



**Burke Shire Council  
Planning Scheme  
2020**

## **Citation and commencement**

This planning scheme may be cited as Burke Shire Planning Scheme 2020.

A notice was published in the Government Gazette No.20 on **31 January 2020** for the planning scheme for the Shire of Burke.

The commencement date for the planning scheme was **7 February 2020**.

## **Community statement**

In accordance with the Burke Shire Community Plan, our vision is as follows:

- Community – A safe, inclusive and friendly community.
- Economy – A self-sufficient, strong and diverse economy.
- Environment – A sustainable, healthy and managed environment.
- Governance – Transparent, accountable and inclusive governance.

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

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# Part 1 About the planning scheme

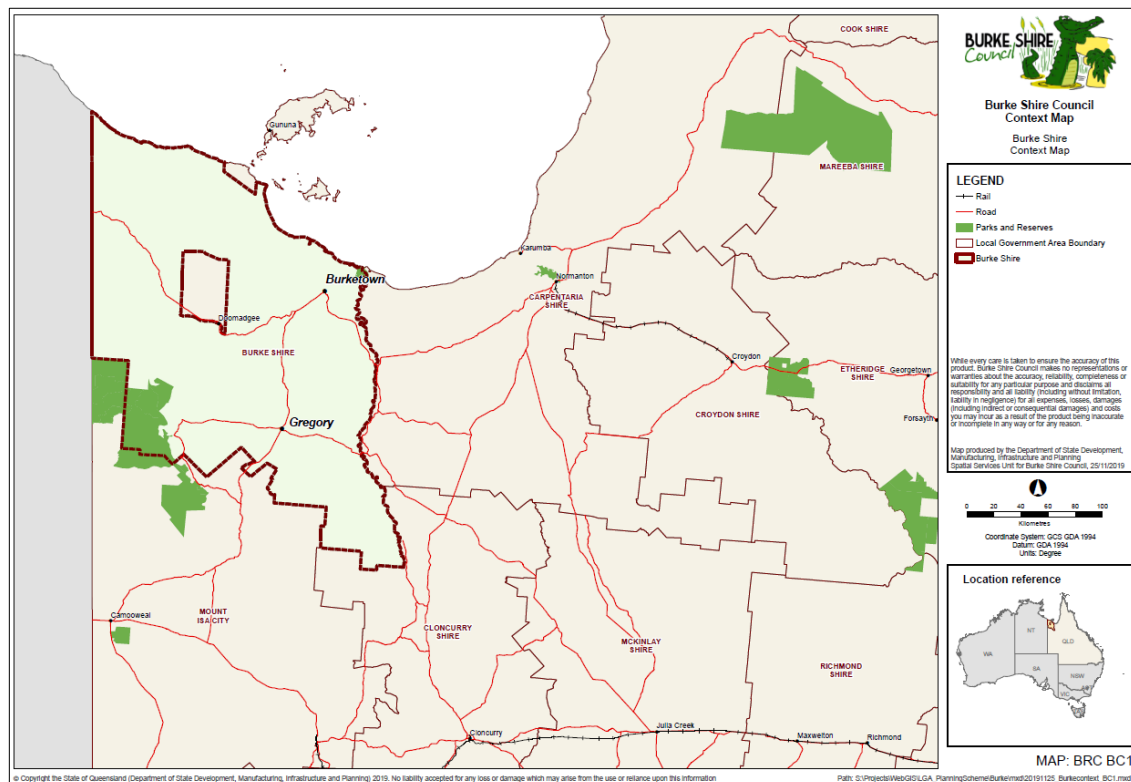
## 1.1 Introduction

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

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

Editor's note—state legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994*.

