Lot 6 on H61626)

Schedule 4 Mapping

SC4.1 Map index

Table SC4.1.1 lists strategic framework, zoning and overlay maps applicable to the planning scheme area.

Table SC4.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework map		
Figure 2.2	Strategic Framework Map	17 February 2023
Zone maps		
ZM1.0–1.20	Zoning Map	17 February 2023
Overlay maps		
OM1.0–1.20	Acid Sulfate Soils Overlay Map	17 February 2023
OM2.0–2.20	Agricultural Overlay Map	17 February 2023
OM3.0–3.20	Bushfire Overlay Map	17 February 2023
OM4.0–4.20	Coastal Overlay Map	17 February 2023
OM5.0–5.20	Environmental Significance Overlay Map	17 February 2023
OM6.0–6.3	Extractive Resources Overlay Map	17 February 2023
OM7.0(a) –7.20(a)	Flood Hazard Overlay Map (a)	17 February 2023
OM7.0(b) –7.7(b)	Flood Hazard Overlay Map (b)	17 February 2023
OM8.0–8.20	Heritage Overlay Map	17 February 2023
OM9.0–9.20	Regional Infrastructure Overlay Map	17 February 2023
OM10.0–10.20	Transport Noise Corridor Overlay Map	17 February 2023

Schedule 5 Planning scheme policies

SC5.1 Planning scheme policy index

Table SC5.1.1 lists all the planning scheme policies applicable to the planning scheme area.

Table SC5.1.1—Planning scheme policy index

List of planning scheme policies
Planning scheme policy – Development works
Planning scheme policy – Trade waste

SC5.2 Planning scheme policy – Development works

SC5.2.1 Purpose

The purpose of this planning scheme policy is to provide guidance to applicants on the required relevant engineering and development works standard drawings, documents, specifications and guidelines that are to be utilised for development.

This policy assists in achieving the objectives of the Development works code.

This planning scheme policy applies to assessable development which requires assessment against the Development works code as indicated in acceptable outcomes of this code.

Terms used in the planning scheme policy are defined in Schedule 1—Definitions.

Documents in this policy include:

- (1) Standard drawings and specifications for water and wastewater infrastructure and services from the CTM Water Alliance Design and Construction Code or the suite of Burdekin Shire Council Standard Drawings, as amended from time to time.
- (2) Standard drawings and specifications for stormwater management, earthworks and park design from the Institute of Public Works Engineers Australia (Queensland Division) or the suite of Burdekin Shire Council Standard Drawings, as amended from time to time.
- (3) Standard drawings and specifications for road design from the Department of Transport and Main Roads as identified in the Road Planning and Design Manual and Manual of Uniform Traffic Control Devices (MUTCD) (as amended).
- (4) Austroads' guides for the design, construction and safety of roads as identified in the Guide to Road Design, Guide to Traffic Management, Guide to Road Safety and Cycling Guidelines (as amended).
- (5) Management of road use in accordance with the *Transport Operations (Road Use Management) Act 1995*.
- (6) The suite of AS1428 and AS2890 Australian Standards relating, respectively, to access and mobility and parking design and operation (as amended).
- (7) Specific requirements for dwelling house driveways in accordance with the Driveway Requirements for Dwelling Houses in SC5.2.2 (as amended).
- (8) Trade waste management in accordance with the Planning scheme policy – Trade waste in SC5.3 (as amended).

SC5.2.2 Driveway requirements for dwelling houses

- (1) A driveway has a maximum gradient of 1 in 5; or a driveway has a maximum gradient of 1 in 4, provided the length of the driveway steeper than 1 in 5 does not exceed 6m, and there is a change in gradient not less than 1m in length and not greater than 1 in 8 at the ends of the 1:4 section of the driveway.
- (2) For all driveways, the rate of change in a driveway gradient is a maximum of 1 in 8 slope for a minimum length of 1m.
- (3) A driveway meets the road reserve at the level of the existing footpath or if there is no footpath, the level nominated by the local government.
- (4) The minimum width of a driveway is 2.4m.
- (5) The driveway is constructed of concrete, asphalt, clay pavers or concrete pavers.
- (6) For concrete driveways, the following applies:
 - (a) N20 strength in accordance with AS1379 and AS3600;
 - (b) reinforcement fabric to be in accordance with AS1304 with 50mm cover (F62min);
 - (c) expansion joints to be 10mm thick, full depth closed cell cross-linked polyethylene foam (85 - 150 kg/m³) or 10mm thick compressed granulated corkboard installed to manufacturer's specifications;
 - (d) the slab is 100mm thick; and
 - (e) surface is to be broom finished or exposed aggregate.
- (7) For asphalt surfaces, the following applies:
 - (a) at least 80 thick compacted road base under asphalt cover; and
 - (b) asphalt cover is at least 25mm thick.
- (8) For clay or concrete pavers the following applies:
 - (a) paving units are at least 40 mm thick; and
 - (b) at least 100mm thick compacted sub-base.
- (9) A driveway has a minimum cross fall of 1 in 100 away from any adjoining building.
- (10) Underground services are protected by-
 - (a) a driveway which maintains a cover of at least 600mm over all services; or
 - (b) a cover of at least 100mm thick concrete reinforced as per A5(b).
- (11) A driveway is not constructed over service equipment such as an access point, water meters, hydrants, valves, telephone pits, etc, under the control of a regulatory authority.
- (12) Where an access point is to be incorporated within the driveway, it is raised or lowered to match the surface level of the driveway. Access covers must comply with AS 3996.
- (13) For corner properties, a driveway is not less than 12m from the point of intersection of the two street boundaries measured at the kerb.

SC5.3 Planning scheme policy – Trade waste

BURDEKIN SHIRE COUNCIL

TRADE WASTE POLICY

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Prepared and compiled: Plumbing Section, Burdekin Shire Council

1.0 INTRODUCTION

The Burdekin Shire Council provides sewerage systems for the transport and treatment of domestic sewage from the towns of Ayr, Brandon and Home Hill. Payment for this service is collected through sewerage charges on each property served or each property that council is prepared to serve.

Council must meet all legislative and regulatory requirements relating to the disposal and reuse of effluent and sludges from its sewerage systems. Under the Environmental Protection Act, all discharges to receiving waters are required to be treated to a standard set down in licences that will maintain or enhance water quality and environmental values. Under the Act, Council is also held responsible for any pollution from stormwater outfalls under its control; hence those systems must only be used for the disposal of uncontaminated stormwater runoff.

Domestic sewage consists mostly of water that, after treatment to reduce biodegradable material, suspended solids, nutrients, and other contaminants, can be disposed of in accordance with licence requirements.

Trade waste may have an organic strength many times that of domestic sewage and may overload the treatment facilities. Trade waste may also contain a variety of exotic substances such as heavy metals, organic solvents and chlorinated organics, which the facilities are not designed to treat. These substances may:

- pose a serious threat to the safety and health of sewerage workers;
- damage the fabric of the sewerage system;
- inhibit biological treatment processes; and
- pass through the plant untreated resulting in environmental contamination.

Council's policy is to accept biodegradable waste containing toxic or hazardous substances and non-degradable pollutants to sewer only after the waste has been pre-treated by on site "best practicable treatment" to ensure sewer admission limits are not exceeded.

This policy does not cover any aspects of Environmental Licensing.

Compliance with this Policy does not imply satisfactory compliance with the Environmental Protection Act.

2.0 DEFINITIONS

Trade Waste	The wastes from any industry, business, trade or manufacturing premises, other than domestic sewage. It includes waste that is transported from the point of generation via sewers or other means.
Domestic sewage	Faecal matter and urine of human origin, and liquid household wastes from water closet pans, sinks, baths, basins and similar fixtures designed for use in private dwellings.
Premises	Includes messuages, buildings, lands, easements and tenements of any tenure.

Owner	The person, who for the time being is entitled to receive rent of any land, or who, if the same were let to a tenant at a rack rent, would be entitled to receive rent thereof. The term includes any lessee from the crown and any superintendent, overseer, or manager for such lessee.
Generator	Any person, company or body whose activity produces or has the potential to produce trade waste.
Authorised Agent	Any person or firm appointed by the owner to act on their behalf. Notification of such appointment is to be lodged in writing with Council.
Trade Waste Inspector	A person appointed by the Council to carry out inspections of premises from which trade wastes are being discharged or proposed to be discharged to its sewerage. The term includes an inspector appointed by the Council in an acting capacity for the time being to carry out such inspections.
Trade Waste Officer	A person appointed by Council to oversee the disposal of trade waste in accordance with Council's Trade Waste Policy and waste management plan and provide advice on acceptable methods of disposal of trade waste, including legal, economic and environmental aspects. The term includes a person appointed in an acting capacity to carry out the duties of a trade waste officer.
Septage	The sludge and remaining solids in a septic tank after liquid has been removed. Septage is removed from the premises by licensed contractors during maintenance.

3.0 POLICY OBJECTIVES

The objectives of Council in controlling the discharge of trade waste to sewerage are:

- To provide an environmentally responsible liquid waste disposal system for domestic, commercial and industrial waste in a manner which safeguards public health.
- To prevent harm or injury to sewerage employees.
- To safeguard the sewerage system against damage, blockage or surcharging.
- To exclude non-biodegradable and potentially harmful substances that may:
 - cause the treatment process to fail;
 - render effluent or sludges unacceptable for reuse or disposal; and
 - cause any other detriment to the environment.
- To recover the cost of providing services to commerce and industry, including the cost of conveyance, treatment and disposal of trade waste, and the cost of rectifying damage to the sewerage system.
- To provide operational data on the volume and composition of industrial effluent to assist in the operation of the sewerage system and the design of augmentations or new sewerage systems.
- To conform with the Guidelines for Sewerage Systems, Acceptance of Trade Wastes (Industrial Wastes), Australian Water Resources Council, (Draft 1992).

-
- To encourage waste minimisation.
 - To promote water conservation.

4.0 CONTROL OF TRADE WASTE

This policy is made pursuant to the Standard Sewerage By-laws under the Sewerage and Water Supply (Safety and Reliability) Act 2008.

It is illegal to discharge trade waste to the sewer unless approval, through the issuing of a permit has been given by Council. A permit is the written approval from Council for the discharge of trade waste to sewer which states the requirements and conditions under which discharge is allowed. Two types of permit are referred to in this policy - a **Permit for Category 1 and 2** wastes and an **Agreement for Category 3** wastes. (Refer to **Clause 6** for category definitions)

It is illegal to discharge waste, other than uncontaminated stormwater, either directly or indirectly to a storm water drain without obtaining a licence from the Department of Environment and Heritage under the Environmental Protection Act.

A summary of legislation relevant to trade waste discharge to sewer is given in **Appendix 1** for the benefit of applicants. This is not, nor is it intended to be, a complete listing of all legislation pertaining to the discharge of trade waste.

4.1 TERMINATION OF PERMIT/AGREEMENT

Failure by the owner and/or generator to comply with the conditions of the relevant Permit or Agreement may result in the Permit or Agreement being terminated. Failure to comply with the requirements of any written notices issued pursuant to the Permit or Agreement shall result in the Permit or Agreement being terminated by Council's Trade Waste Officer.

If terminated, all charges owing in respect of the Permit or Agreement shall be due and payable within fourteen (14) days.

4.2 PENALTIES

Council may prosecute any person who commits a breach of the Standard Sewerage By-laws and shall prosecute any person who refuses or neglects to comply with any direction or requirement by Council pursuant to the Standard Sewerage By-laws, legislation, regulation, permit or agreement.

5.0 SEWER ADMISSION LIMITS

Any waste discharged to a Council sewer shall at all times comply with the Trade Waste Sewer Admission Limits as set out in **Appendix 2** unless otherwise specified in the Permit or Agreement. These limits are subject to periodic review.

Council may, at its discretion, negotiate with a Generator acceptance of waste to sewer for which a General Limit parameter(s) (**Schedule 1, Appendix 2**) exceeds the Sewer Admission Limit. Penalty charges (**Clause 7.6**) will apply for such parameters.

The sewer admission limits, unless otherwise specified in the Permit or Agreement, are absolute maximums.

The dilution of trade waste with water to achieve compliance with the sewer admission limits is prohibited.

The trade waste stream and domestic waste stream should, where ever practicable, discharge separately to the sewer. Where there is a common discharge pipe, allowance for the domestic component of the waste stream will be made when estimating the actual trade waste component strength.

6.0 DISCHARGE CATEGORIES

All trade waste accepted to the sewer will be classified according to the following three categories for the purpose of approval, control and charging.

Category 1 * Low strength/low volume discharges:

- BOD5 and Suspended Solids < 300 mg/L
 - and/or COD < 600 mg/L
 - Volume < 500 kl/annum;
- Approval to discharge required - Permit;
- Charge - flat fee (**see Clause 7.1**)

Category 2 * Low strength/high volume discharges:

- BOD5 and Suspended Solids < 300 mg/L
 - and /or COD < 600 mg/L
 - Volume > 500 kl/annum;
- Approval to discharge required - Permit ;
- Charge - Quantity charge on total annual flow ;
Minimum fee applies (**see clause 7.1**)

Sub Categories

2.1 Bakeries and Restaurants

2.2 Motor Mechanics

2.3 Swimming Pools

2.4 Motels, Hotels and Hospitals

2.5 Supermarkets and Laundromats

Category 3 * High strength discharges:

- BOD5 and Suspended Solids > 300 mg/L
 - and/or COD > 600 mg/L
 - Volume any;
- Approval to discharge required - Agreement between Council and the Owner (or Authorised Agent), and the trade waste Generator when the owner is not the Generator;
- Charge - Quantity and Quality charge on total annual load;
Minimum fee applies (**see Clause 7.1**).

Acceptance of waste under any category is conditional on the waste meeting Council's Sewer Admission Limits (Clause 5.0 and Appendix 2) unless otherwise specified in the Permit or Agreement.

It is the responsibility of the generator to install and maintain "best practicable" pre-treatment facilities to ensure sewer admission limits are not exceeded.

In the event of a change in the strength of a waste approved under **Category 1** or **Category 2**, such that any limit under the respective category is exceeded, the waste will be treated as a **Category 3** waste for the purposes of charging and monitoring.

7.0 TRADE WASTE CHARGES AND FEES

Charges to be levied in respect of trade waste for the ensuing year will be determined by Council resolution passed annually.

Accounts for trade waste discharge will be forwarded yearly and the amount thereof shall be a debt due by the owner of the premises, and if not paid within 60 days after service of the demand, shall thereafter bear interest at such rate per cent per annum as shall be fixed by Council resolution, unless approved otherwise by Council.

Furthermore, trade waste permits not paid within the 60 day period will be charged an administration fee equivalent to the current application fee for the relevant category.

The account shall include an amount for the base charge for the ensuing year and an adjusted amount based on the actual quantity and quality of discharge for the previous period.

Trade waste charges and fees for the current financial year are listed in **Appendix 3**.

7.1 TRADE WASTE CHARGES

Trade waste is divided into three categories for charging purposes (**Clause 6.0**).

Charges are based on actual quality and quantity of discharge for the period, not on figures described in the Permit or Agreement.

Annual Charges C will be levied as follows:

Category 1: * Flat fee to cover administration, inspection and compliance testing shall apply:-
 $C = F$
Where F is the annual flat fee for Cat 1 and Cat 2.

Category 2: * Quantity charge on total annual volume of trade waste discharged to the sewer to be calculated as follows:-
 $C = F + Q_1 k$
 $Q_1 = Q_{total} - 500$
 Q_{total} is the annual volume (kl)
k is the unit charge rate (\$/kl)

The unit charge, k, is based on the cost of providing and maintaining the sewerage system for the total annual wastewater flow to the sewerage plant(s) including administration, inspection and compliance testing for trade waste control;

Category 3 * A Quantity and Quality charge on the total annual discharge of trade waste to the sewer to be calculated as follows:-

If $Q \leq 500$ $C = 2F + (Qx_1n_1 / 1000) + (Qx_2n_2 / 1000) + (\dots\dots\dots)$

If $Q > 500$ $C = 2F + Q_1k + (Qx_1n_1 / 1000) + (Qx_2n_2 / 1000) + (\dots\dots\dots)$

where:

C is the total annual charge (\$)

Q is the total annual discharge volume (kl)

$Q_1 = Q_{total} - 500$

F is the annual Flat fee for Cat1 and Cat2

k is the unit charge rate (\$/kl)

x_1, x_2, \dots are the average concentrations (mg/l) of pollutants n_1, n_2, \dots

n_1, n_2, \dots are the unit charges (\$/kg) for pollutants.

- Charges shall be made for BOD₅ (or COD), suspended solids, oil or grease.
- The minimum fee to cover administration, inspection and compliance testing shall apply when the charges calculated by the above formula are less than the minimum fee.

7.2 CHARGES FOR FOOD WASTE DISPOSAL UNITS

Trade waste Generators in **Categories 1 and 2** with food waste disposal units (garbage grinders) discharging direct to sewer shall be charged a fee based on the power of the motor:

Rated Power (watts)	Units
Category A < 700	1C
Category B 700 - 1500	2C
Category C 1500 - 2500	3C
Category D >2500	4C

Where C is equivalent to 50% of the annual domestic sewage unit charge per pedestal.

(Annual Domestic Sewerage Charge = \$406.00)

7.3 INSPECTION AND ANALYSIS FEES

Additional inspection and testing fees, to be paid by the Owner (or Generator) on a sundry debtor basis, shall apply in all categories where more than the number of Council inspections and quality compliance tests allowed for under the Permit or Agreement and covered by the minimum fee are required because of non-compliance.

Inspection fees shall be based on the recovery of costs for the time spent travelling to and from the premise and time spent inspecting the facilities at the premise.

The full cost of laboratory analyses including sample transportation costs shall be recovered.

7.4 APPLICATION FEES

Applicants for Permit to discharge a Trade Waste in **Category 1 & Category 2** will be charged an application fee to cover the cost of processing the application. Applicants for an Agreement to discharge under **Category 3** shall be charged an application fee to cover the cost of processing the application and drawing up the Agreement.

These fees must accompany the application.

7.5 SEPTAGE AND OTHER LIQUID WASTE FEES

Licensed liquid industrial waste disposal contractors () disposing of septage, portable toilet or other approved liquid waste to the sewer under approved conditions shall be charged on a basis calculated on the volume of the waste.

7.6 ADDITIONAL CHARGES

Where Council agrees to accept, to the sewer, waste which has properties in excess of those defined in the General Limits () of the Sewer Admission Limits, penalty charges will apply for each agreed non complying parameter. The formula for calculation shall be:

Where tests reveal that waste is being discharged in excess of the limits for Cat1 and Cat2 permits, penalty charges will also be applied for the duration of non-compliance.