## Map 1 Local government planning scheme area and context



## 1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
  - (a) about the planning scheme
  - (b) state planning provisions
  - (c) the strategic framework
  - (d) the local government infrastructure plan
  - (e) tables of assessment
  - (f) the following zones:
    - (i) Township Zone, inclusive of the following precincts:
      - (a) Commercial
      - (b) Industrial
      - (c) Residential
    - (ii) Recreation and Open Space Zone
    - (iii) Rural Residential Zone
    - (iv) Rural Zone
  - (g) the following development codes:
    - (i) Community residence code
    - (ii) Forestry for wood production code
    - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
  - (h) the following use codes:
    - (i) General development code
    - (ii) Non-resident workforce accommodation code
  - (i) other development codes:
    - (i) Operational work code
    - (ii) Reconfiguring a lot code
  - (j) the following schedules:
    - (i) Schedule 1 – Definitions
    - (ii) Schedule 2 – Mapping
    - (iii) Schedule 3 – Priority infrastructure plan mapping and supporting material
    - (iv) Schedule 4 – Land designated for community infrastructure
    - (v) Schedule 5 – Local heritage register
    - (vi) Schedule 6 – Burketown – Defined Flood Levels.

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by:
  - (a) the Act; or
  - (b) the Planning Regulation 2017 (the Regulation), other than the regulated requirements; 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 the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note— The regulated requirements do not apply to this planning scheme.

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

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

Note—this is an example of a note.

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

Footnote—this is an example of a footnote.

### 1.3.3 Punctuation

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

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

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
  - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land; or
  - (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; or
  - (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; or
  - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—the boundaries of the local government area are described by the maps referred to within the Local Government (Operations) Regulation 2010.

## 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 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

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

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

- (c) prohibited development.

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

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5 (5.3).

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

## 1.5 Hierarchy of assessment benchmarks

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

## 1.6 Building work regulated under the planning scheme

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

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

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

Editor's note—the *Building Act 1975* permits 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). For example, building height and space for on-site parking. It may also regulate other matters such as designating floor levels of habitable rooms in flood areas, designating areas as being subject to bushfire hazard, noise corridors and end-of-trip facilities;
- 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 design solutions for boundary clearance 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.

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

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

## **Part 2 State planning provisions**

### **2.1 State planning policy**

The Minister has identified that the state planning policy dated xxxx is integrated in the planning scheme in the following ways:

#### **Aspects of the state planning policy appropriately integrated:**

All state planning policy matters relevant to the Shire, which includes the state planning policy as a whole.

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

### **2.2 Regional plan**

The Minister has identified that the Burke Shire Planning Scheme, appropriately advances the, non-statutory Gulf Regional Development Plan, 2000, as it applies to the planning scheme area.

### **2.3 Regulated requirements**

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

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction of the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent — Enhancing Liveability and Increasing Prosperity in the Shire
  - (b) the following five themes that collectively represent the policy intent of the scheme:
    - (i) Encouraging economic sustainability and growth;
    - (ii) Supporting rural and small-town living;
    - (iii) Avoiding natural hazards;
    - (iv) Safeguarding our environment and heritage; and
    - (v) Providing appropriate infrastructure.
  - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

### 3.2 Strategic Intent

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

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

#### **In striving for liveability and prosperity, the Burke Shire envisions:**

- A safe, inclusive and friendly community
  - supporting and promoting creativity
  - creating places and spaces for all age groups
  - preserving and enhancing our lifestyle
  - maintaining a healthy and active community.
- A self-sufficient, strong and diverse economy
  - a self-sufficient, robust local economy
  - growing local jobs and enhancing local skills
  - encouragement of innovation
  - strengthened and broadened tourism opportunities
  - promotion of natural attractions and cultural heritage.
- A sustainable, healthy and managed environment
  - preservation of habitats for migratory, threatened and local native species
  - maintenance of unique biodiversity
  - sustainable planning and design

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

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

- outcomes that satisfy Council's vision
- a development assessment framework to support the strategic outcomes for growing the economic opportunities of Burke Shire into the future.

It does this by:

- being focused on achieving the desired outcomes
- positively responding to change and encouraging appropriate development within the Burke Shire
- ensuring that development decisions are transparent and accountable to the Burke Shire community
- facilitating future tourism developments in Burketown and Gregory by limiting planning requirements
- facilitating appropriate residential development in existing residential areas in Gregory, and on land that will be opened up in Burketown as a result of the Burketown Land Exchange Indigenous Land Use Agreement (ILUA) by limiting planning requirements
- providing for light industry, appropriately located, on the outskirts of Burketown and Gregory
- providing for future commercial development in the main streets of Burketown and Gregory by limiting planning requirements
- providing for future community infrastructure, including parks and sporting facilities, as well as further expansion of the Burketown Wharf precinct
- providing for improvements to Council's waste management practices
- making allowances for future infrastructure, including roads, water, sewerage and energy
- ensuring entry barriers to appropriate extractive industry are not excessively high;
- balancing tourism and mining growth against the requirements of the existing agricultural industry
- protecting areas of natural significance from development
- protecting heritage buildings and areas from inappropriate development
- ensuring flood levels, tidal surge levels and erosion zones are taken into account for all developments.