Charge = (actual/approved) x charge rate (\$/kg) x ((Vx₁ / 1000) + (Vx₂ /1000) +)

where V is the volume discharged (kl) during the agreed period or alternately during periods of measured non-conformance;

x₁, x₂, are the average concentrations (mg/l) of pollutants;

the minimum ratio for (actual/approved) is 1.0;

and 'approved' means the sewer admission limit value or other negotiated value defined in the Permit or Agreement.

8.0 APPLICATION PROCEDURES

An application, signed by the Owner or duly Authorised Agent (if the owner is not the generator) and the Generator, must be lodged at the following times in respect of any premises where trade waste is generated or likely to be generated:

- during the processing of a Plumbing Application for new premises or extensions intended for industrial and/or commercial usage;
- upon change in tenancy of such premises ;
- prior to shop fit outs of such premises;
- immediately upon issue by Council of an approval of an application to group title or building unit plan such premises;
- when a trade waste is generated at existing premises and no permit or agreement has been issued;
- upon change of ownership of such premises.

Liquid waste disposal contractors wishing to discharge septage, portable toilet waste of other approved holding tank or liquid waste to the sewer must apply for a Permit/Agreement.

Application forms are available from:

Water & Wastewater Section
Burdekin Shire Council
145 Young street,
AYR QLD 4807.

or will be forwarded on request by telephoning (07) 47839950, faxing (07) 47839992 or by writing to

Chief Executive Officer
Burdekin Shire Council
ATT: Trade Waste Officer
P.O. Box 974
AYR QLD 4807.

The Water & Wastewater section of the Development Department will provide advice as to which application form may be required and how it should be completed. Failure to provide all required information will result in delays in approvals.

Approval of an application for discharge under **Category 3** is subject to an Agreement being negotiated. The application must be accompanied by the Application Fee ().

An application should include details of the proposed method of pre-treatment to be used to ensure waste meets sewer admission limits. Treatment plans and specifications should be forwarded in triplicate with the application.

Approval of applications for **Category 1** and **Category 2** discharges shall be by the Manager of Water & Wastewater, or his delegated representative. Permits for **Category 3** discharges shall require full Council approval.

One copy will be returned stamped "Trade Waste application approved (**This does not constitute a Plumbing permit**)

Any plumbing and drainage work associated with the installation of any treatment process shall be in accordance with the Standard Sewerage and Water Supply Bylaws.

Where a waste is deemed to be non-sewerable, a Permit/Agreement will not be issued and alternative arrangements for disposal of wastes will have to be made. Advice on treatment and disposal options for non-sewerable wastes may be obtained from the Manager – Water & Wastewater, Burdekin Shire Council.

9.0 PERMITS AND AGREEMENTS

9.1 PERMITS

The Owner or Authorised Agent, and the trade waste Generator when the Owner is not the Generator, of a premises from which waste classified as **category 1** or **category 2** is being discharged, shall be issued with a written Permit which shall remain in force for the specified period unless cancelled sooner.

Trade Waste Permits are not transferable.

The Trade Waste Permit states the terms and conditions the Owner or Authorised Agent and the Generator must observe to discharge trade waste to Council's sewerage.

These include, but are not limited to:

- the location of the premises and nature of the occupancy;
- the type and composition of trade waste that may be discharged;
- the quantity of trade wastes that may be discharged;
- the rate of discharge, including maximum rate of discharge;
- the time when trade waste may be discharged;

-
- the period for which trade waste may be discharged;
 - the method for estimation of measurement of discharge volume;
 - provisions for measurement and sampling of discharge prior to entry to sewer;
 - details of any pre-treatment required;
 - conditions for maintaining of, and removal of waste from, pre-treatment equipment, including the contractor to be used;
 - records to be kept concerning the cleaning and maintenance of pre-treatment equipment.
 - the powers of Council to enter premises in relation to any matter with regard to trade waste control;
 - termination conditions;
 - penalties for non-compliance with Permit or By-Laws;
 - the obligations of the Owner, Agent and/or Generator with respect to payment of charges, fees and penalties; and
 - any other conditions considered by Council to be appropriate.

9.2 AGREEMENTS

The Owner or Authorised Agent, and the trade waste Generator when the Owner is not the Generator, of a premises from which waste classified as Category 3 is being discharged, shall be required to negotiate a written Agreement with the Council. The Agreement will remain in force for a period of three (3) years unless cancelled sooner.

Trade Waste Agreements are not transferable.

The Trade Waste Agreement states the terms and conditions the Owner or Authorised Agent and the Generator must observe to discharge trade waste to Council's sewerage.

These include but are not limited to:

- the location of the premises and nature of the occupancy;
- quality of waste that may be discharged;
- quantity of waste that may be discharged;
- rate of discharge - maximum instantaneous, maximum daily;
- hours of day, days of week discharge is allowed;
- details of self regulation monitoring program - sampling point - frequency of sampling - method of sample collection and type of sample to be collected - analyses required - methods of analyses - laboratory to be used - data transfer and availability to Council;
- type, design and location of flow measuring equipment and requirements for calibration;

-
- methods to be used for estimation of data lost due to failure of sampling program or flow measurement instrumentation;
 - provision for measurement and sampling of discharge prior to entry to sewer;
 - pre-treatment processes to be used
 - conditions for maintenance of, and removal of waste from pre-treatment equipment.
 - records to be kept concerning the cleaning and maintenance of pre-treatment equipment and disposal of wastes.
 - the powers of Council to enter premises in relation to any matter with regard to trade waste control;
 - The obligation of the Owner or Authorised Agent and the Generator concerning any variations to operation or treatment processes that may effect the discharge quantity of quality including change of business type.
 - the obligations of the Owner or Authorised Agent and the generator on termination of an Agreement by expiry, discontinuance of discharge, changes of ownership or generator, or non-compliance with Agreement conditions;
 - the obligations of the Owner or Authorised Agent and the Generator with respect to payment of charges, fees and penalties;
 - a force majeure clause;
 - the conditions by which any difference or dispute between Council, the Owner or Authorised agent and the Generator arising from the terms of the Agreement which are not resolved to their mutual satisfaction may be submitted to arbitration; and
 - any other conditions relevant to the particular discharge as agreed to.

10.0 INSPECTION AND MONITORING

10.1 INSPECTION CHAMBER AND/OR GAUGING FACILITY

Category 3 waste shall be discharged to Council's sewerage system via an open channel inspection chamber and/or gauging facility. The inspection chamber and/or gauging facility shall be located on the trade waste discharge line in an area which is accessible at all times to Council's officers thus allowing for sampling and/or monitoring equipment to be installed and operated.

For new **Category 2** and **3** installations, the trade waste discharge line shall be separate from the domestic waste discharge line. For existing installations retrofitting is not required except where it may be done during any proposed upgrading or alterations to the installation.

Where a non-domestic premises does not have a trade waste discharge to Council's sewerage system, an open channel inspection chamber may be required to be installed on the house drain, in an accessible location, prior to leaving the property and/or connecting into the Council sewer.

Arrester trap installations and other pre-treatment devices on premises discharging **Category 1** and **2** waste shall have an inspection opening provided externally to the building, within the premises, at finished ground level.

10.2 INSPECTION AND MONITORING

All licensed premises shall be routinely and randomly inspected by Council officers for the purpose of monitoring and auditing the conditions of discharge.

The Owner or Agent, and/or the Generator shall facilitate entry by Council Officers to the premises at all reasonable times and not obstruct Officers from carrying out inspections.

11.0 DETERMINATION OF DISCHARGE QUANTITY

11.1 CATEGORY 1 AND 2

The volume of trade waste discharged shall be estimated from total metered water consumption, less an allowance for domestic waste based on 120kl/annum per pedestal.

Where individual generators have information (eg. direct metering), which would indicate a departure from this basis is appropriate, application may be made for reconsideration.

Category 1 and 2 generators may, and are encouraged to, install an approved flow measurement device to be calibrated as specified in the Permit conditions.

In the case of **Category 1 and 2** Generators having an **alternate water supply** other than Councils reticulated supply, an approved flow measurement device is to be fitted and maintained by the Generator, so as to allow a means of measuring actual volume of waste discharged to sewer. Specifications and location of the proposed device are to be included with the application for Permit.

11.2 CATEGORY 3

The volume of trade waste discharged to the sewer shall be measured by an approved flow measurement device calibrated as specified in the Agreement, unless requirement for such a device is specifically exempted. This should be located on the trade waste discharge stream which should be separate from the domestic waste discharge stream.

Generators exempt from installing a flow measurement device shall have the volume of discharge estimated as under **section 11.1**

12.0 DETERMINATION OF DISCHARGE QUALITY.

12.1 CATEGORY 1 AND 2.

Quality measurements for **Category 1 and 2** discharges are required for compliance checks only. This shall be done by Council as part of an inspection or monitoring program. The cost shall be covered by the annual trade waste fee except where additional inspection and testing is required because of non-compliance in which case Council shall charge the owner as prescribed in **Section 7.3** and **Appendix 3**.

12.2 CATEGORY 3

Quality measurements are required for both charging and compliance purposes. For charging purposes, a system of self monitoring by the Generator and or auditing by Council shall be used to collect sufficient data to enable the average mass load for the designated charging period to be calculated. Where pre-treatment is required to meet sewer admission limits for specified parameters, self monitoring will be required for those parameters, or suitable surrogate, to confirm satisfactory pre-treatment. Requirements for self monitoring and auditing by Council shall be specified in the Agreement.

The Generator shall meet all costs of self monitoring. Council shall routinely and randomly inspect the premises and audit the results of the self monitoring and the costs of such audits shall be covered by the Trade Waste permit fees.

Council will collect and analyse samples for overall assessment of compliance with Sewer Admission Limits at its own cost.

Where additional inspection and testing is required to be done by Council as a result of non-compliance, Council shall charge the owner as prescribed in **Section 7.3** and **Appendix 3**.

13.0 REMOVAL OF INDUSTRIAL LIQUID WASTE FROM PREMISES

No person shall discharge waste or cause wastes to be discharged directly or indirectly, to the sewer, from any liquid transport vehicle without Council approval through the issue of a Permit or Agreement.

Removal of any liquid wastes from a premises shall only be carried out by a Council approved Industrial Liquid Removal Contractor. All Contractors shall be required to maintain records as prescribed by Council to account for all waste collected and disposed of within or outside the Council's boundaries.

Industrial Liquid Removal Contractors disposing of sewage and/or other approved liquid waste in to the sewerage system, shall do so in accordance with their Permit/Agreement conditions. Trade waste charges in accordance with **Clause 7.5** and **Schedule VI, Appendix 3** will apply.

Grease arrester waste and oil arrester waste shall not be disposed to the sewerage system. Such waste shall be disposed of in a manner and/or at a site approved for this purpose by Council's Director of Engineering Services.

Advice on the disposal of liquid waste not suitable for discharge to sewer may be obtained from

Water Wastewater and Development Dept.
Burdekin Shire Council
145 Young Street,
AYR QLD 4807.

14.0 ARRESTER INSTALLATIONS

Where grease and oil arresters are used to pre-treat waste before discharge to sewer they will be of a design and capacity approved by the Manager - Water & Wastewater. In a situation where a grease arrester is required for pre-treatment but can not be installed because of specific site constraints a penalty charge (**Clause 7.6**) will apply.

14.1 GREASE ARRESTERS

The use of solvents, enzymes, bacterial cultures, odour control agents or pesticides in grease arresters is prohibited unless specifically approved by the Manager - Water Wastewater and Development. Conditional approval may be given to allow the discharger to demonstrate to Council that the product to be used does not adversely impact on the sewerage system.

The maximum capacity of an individual grease arrester shall be 2000 litres. Where the capacity requirement for a premises is greater than 2000 litres, additional arresters shall be used, with each arrester to be a discrete installation separately treating a defined waste stream.

Maintenance cleaning of grease arresters shall be carried out on a regular basis in accordance with conditions of the Permit or Agreement by a Council approved Industrial Liquid Removal Contractor.

14.2 OIL ARRESTERS

Only Council approved "Quick Break Detergents" may be used where waste is discharged to sewer via an oil arrester.

Maintenance cleaning of oil arresters shall be carried out on a regular basis in accordance with conditions of the Permit or Agreement by a Council approved Industrial Liquid Removal Contractor.

All oil arresters shall be of the coalescent plate separation type or an approved alternative.

15.0 ENZYMES/BACTERIAL CULTURES IN PRE-TREATMENT SYSTEMS

Enzyme and bacterial cultures may be permitted for use in certain biological pre-treatment systems by way of specific application to Council. Conditional approval may be given to allow the discharger to demonstrate to Council that the product to be used does not adversely impact on the sewerage system.

16.0 FOOD WASTE DISPOSAL UNITS

Food waste disposal units (garbage grinder / in-sink waste disposal units) may be approved for non-domestic use by specific application to Council. Where an installation is approved, an annual charge based on motor power shall apply (**Section 7.2** and **Appendix 3**)

17.0 COMMERCIAL SWIMMING POOLS/ORNAMENTAL PONDS

The back wash and pool water from commercial and public swimming pools and ornamental ponds constitute a trade waste and may not be discharged to sewer without approval through the issue of a Permit/Agreement. Trade waste charges in accordance with the discharge category will apply.

18.0 MEDICAL, CLINICAL, VETERINARY AND INFECTIOUS WASTES

Solid wastes from any hospital, clinic, office or surgery of a medical or veterinary facility or laboratory, convalescent or nursing home or health transport facility; including, but not limited to, hypodermic needles, syringes, instruments, utensils, swabs, dressings, bandages, or any paper or plastic item of a disposable nature, or any portions of human or animal anatomy; shall not be discharged to the sewer.

Infectious or hazardous wastes deemed to pose a threat to public health and safety may not be discharged to the sewer without approval of Council. Such wastes shall require treatment to render them non-infectious or non-hazardous prior to discharge. When approved for discharge, trade waste charges will apply.

19.0 CONTAINMENT OF TOXIC/HAZARDOUS SUBSTANCES

Any potentially toxic or hazardous substances shall be stored in areas where leaks, spillage, or overflows cannot be drained by gravity or by automated mechanical means to the sewer or the stormwater system.

20.0 WASTE DISCHARGE FROM BUSES & RECREATIONAL VEHICLES

The discharge of toilet waste from buses or other recreational vehicles may be permitted at approved discharge locations such as bus or transport depots, terminals, and caravan parks. The owner of the premises on which such facilities are located must hold a Permit or Agreement and discharge must be in accordance with the Permit/Agreement conditions.

Trade waste charges in accordance with **Schedule VI, Appendix 3** for sewage and other approved liquid waste will apply.

21.0 LANDFILL LEACHATE

Leachate from landfill sites and wastewater from waste treatment/disposal facilities constitutes a trade waste and may not be discharged to sewer without approval through the issue of a Permit/Agreement.

Trade waste charges in accordance with the discharge category will apply.

22.0 DISCHARGE FROM OPEN AREAS

The ingress of surface water from a potentially contaminated open area to the sewerage system can cause severe operational problems to Council. However there may be circumstances when it is environmentally beneficial to accept these wastes to the sewer under strict controls.

A Permit/Agreement is required to discharge such waste. Controls will be required to ensure the discharge quality and quantity meet the requirements set by this policy and will include:

- all such water is pumped to sewer at a rate acceptable to Council;
- measures to ensure the discharge to sewer ceases automatically after a predetermined level of rainfall volume (mm) and/or intensity (mm/hr);
- measures to collect, segregate and treat the “first flush” volume, equivalent to 10mm X open area (m²), during wet weather with additional runoff directed to the storm water system;
- the “first flush” volume collected is pumped to sewer, after any necessary pre-treatment, no sooner than one (1) hour after the cessation of rain;
- a suitable device for the determination of sewer discharge volume to be installed; and
- any additional conditions as applicable.

All conditions will be specified in the Permit/Agreement.

Trade waste charges in accordance with the discharge category will apply.

23.0 DISCRETIONARY POWER

Notwithstanding the provisions of this policy, given the complexity of many industrial wastes and the need to protect Council’s sewerage system, staff and the environment, acceptance of any given trade waste to sewer shall always be at the discretion of Council.

24.0 REFERENCE TO COUNCIL

In this policy, reference to Council means any person appointed or authorised by Council to act on behalf of Council as the case may require.

25.0 PHASE IN PERIOD

This policy will become effective from 1 July 1997. It will be implemented over a phase in period of fourteen (14) months in businesses which have existing approvals deemed to be classed as a **Category 3** waste under this policy. New Trade Waste Licensees /permit holders will be required to fully comply with the policy from the effective date.

The schedule of charges in Appendix 3 reflect the full cost to Council of the control and treatment of trade waste.

Total charges as per **Appendix 3** will apply.

APPENDIX 1

SELECTED LEGISLATION AND REGULATIONS RELEVANT TO TRADE WASTE

- WATER SUPPLY (SAFETY AND RELIABILITY) ACT 2008
- PLUMBING AND DRAINAGE ACT 2002
- STANDARD PLUMBING AND DRAINAGE REGULATION 2003
- ENVIRONMENTAL PROTECTION ACT 1994
- ENVIRONMENTAL PROTECTION (WATER) POLICY 2009
- AS3500 – NATIONAL PLUMBING AND DRAINAGE CODE
- BURDEKIN SHIRE COUNCIL BY-LAWS

APPENDIX 2

SEWER ADMISSION LIMITS

The upper limits for the quality of trade waste discharged to the sewer for all categories are set out below. These admission limits shall apply from 1st January 2004.

They are subject to periodic review.

1 GENERAL LIMITS

Parameter	Concentration mg/L except *
Temperature *	< 38`C
pH *	6 -10
BOD ₅ + COD + TOC + SS + TDS Where:-	< 4000
BOD ₅ = Biochemical Oxygen Demand	
COD = Chemical Oxygen Demand	
TOC = Total Organic Carbon	
SS = Suspended Solids	
TDS = Total Dissolved Solids	
Total oil/grease (freon extractable)	200
Gross solids *	non faecal gross solids shall have a maximum linear dimension of less than 20mm and a quiescent settling rate of less than 3m/hr
Colour *	limited such as not to give any discernible colour in treatment works discharge.
Odour*	not detectable in 1% dilution or causing an odour problem in Council's sewerage system.
Chlorine (as CL ₂)	10
Sulphate (as SO ₄ -)#	2000
Sulphite (as SO ₂)	100
Surfactants - Anionic (MBAS)	500
Aluminium (as AL)#	100
Iron (as Fe)#	100
Ammonia plus ammonium ion (as NH ₃)#	100
Total Kjeldahl Nitrogen (as N)#	150
Phosphorus (Total P)#	50
Manganese (as Mn)	100
The total mass load and the capacity of the sewerage system to accept the load shall be considered for each application	
# Council may in some circumstances accept waste containing higher concentrations of these substances. Additional charges for treatment (Clause 7.6) will apply.	