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

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

To support this **liveability**, **sustainability** and **prosperity** into the future, (throughout the 20-year horizon of this planning scheme – to 2039) development should be strategically located

in a safe and efficient manner that does not leave a negative legacy on the community and landscape of the Shire.

### **3.3 Strategic intent statements**

#### **3.3.1 Encouraging economic sustainability and growth**

##### *Tourism:*

The Shire's tourism sector plays an important role in the regional economy. Renowned tourist sites (not only for the Shire but for North-West Queensland more broadly) such as the Boodjamulla (Lawn Hill) National Park and the Riversleigh World Heritage Fossil Site, will be protected from inappropriate development that detracts from the quality of the experience.

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

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

- further expansion of Burketown's Wharf Precinct
- sustainable development of the Burketown Artesian Bore
- additional tourist accommodation options for Burketown
- formalisation and regulation of camping around the Gregory River in Gregory, including additional temporary tourist accommodation
- nature based tourism activities around the Gregory River in Gregory.

##### *Resources:*

Burke Shire is located within the North West Queensland Mineral and Energy Province. Mineral and gas exploration and extraction, as well as quarrying resources, could play an important part in our future prosperity.

To facilitate and manage new growth in the Shire's economy, it is important that resource-related developments are able to co-exist with other land uses. Council anticipates that non-resident workforce accommodation associated with the construction and operation of resource projects will be sited on mining leases. To the extent that the townships of Burketown and Gregory are capable of accommodating non-resident workforces with existing infrastructure (water, sewer and waste), Council is supportive.

No new mining towns will be established within the Shire. Where required, any new development in support of new resources projects will be undertaken around existing towns in keeping with traditional town character. Non-resident workforce accommodation camps provide a positive contribution to the traditional character of existing townships and, when no longer required, are repurposed to provide additional tourist accommodation.

Resource Projects include:

- ongoing rehabilitation works and potential for future extraction at the Century Mine
- gas exploration in the Lawn Hill Formation south-west of Burketown
- mineral exploration in the Walford Creek area.

Potential for conflict between land use and mining activities on mining tenures will be avoided. Burke Shire includes a number of mining tenements under the *Mineral Resources Act 1989*



(MRA). Location of mining tenements can be viewed on the Queensland government's GeoResGlobe.

Extractive resources and their associated haul routes will be protected from incompatible development and separated from surrounding sensitive land uses. Extractive industry and resource sites are to be rehabilitated in accordance with a quarry management plan.

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

*Agriculture:*

At the commencement of this planning scheme (and as envisaged into 2039), agriculture – primarily cattle grazing – is a major employer in the Shire, and pastoral leases make up the majority of Burke Shire's land area.

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

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

Development that occurs in these mapped areas, that is consistent with rural values, will allow stations to diversify their enterprises while not diminishing or limiting the productivity of agricultural lands in shire. Council also recognises the value that secondary uses, such as farm-stays and other tourist activities can bring to the local economy and seeks to provide flexibility for appropriate development on agricultural land.

Council supports the development of value-adding agricultural industries, where they are located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively.

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

*Fisheries resources:*

The Burke Shire's river systems are important to the community wellbeing and economic development. Development that occurs in waterways and wetlands protects the ecosystem services that the river systems provide including significant fisheries resources. The council supports development of value-adding fisheries activities, where they do not compromise the long-term productivity, sustainability and accessibility of fisheries resources.

### **3.3.2 Supporting rural and small-town living**

Burke Shire is made up of large rural properties that are serviced by the town of Burketown and the smaller community of Gregory. The relaxed outback lifestyle offered in the Burke Shire is prized by residents and visitors alike and, while development and economic growth in the Shire is encouraged, the enhancement of this lifestyle is of great importance to Council.