II PROHIBITED DISCHARGES

- Flammable/explosive substances
- Radioactive substances except as allowed for under the Queensland Radioactive Substances Act.
- Pathological and infectious waste and Cytotoxic waste except as allowed for under the National Guidelines for the management of Clinical and Related Wastes, National Health and Medical Research Council, 1988.
- Genetically engineered organisms.
- Rainwater and uncontaminated water.

III SPECIFIC LIMITS - INORGANIC

Parameter	Concentration mg/L
Boron (B)	100
Bromine (Br ₂)	10
Fluoride (F ⁻)	30
Cyanide (CN ⁻)	5
Sulphide (S ⁻)	5

IV SPECIFIC LIMITS - METALS

Parameter	Maximum Concentration mg/L	Maximum Mass Load, g/day
Arsenic (As)	5	15
Cadmium (Cd)	2	6
Chromium(Cr)		
Total	20	75*
Hexavalent	10	
Cobalt (Co)	10	30
Copper (Cu)	10	75
Lead (Pb)	10	30
Manganese (Mn)	10	30
Mercury (Hg)	0.05	0.15
Nickel (Ni)	10	30
Selenium (Se)	5	15
Silver (Ag)	5	15
Tin (Sn)	10	30
Zinc (Zn)	10	75

The concentration values apply to dischargers having a daily mass load between the Lower Daily Mass Load (LDML) and Upper Daily Mass Load (UDML). For small dischargers with a daily mass load below the LDML, no concentration limits apply. Dischargers who exceed Council's UDML limits will be required to take measures to meet the UDML. This may involve treating to lower concentration than indicated above.

* For discharges below the lower daily mass load, Hexavalent Cr. must be reduced to Trivalent Cr.

V SPECIFIC LIMITS - ORGANIC

Council may request specific demonstrable evidence based on degradability and toxicity concerning substances listed below.

Parameter Concentration	Maximum mg/L
Formaldehyde (HCHO)	50
Phenolic compounds (as Phenol)	100
Pentachlorophenol	5
Petroleum hydrocarbons	30
Halogenated Aliphatic hydrocarbons	5
Halogenated Aromatic Hydrocarbons (HAH)	0.002
Polychlorinated biphenyls (PCB)	0.002
Polybrominated biphenyls (PBB)	0.002
Polynuclear Aromatic Hydrocarbons (PAH)	5
Pesticides: General (insecticides/herbicides/fungicides)**	1.0
Pesticides: Organophosphates	0.1
Azinphos-methyl	
Azinphos-ethyl, Coumaphos, Demeton, Dichlorvos, Dimethoate, Disulfoton, Fenitrothion	
Fenthion, Melathion, Methamidophos, Mevinphos, Omethoate, Oxydemeton-methyl	
Parathion, Triazophos, Trichlorfon	
Pesticides: Organochlorines	
Aldrin	0.001
Chlordane	0.006
DDT	0.003
Dieldrin	0.001
Heptachlor	0.003
Lindane	0.100
** This category covers all pesticides other than those specifically listed under organophosphate and organochlorine pesticides.	

- VI** Any substance not listed in the above tables is prohibited discharge and may not be discharged without prior approval of Council. Council may request specific demonstrable evidence based on degradability and toxicity for any substance when assessing acceptance to sewer.

APPENDIX 3

TRADE WASTE CHARGES FOR 2004/2005 FINANCIAL YEAR

Trade waste charges for the 2003/2004 financial year are listed below. It is drawn to the attention of intending applicants that these charges are reviewed annually by Council as part of its budget. If the charges below are not those for the current financial year, applicants should obtain the correct charges by telephoning: (07) 47839800.

I. TRADE WASTE CHARGES

Category 1	Flat fee:	\$50/annum
Category 2	Flat fee:	\$60/annum
	Volume:	\$0.42 /kl
Category 3	Volume:	\$0.42 /kl
	BOD ₅	\$0.55 / kg
	Suspended Solids:	\$0.22 / kg
	Minimum fee:	\$450/annum

II. APPLICATION FEES *

Permit - Category 1	\$20.00
Permit - Category 2	\$20.00
Agreement - Category 3	\$50.00

* Includes a copy of BSC Trade Waste Policy.

III. FOOD WASTE DISPOSAL UNITS

Unit rate : C = 50% x Annual WC charge	C = \$203.00
Category A	\$180
Category B	\$360
Category C	\$540
Category D	\$720

IV. INSPECTION FEES

These apply to additional inspections required as a result of non-compliance with permit or agreement.

* All categories: \$60.00 per half hour or part thereof.

V. TESTING FEES

These apply to additional analytical tests required as a result of non-compliance.

* All categories: Full cost of laboratory charges plus freight.

VI. SEPTAGE AND OTHER APPROVED LIQUID WASTE

VII. Volume charge all loads: \$31.00 per kl

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Schedule 6 Local government infrastructure plan, mapping and supporting material

Note—In accordance with section 118 (1) of the Planning Act, a charges resolution is not part of a planning scheme, even if the resolution is attached to the scheme.

Part 7 Local government infrastructure plan

7.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the Planning Act 2016.
- (2) The purpose of the local government infrastructure plan is to:
 - integrate infrastructure planning with the land use planning identified in the planning scheme
 - provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning
 - ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
 - provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - (a) states in Section 7.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - (b) identifies in Section 7.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031
 - (c) states in Section 7.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance
 - (d) identifies in Section 7.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - (i) water supply
 - (ii) sewerage
 - (iii) stormwater
 - (iv) transport
 - (v) 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 Editor’s note – Extrinsic material at the end of Part 7

7.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth
 - (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 a 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 (2016) and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) 2021
 - (ii) 2026
 - (iii) 2031
 - (iv) 2036
 - (b) the LGIP development types in column 2 that include the uses in column 3 of Table .
 - (c) the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA 001-003 Priority Infrastructure Area Map in Schedule 5—Local government infrastructure plan mapping and tables.

Table 7.2.1—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	Detached dwelling	Caretaker’s Residence Dwelling House
	Attached dwelling	Dual Occupancy Duplex Unit Multiple Unit Development Retirement Village
	Other Dwelling	Accommodation Building Bed and Breakfast

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Caravan Park Home Occupation Host Farm Relatives' Apartment Rural Workers Camp Tourist Accommodation
Non-residential development	Commercial	Child Care Centre Commercial Premises Estate & Agency Office Funeral Premises Licensed Premises Local Surgery Medical Centre Motel Off Street Car Park Office Restaurant Veterinary Hospital
	Community purpose	Community Facilities Educational Establishment Hospital Institution Landing Place Park Place of Worship Public Purpose Telecommunications Facility
	Industry	Bulk Store Concrete Batching Plant Extractive Industry Fuel Depot General Industry Light Industry Noxious, Offensive or Hazardous Industry Road & Machinery Transport Depot Storage Depot Vehicle Repair Station
	Rural and Other	Agriculture Aquaculture Forestry Intensive Agriculture Intensive Animal Husbandry Kennels Marina Rural Activity Rural Industry Sport, Recreation and Entertainment

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Stables Stock Sales Yard Tourist Facilities
	Retail	Fast Food Store Produce Store Roadside Stall Service Station Service Trades Shop Shopping Centre Vehicle and Machinery Sales

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

7.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 7.2.2—Population and employment assumptions summary.

Table 7.2.2—Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Population	18,708	19,005	19,383	19,716	19,986	30,398
Employment	7,648	7,773	7,932	8,072	8,186	12,568

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 5 Local government infrastructure plan mapping and tables:
- (a) for population, Table SC5.1.1—Existing and projected population
 - (b) for employment, Table SC5.1.2—Existing and projected employees

7.2.2 Development

- (1) The developable area is identified on Local Government Infrastructure Plan Map LGIP-PIA 1-3 Priority Infrastructure Area Map in Schedule 5—Local government infrastructure plan mapping and tables.
- (2) The planned density for future development is stated in SC5.1.3 in Schedule 5—Local government infrastructure plan mapping and tables.

- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 7.2.3—Residential dwellings and non-residential floor space assumptions summary.

Table 7.2.3—Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate development
Residential dwellings	7,885	8,011	8,170	8,310	8,424	12,812
Non-residential floor space (m2 GFA)	346,529	352,196	359,420	365,776	370,933	569,776

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 5 Local government infrastructure plan mapping and tables:
- (a) for residential development, SC5.1.4
 - (b) for non-residential development, SC5.1.5

7.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC5.1.3 in Schedule 5 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 SC5.1.6
 - (b) for the sewerage network, Table SC5.1.7
 - (c) for the stormwater network, Table SC5.1.8
 - (d) for the transport network, Table SC5.1.9
 - (e) for the parks and land for community facilities network, Table SC5.1.10

7.3 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 Map LGIP-PIA 001-003 Priority Infrastructure Area Map.

7.4 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 a trunk infrastructure networks are identified in the extrinsic material.

7.4.1 Water supply network

Table 7.4.1.1—Water supply network desired standards of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability / Continuity of Supply	All development within service area receive a reliable supply of potable water, with minimal interruptions to their service.	<ul style="list-style-type: none"> • Standards in <i>Part 6: Codes of Burdekin planning scheme</i> • Customer Service Standards
Adequacy of Supply	All development is provided with a water supply which is adequate for the intended use.	<ul style="list-style-type: none"> • Water Service Association of Australia Codes • IPWEA Standards • Standards in Burdekin planning scheme • Customer Service Standards
Quality of Supply	Provide a uniform water quality in accordance with Burdekin Shire Council Drinking Water Quality Management Plan which safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council
Environmental Impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act, 1994</i> and associated Regulations and Policies and the <i>Water Act, 2000</i>.
Pressure and Leakage Management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • <i>Water Supply(Safety and Reliability) Act, 2008</i>
Infrastructure Design / Planning Standards	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> • Water Services Association of Australia – WSA 03 – 2011 – <i>Water Supply Code of Australia</i> • <i>Australian Drinking Water Guidelines</i> - National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage 2010</i> - Department of Energy and Water Supply • <i>Burdekin Shire Council and Institute of Public Works Engineers Australia Queensland standard drawings</i> • Standards in <i>Part 6: Codes of Burdekin planning scheme</i>

7.4.2 Sewerage network

Table 7.4.2.1—Sewerage network desired standards of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability	All development within service area has access to a reliable sewerage collection, conveyance, treatment, and disposal system.	<ul style="list-style-type: none"> • Standards in <i>Part 6: Codes of Burdekin planning scheme</i> • Customer service standards
Quality of Treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> • Compliance with the Environmental Protection Act 1994 and associated Regulations and Policies • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • <i>Queensland Water Quality Guidelines 2009</i> (where local guidelines do not exist) • <i>National Water Quality Guidelines – National Water Quality Management Strategy</i> (where local or regional guidelines do not exist) • <i>Department of Environment and Heritage Protection – Codes and guidelines</i>
Environmental Impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the Environmental Protection Act 1994 and associated Regulations and Policies
Effluent Re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> • <i>Water quality guidelines for recycled water schemes, Department of Energy and Water Supply, 2008</i>
Infrastructure Design / Planning Standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Planning Guidelines for Water Supply and Sewerage 2010 - Department of Energy and Water Supply</i> • <i>Gravity Sewerage Code of Australia - Water Services Association of Australia - WSA 02 – 2014.</i> • <i>Sewage Pumping Station Code of Australia- Water Services Association of Australia - WSA 04 – 2005.</i> • Standards in <i>Part 6: Codes of Burdekin planning scheme</i>

7.4.3 Stormwater network

Table 7.4.3.1—Stormwater network desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Quantity	Collect and convey the design storm event in natural and engineered channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i> - Department of Energy and Water Supply • Standards in <i>Part 6: Codes of Burdekin planning scheme</i>
Quality	The water quality of urban catchments and waterways are managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Compliance with the Environmental Protection Act 1994 and associated Regulations and Policies • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • <i>Queensland Water Quality Guidelines 2009</i> (where local guidelines do not exist) • <i>National Water Quality Guidelines – National Water Quality Management Strategy</i> (where local or regional guidelines do not exist) • <i>Department of Environment and Heritage Protection – Codes and guidelines</i>
Environmental Impacts	Adopt water sensitive urban design practices and on site water quality management to achieve EPA water quality objectives	<ul style="list-style-type: none"> • Compliance with the Environmental Protection Act 1994 and associated Regulations and Policies • Standards in <i>Part 6: Codes of Burdekin planning scheme</i>
Infrastructure Design / Planning Standards	Design of the stormwater network will comply with established codes and standards	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i> - Department of Energy and Water Supply • Standards in <i>Part 6: Codes of Burdekin planning scheme</i>

7.4.4 Transport network

Table 7.4.4.1—Transport network desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Road Network Design / Planning Standards	The road network provides a functional urban and rural hierarchy and freight routes which support settlement patterns and commercial and economic activities. Design of the road system will comply with established codes and standards	<ul style="list-style-type: none"> • Road Planning and Design Manual - Department of Transport and Main Roads • Australian Standards • AUSTRROADS guides

Public Transport Design / Planning Standards	New urban development is designed to achieve safe walking distance to existing or potential bus stops or existing or proposed demand responsive public transport routes.	<ul style="list-style-type: none"> • Design accords with the Performance Criteria set by Department of Transport and Main Roads • AUSTRROADS guides for road-based public transport and high occupancy vehicles
Cycleways and Pathways Design / Planning Standards	<p>Cycleways and pathways provide a safe and convenient network which encourages walking and cycling as acceptable alternatives.</p> <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> • Australian Standards • AUSTRROADS guides –Part 6A • Department of Transport and Main Roads technical notes and guidelines

7.4.5 Public parks and land for community facilities network

Table 7.4.5.1—Public parks and land for community facilities desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Functional Network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> • Parks and Community Land is provided at a local, district and LGA-wide level • Parks and community land addresses the needs of both recreation and sport. Nature conservation is also provided for but not part of the charging regime
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> • Accessibility criteria are identified in Table 7.4.5.2. • Accessibility of land for community facilities will be determined at the time of assessment
Land Quality / Suitability <ul style="list-style-type: none"> • Area / 1000 persons • Minimum size • Maximum grade • Flood immunity 	Public parks will be provided to a standard which supports a diverse range of recreational, sporting and health promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> • The rate of public park provision is identified in Table 7.4.5.3 • The size for public parks is identified in Table 7.4.5.4. • The maximum gradient for public parks is identified in Table 7.4.5.5 • The minimum flood immunity for public parks is identified in Table 7.4.5.6.
Embellishments	Public parks contain a range of embellishments to complement the type and use of the park.	<ul style="list-style-type: none"> • Standard embellishments for each type of park are identified in Table 7.4.5.7.
Infrastructure Design / Performance Standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> • Australian Standards

Table 7.4.5.2—Accessibility Standard

Infrastructure Type	Accessibility Standard		
	Local	District	Area of Planning Scheme
Recreation park	Park or node ¹ within 500 m safe walking distance.	Park or node within 2-5 km.	Park/precinct based on specific feature or location – serves whole of planning scheme area.
Sport park	No formal provision	Sporting Park within 5-10 km of residential and village areas.	1-3 Parks serves whole of area for regional competition or is base for competition within area.

Table 7.4.5.3—Rate of park provision

Infrastructure Type	Rate of provision (Ha/1000 people)		
	Local	District	Area of Planning Scheme
Recreation park	1.5	1.0	0.5
Sport park	N/A	1.0	0.4

Table 7.4.5.4—Size of parks

Infrastructure Type	Size (Ha)		
	Local	District	Area of Planning Scheme
Recreation park	1.5 Ha (2.0 Ha if a node)	2 Ha usable area	More than 5 Ha
Sport park	No formal provision	5 Ha minimum	5-10 Ha

Table 7.4.5.5—Maximum grade desired for parks

Infrastructure Type	Maximum Gradient		
	Local	District	Area of Planning Scheme
Recreation park	1:20 for main use area 1:6 for remainder	1:20 for main use area Variable for remainder	1:20 for use areas Variable for remainder
Sport park	N/A	1:50 for field and court areas 1:10 for remainder	1:50 for all playing surfaces

Table 7.4.5.6—Minimum desired flood immunity for parks

Infrastructure Type	Minimum flood immunity (%)								
	Local			District			Area of Planning Scheme		
Flood Immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	50%	15%	0%	70%	30%	5%	90%	40%	10%
Sport park	N/A	N/A	N/A	70%	30%	5%	90%	40%	10%

Note—1. Node is an area within a higher level park or within other open space (e.g. a waterway corridor) that is developed for play and picnic use.

Table 7.4.5.7—Standard embellishments for parks

Embellishment type	Recreation parks			Sport parks	
	Local	District	Area of Planning Scheme	District	Area of Planning Scheme
Internal Roads	N/A	N/A	If needed	N/A	Network as
Parking	On street	Off street unless sufficient on-street available	Off street or dedicated on street parking,	Off street parking provided as central hubs to facilities	Off street parking provided as central hubs to facilities
Fencing/Bollards	Bollards to prevent car access	Bollards to prevent car access	Range of fencing, boundary definition styles as appropriate to location	Bollards to prevent car access	Fencing and bollards to control access to site as well as limiting internal
Lighting	Safety lighting provided by street lights	For car park, toilets, youth space and picnic area	For car park, toilets, picnic areas and active recreation facilities	For car park, toilets, security lighting for buildings.	For car park, toilets, security lighting for buildings. Field lighting
Toilet	Generally not provided	Usually provided	Provided	Provided if not being provided as part of club	Provided by clubs as part of club facilities
Paths (pedestrian/cycle)	On footpath and providing access to boundary	Paths and links to park and within park	Internal links to facilities	Bikeway links to park. Internal	Internal links to facilities
Shade structures	Shade from trees or structures provided for play areas and	Built shade for play and picnic facilities if insufficient natural shade	Shade for picnic facilities and all use nodes. Combination of	Perimeter shade from appropriate tree species.	Perimeter shade from appropriate tree species
Seating, tables and BBQ	1-2 tables 2+ seats BBQ's normally not provided	2+ sheltered tables 4+ seats BBQ's usually provided	Multiple picnic nodes, BBQ's and shelters provided	Not provided except as recreation nodes. 2-4 perimeter seats	Not provided except as recreation nodes. 2 perimeter seats per field
Taps/irrigation	1-2 drinking taps/fountains	2+ drinking fountains for picnic areas. Taps near active recreation areas.	In ground irrigation for landscaped areas. Drinking fountains and taps provided at picnic and active nodes.	Taps located on built facilities and near fields.	In ground irrigation for fields. Taps located on built facilities and 1 per field
Bins	Provided	Provided	Provided	Provided	Provided

Landscaping (including earthworks, irrigation, and revegetation)	Ornamental plantings. Shade species. Buffer plantings with other nodes.	Enhancement plantings and shade plantings along with screening and buffers.	Significant works including plantings and features.	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes.	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes.
Playgrounds	1 play event provided	Larger playground multiple play events provided.	Large playgrounds and possibly multiple locations.	Not provided except as part of recreation node.	Not provided except as part of recreation node.
Youth active and informal facilities		Youth "active facilities" provided - bike tracks, youth space etc.	Youth "active facilities" provided -bike tracks, youth space etc.	Not provided except as public access to sporting fields	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)

7.5 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 of service up to 2031.