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

- ensuring availability of affordable land and housing
  - shed and container housing that is consistent with and contributes to the character and residential amenity of the locality is supported as an affordable housing option
  - supporting a mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living
- encouraging best practice, innovative and climate responsive housing design and siting
- facilitating the move towards off-grid power for domestic households
- acknowledging and protecting our rich and diverse cultural heritage
- encouraging the creation of community spaces for all age groups. Spaces that:
  - increase community involvement in public areas
  - engender lifelong learning and education
  - catalyse creativity, art and culture
  - promote an active and healthy community.

*Burketown:*

Situated 30km from the Gulf of Carpentaria, Burketown is the largest settlement in the Burke Shire, and home to approximately 40 percent of the Shire's residents. It is the administrative and commercial hub of the Shire and – following an Indigenous Land Use Agreement in 2015 – has great potential for future residential, commercial and light industrial development.

Following this unprecedented availability of land, it is important that the barriers to home construction, and establishment of new businesses and services remain low, while preserving the relaxed outback lifestyle and natural beauty that the Shire's residents prize. Residential block sizes should continue to be generous, consistent with existing properties, while future commercial development remains centred along the town's main street and future light industrial activity will be concentrated on the outskirts of town, along with the town's existing Water and Sewerage Treatment Plants, Airport and Rubbish Tip.

Rural residential development, on the existing larger blocks, is to be established south of Burketown, to the west of the Savannah Way and north of the Albert River. Further intensification through subdivision of the existing land parcels does not occur so as to maintain the character and amenity of the locality and to ensure that there is no increase in the risk to persons or property from natural hazards. A single future tourist accommodation may be considered in this area.

Public amenities, including parks, sporting facilities and the Burketown Wharf Precinct remain central to recreational and community activities, and the further improvement of these facilities will be supported.

As Burketown continues to grow there will be a need to ensure that key infrastructure, including water, sewerage and power infrastructure, is provided and risks from flooding, bushfires and erosion are managed. It is also important to ensure that the town's character, environmental and cultural assets are preserved.

Should current and future demand for residential, rural residential, commercial and light industrial land outstrip current availability, Council has made provision for further growth opportunities to the north of Burketown, as indicated on the Strategic framework mapping.

*Gregory:*

The Shire's other permanent settlement, the small town of Gregory is centrally located within the Local Government Area, and much of the traffic into and through the Shire passes through the town.

While it would benefit greatly from improved electricity and telecommunications infrastructure, Gregory's prosperity could also be enhanced by the sensible colocation of similar and complementary developments. This can be achieved by encouraging commercial development on the main street through the town, concentrating light industrial, including renewable power generation, on the town's outskirts and providing ample space for future tourism and residential development.

Significant numbers of tourists are attracted to the Gregory River. It is important that environmental impacts are managed to ensure that this destination is preserved, and tourism continues to make a significant contribution to the local economy. Development at Gregory will:

- avoid development in the Gregory River bed
- protect the environmental values and scenic amenity of the Gregory River.

As an important staging point to both Boodjamulla (Lawn Hill) National Park and the Riversleigh World Heritage Fossil Site, appropriate future development to support the tourism industry is encouraged.

The future development of Gregory will require collaboration with Traditional Owners, to satisfactorily address Native Title in the area and facilitate appropriate development.

### **3.3.3 Avoiding natural hazards**

*Flooding and Cyclone:*

The Burke Shire has an extensive record of dealing with impacts of natural hazards. Burketown has been impacted by numerous cyclones and, as it is low-lying, the town is prone to inundation and isolation during flood events.

To ensure that economic development is not adversely impacted by significant flood events, development within the Shire is to be regulated to ensure flood resilience. The flood hazard risk to people and property is to be reduced to an acceptable or tolerable level. Flood assessment will be applied to development on sites affected by flooding identified in Schedule 2 - Flood mapping.

*Bushfire:*

The Burke Shire is also prone to bushfire events. The relevant areas are shown on SPP mapping - Hazards and Safety, Natural Hazards. The bushfire hazard risk to people and property is to be reduced to an acceptable or tolerable level. New developments must take bushfire risks into account by ensuring that it does not unduly burden disaster management, recovery and emergency services responses. New development will not be supported in areas known to be