7.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 5—Local government infrastructure plan mapping and tables:
 - (a) Local Government Infrastructure Plan Map LGIP-WS 001-006—Plans for Trunk Infrastructure – Water supply
 - (b) Local Government Infrastructure Plan Map LGIP-SEW 001-003— Plans for Trunk Infrastructure – Sewerage network
 - (c) Local Government Infrastructure Plan Map LGIP-SW 001-003— Plans for Trunk Infrastructure – Stormwater network
 - (d) Local Government Infrastructure Plan Map LGIP-TR 001-004— Plans for Trunk Infrastructure – Transport Roads
 - (e) Local Government Infrastructure Plan Map LGIP-PLCF 001-004— Plans for Trunk Infrastructure – Parks & land for community facilities
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

7.5.2 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 here: [<insert link to the website where the file can be found>](#).
- (2) The future trunk infrastructure is identified in the following tables in Schedule 5—Local government infrastructure plan mapping and tables :
 - (a) for the water supply network, Table SC5.2.1
 - (b) for the sewerage network, Table SC5.2.2
 - (c) for the stormwater network, Table SC5.2.3
 - (d) for the transport network, Table SC5.2.4
 - (e) for the parks and land for community facilities network, , Table SC5.2.5

Editors note – 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*.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Burdekin Shire Council - Extrinsic Material to the Local Government Infrastructure Plan	December 2017	Integran

Schedule 1 –Dictionary

Column 1 Term	Column 2 Definition

Schedule 5 – Local government infrastructure plan mapping and tables

SC5.1 Planning assumption tables

Table SC5.1.1—Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					Ultimate development
		2016	2021	2026	2031	2036	
Ayr	Single Dwelling	7,601	7,853	8,173	8,455	8,512	10,026
	Multiple Dwelling	473	489	508	526	530	624
	Other Dwelling	343	355	369	382	384	453
	Total	8,418	8,696	9,051	9,363	9,426	11,103
Brandon	Single Dwelling	771	778	786	794	798	964
	Multiple Dwelling	48	48	49	49	50	60
	Other Dwelling	35	35	36	36	36	44
	Total	854	861	871	879	884	1,067
Home Hill	Single Dwelling	2,734	2,731	2,727	2,723	2,730	3,036
	Multiple Dwelling	170	170	170	169	170	189
	Other Dwelling	123	123	123	123	123	137
	Total	3,027	3,024	3,019	3,016	3,024	3,362
Inside priority infrastructure area (total)	Single Dwelling	11,106	11,361	11,686	11,973	12,041	14,026
	Multiple Dwelling	691	707	727	745	749	873
	Other Dwelling	502	513	528	541	544	633
	Total	12,298	12,581	12,941	13,258	13,334	15,532
Outside priority infrastructure area (total)	Single Dwelling	5,788	5,801	5,817	5,832	6,007	13,424
	Multiple Dwelling	360	361	362	363	374	835
	Other Dwelling	261	262	263	263	271	606
	Total	6,410	6,424	6,442	6,458	6,652	14,866
Burdekin Shire Council	Single Dwelling	16,894	17,162	17,504	17,804	18,048	27,450
	Multiple Dwelling	1,051	1,068	1,089	1,108	1,123	1,708
	Other Dwelling	763	775	790	804	815	1,240
	Total	18,708	19,005	19,383	19,716	19,986	30,398

Table SC5.1.2—Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate development
Ayr	Retail	354	366	382	395	398	471
	Commercial	733	758	791	819	825	977
	Industry	798	825	860	891	897	1,063
	Community Purposes	411	425	443	459	462	547
	Rural and Other Uses	588	609	634	657	662	784
	Total	2,884	2,983	3,110	3,221	3,244	3,843
Brandon	Retail	11	12	12	12	12	18
	Commercial	26	26	27	28	28	41
	Industry	105	105	106	107	108	128
	Community Purposes	21	21	21	22	22	30
	Rural and Other Uses	112	112	113	114	114	127
	Total	275	277	280	283	284	343
Home Hill	Retail	40	40	40	39	40	56
	Commercial	94	94	93	93	94	120
	Industry	353	353	353	352	353	385
	Community Purposes	72	72	72	72	72	86
	Rural and Other Uses	373	372	372	372	372	395
	Total	932	931	930	929	931	1,042
Inside priority infrastructure area (total)	Retail	405	418	433	447	450	545
	Commercial	853	879	911	940	947	1,138
	Industry	1,255	1,283	1,319	1,351	1,358	1,576
	Community Purposes	504	518	536	552	556	662
	Rural and Other Uses	1,073	1,093	1,120	1,143	1,148	1,306
	Total	4,090	4,191	4,320	4,433	4,459	5,227
Outside priority infrastructure area	Retail	464	465	465	466	474	826
	Commercial	916	918	921	923	941	1,712

Table SC5.1.2—Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate development
(total)	Industry	793	799	806	812	836	1,800
	Community Purposes	468	468	469	469	478	882
	Rural and Other Uses	915	931	952	970	997	2,121
	Total	3,557	3,581	3,612	3,639	3,726	7,341
	Burdekin Shire Council	Retail	870	882	899	913	924
	Commercial	1,769	1,797	1,832	1,863	1,887	2,849
	Industry	2,049	2,082	2,125	2,163	2,194	3,376
	Community Purposes	972	987	1,005	1,021	1,035	1,544
	Rural and Other Uses	1,988	2,025	2,071	2,112	2,145	3,427
	Total	7,648	7,773	7,932	8,072	8,186	12,568

Table SC5.1.3—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 (trip/dev ha)	Parks and land for community facilities network (persons/dev ha)	Stormwater network (imp ha/dev ha)
Residential development								
Residential		-	11.8	29.3	29.3	117.5	29.3	0.4
Residential	Low Density	-	11.2	27.9	27.9	111.8	27.9	0.4
Rural		-	0.03	0.1	0.1	0.3	0.1	0
Rural	Nature Based Recreation	-	0.03	0.1	0.1	0.3	0.1	0
Rural	Settlement - Water Available	-	2.5	6.2	6.2	25.0	6.2	0.1
Rural	Settlement - Water not Available	-	1.0	2.5	2.5	10.0	2.5	0.1
Village	Sewered	-	10.0	24.9	24.9	100.0	24.9	0.35
Village	Unsewered	-	5.0	12.5	12.5	50.0	12.5	0.2
Non-residential development and mixed development²								
Industrial		0.75	-	29.9	29.9	60	N/A	0.9
Industry	Extractive	0.75	-	2.5	2.5	10	N/A	0
Industry	Investigation	0.75	-	18.7	18.7	40	N/A	0.8
Open Space		0.4	-	0	0	0	N/A	0
Public Purposes		0.5	-	12.5	12.5	50	N/A	0.3
Retail and Commercial		1.5	18.0	43.6	43.6	300	N/A	0.9

Note—2. Table Mixed development is development that includes residential development and non-residential development.

Table SC5.1.4—Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development
Ayr	Single Dwelling	3,051	3,151	3,280	3,393	3,416	4,024
	Multiple Dwelling	312	323	336	347	350	412
	Other	185	191	199	206	207	244
	Total	3,548	3,665	3,815	3,947	3,973	4,680
Brandon	Single Dwelling	309	312	316	319	320	387
	Multiple Dwelling	32	32	32	33	33	40
	Other	19	19	19	19	19	23
	Total	360	363	367	371	372	450
Home Hill	Single Dwelling	1,097	1,096	1,094	1,093	1,096	1,218
	Multiple Dwelling	112	112	112	112	112	125
	Other	67	67	66	66	67	74
	Total	1,276	1,274	1,273	1,271	1,274	1,417
Inside priority infrastructure area (total)	Single Dwelling	4,457	4,559	4,690	4,805	4,832	5,629
	Multiple Dwelling	456	467	480	492	495	576
	Other	271	277	285	292	293	342
	Total	5,184	5,303	5,455	5,588	5,620	6,547
Outside priority infrastructure area (total)	Single Dwelling	2,323	2,328	2,335	2,340	2,411	5,387
	Multiple Dwelling	238	238	239	240	247	551
	Other	141	141	142	142	146	327
	Total	2,702	2,708	2,715	2,722	2,804	6,266
Burdekin Shire Council	Single Dwelling	6,780	6,887	7,025	7,145	7,243	11,016
	Multiple Dwelling	694	705	719	731	741	1,128
	Other	412	418	426	434	440	669
	Total	7,885	8,011	8,170	8,310	8,424	12,812

Table SC5.1.5—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 (m ² GFA)					
		2016	2021	2026	2031	2036	Ultimate development
Ayr	Retail	8,852	9,156	9,544	9,885	9,954	11,785
	Commercial	14,661	15,168	15,814	16,382	16,497	19,547
	Industry	87,729	90,757	94,618	98,014	98,702	116,938
	Community Purposes	10,266	10,620	11,071	11,467	11,548	13,677
	Rural and Other Uses	11,765	12,170	12,687	13,141	13,233	15,673
	Total	133,273	137,871	143,733	148,889	149,934	177,621
Brandon	Retail	285	291	298	304	307	445
	Commercial	518	529	542	554	560	815
	Industry	11,511	11,600	11,713	11,813	11,863	14,032
	Community Purposes	518	526	536	545	550	743
	Rural and Other Uses	2,238	2,249	2,262	2,274	2,280	2,542
	Total	15,070	15,194	15,351	15,490	15,560	18,577
Home Hill	Retail	999	995	990	986	995	1,393
	Commercial	1,880	1,875	1,868	1,862	1,875	2,394
	Industry	38,859	38,824	38,779	38,740	38,823	42,363
	Community Purposes	1,810	1,806	1,802	1,798	1,806	2,139
	Rural and Other Uses	7,454	7,450	7,444	7,439	7,450	7,909
	Total	51,002	50,950	50,883	50,826	50,949	56,197
Inside priority infrastructure area (total)	Retail	10,136	10,442	10,832	11,175	11,256	13,622
	Commercial	17,059	17,571	18,223	18,798	18,931	22,756
	Industry	138,099	141,182	145,111	148,568	149,389	173,333
	Community Purposes	12,594	12,952	13,409	13,811	13,903	16,560
	Rural and Other Uses	21,457	21,869	22,393	22,854	22,963	26,124
	Total	199,345	204,015	209,968	215,205	216,443	252,395
Outside priority infrastructure area (total)	Retail	11,604	11,617	11,633	11,647	11,855	20,659
	Commercial	18,329	18,366	18,412	18,453	18,819	34,232
	Industry	87,238	87,861	88,658	89,358	91,910	198,022

Table SC5.1.5—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 (m ² GFA)					
		2016	2021	2026	2031	2036	Ultimate development
	Community Purposes	11,706	11,711	11,717	11,722	11,960	22,046
	Rural and Other Uses	18,306	18,625	19,033	19,391	19,947	42,422
	Total	147,184	148,180	149,453	150,571	154,491	317,382
Burdekin Shire Council	Retail	21,741	22,059	22,465	22,822	23,111	34,281
	Commercial	35,388	35,937	36,636	37,251	37,750	56,988
	Industry	225,337	229,043	233,768	237,926	241,299	371,354
	Community Purposes	24,300	24,663	25,126	25,533	25,864	38,606
	Rural and Other Uses	39,763	40,494	41,426	42,245	42,910	68,547
	Total	346,529	352,196	359,420	365,776	370,933	569,776

Table SC5.1.6—Existing and projected demand for the water supply network

Column 1 Service catchment³	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
WS1 - Ayr/Brandon	12,242	12,714	13,316	13,846	14,086	19,225
WS2 - Home Hill	3,807	3,807	3,807	3,807	3,892	6,581
WS3 - Giru	445	446	446	446	447	548
WS4 - Mount Kelly	239	239	240	240	244	974

Table SC5.1.7—Existing and projected demand for the sewerage network

Column 1 Service catchment⁴	Column 2 Existing and projected demand (EP)					
	2016	2021	2026	2031	2036	Ultimate development
SEW01 - Ayr	10,333	10,757	11,299	11,775	11,931	15,490
SEW02 – Brandon	1,049	1,070	1,096	1,119	1,133	1,498
SEW03 – Home Hill	3,752	3,752	3,752	3,752	3,829	6,312

Note—3. Table SC5.1.6 Column 1 The service catchments for the water supply network are identified on Local Government Infrastructure Plan Map LGIP-WSC-001-004 (Catchment maps - Water supply) in Schedule 5 (local government infrastructure mapping and tables).

Note—4. Table SC5.1.7 Column 1 The service catchments for the sewerage network are identified on Local Government Infrastructure Plan Map LGIP-SEWC-001-003 (Catchment maps - Sewerage) in Schedule 5 (local government infrastructure mapping and tables).

Table SC5.1.8—Existing and projected demand for the stormwater network

Column 1 Service catchment⁵	Column 2 Existing and projected demand (imp ha)					
	2016	2021	2026	2031	2036	Ultimate development
SW01 - Ayr	351	355	361	366	369	446
SW02 – Brandon	24	24	24	25	25	29
SW03 – Home Hill	77	78	78	79	79	96

Table SC5.1.9—Existing and projected demand for the transport network

Column 1 Service catchment⁶	Column 2 Existing and projected demand (trips)					
	2016	2021	2026	2031	2036	Ultimate development
TR01 – Ayr	41,966	43,574	45,623	47,426	48,061	62,244
TR02 – Brandon	3,964	4,046	4,150	4,241	4,290	5,682
TR03 – Home Hill	15,032	15,032	15,032	15,032	15,142	19,757
TR04 – Remainder	55,406	56,174	57,154	58,016	59,418	115,162

Note—5. Table SC5.1.8 Column 1 The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP-SWC-001-003 (Catchment maps – Stormwater Network) in Schedule 5 (local government infrastructure mapping and tables).

Note—6. Table SC5.1.9 Column 1 The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP-TRC-001-004 (Catchment maps – Transport Roads) in Schedule 5 (local government infrastructure mapping and tables).

Table SC5.1.10—Existing and projected demand for the parks and land for community facilities network

Column 1 Service catchment⁷	Column 2 Existing and projected demand (persons)					
	2016	2021	2026	2031	2036	Ultimate development
PPCL01 – Ayr	8,443	8,721	9,076	9,389	9,454	11,168
PPCL01 – Brandon	854	861	871	879	884	1,067
PPCL01 – Home Hill	3,084	3,084	3,084	3,084	3,084	3,084
PPCL01 – Remainder	6,328	6,342	6,359	6,375	6,567	14,731

Note—7. Table SC5.1.10 Column 1 The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP-PLCFC-001-004 (Catchment Maps - Parks & land for community facilities) in Schedule 5 (local government infrastructure mapping and tables).

SC5.2 Schedules of works

Table SC5.2.1—Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ⁸
WSF_01	Upgrade – South Ayr Sedimentation, filtration, aeration	2019	\$2,365,000
WMF_01	Water Main Upgrade – Beach Road (250dia, 106m)	2026	\$24,776
WMF_02	Water Main Upgrade - Beach Road (250dia, 106m)	2026	\$31,029
WMF_03	Water Main Upgrade - Gibson Street (250dia, 133m)	2026	\$16,424
WMF_04	Water Main Upgrade - Crofton Street (250dia, 70m)	2026	\$22,233
WMF_05	Water Main Upgrade - Burke Street (250dia, 95m)	2026	\$25,826
WMF_06	Water Main Upgrade - Chippendale Street (250dia, 111m)	2026	\$30,655
WMF_07	Water Main Upgrade - Chippendale Street (250dia, 131m)	2026	\$81,794
WMF_08	Water Main Upgrade - Chippendale Street (250dia, 351m)	2026	\$9,729
WMF_09	Water Main Upgrade - Chippendale Street (250dia, 42m)	2026	\$5,949
WMF_10	Water Main Upgrade - Chippendale Street (250dia, 26m)	2026	\$27,739
WMF_11	Water Main Upgrade - Lawson Street (250dia, 119m)	2026	\$9,402
WMF_12	Water Main Upgrade - Richard Street (250dia, 40m)	2026	\$11,572
WMF_13	Water Main Upgrade - Beach Road (250dia, 50m)	2026	\$32,405
WMF_14	Water Main Upgrade - Paine Street (250dia, 139m)	2026	\$59,304
WMF_15	Water Main Upgrade - Beach Road (250dia, 254m)	2026	\$3,220
TOTAL			\$2,757,057

Table SC5.2.2—Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ⁹
No future infrastructure identified			
TOTAL			

Note—8. Table SC5.2.1 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Note—9. Table SC5.2.2 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table SC5.2.3—Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹⁰
	No future infrastructure identified		
TOTAL			

Table SC5.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹¹
FI_01	Roundabout - Ivory/Kidd/Kelly/Five Ways Roads	2019	\$215,000
TRF_01	Road/Bridge Upgrade - Giddy Road	2021	\$913,750
TOTAL			\$1,128,750

Table SC5.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost¹²
FP_01	Future Local Recreation Park – Ayr	2031	\$573,000
FP_02	Upgrade Giru Skate Park	2018	\$0
FP_03	Upgrade Home Hill Skate Park	2018	\$0
FP_04	Upgrade Plantation Park - Adventure Playground	2018	\$0
TOTAL			\$573,000

Note—10. Table SC5.2.3 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Note—11. Table SC5.2.4 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Note—12. Table SC5.2.5 Column 4 The establishment cost is expressed in current cost terms as at the base date.

SC5.2 Local government infrastructure plan maps

Local Government Infrastructure Plan Map LGIP-PIA 001-003 Priority Infrastructure Area Map

Local Government Infrastructure Plan Map LGIP-WS 001-006 Plans for Trunk Infrastructure – Water supply

Local Government Infrastructure Plan Map LGIP-SEW 001-003 Plans for Trunk Infrastructure – Sewerage network

Local Government Infrastructure Plan Map LGIP-SW 001-003 Plans for Trunk Infrastructure – Stormwater

Local Government Infrastructure Plan Map LGIP-TR 001-004 Plans for Trunk Infrastructure – Transport

Local Government Infrastructure Plan Map LGIP-PLCF 001-004 Plans for Trunk Infrastructure – Parks & Land for Community Facilities

Appendix 1 Table of amendments

Table AP1.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments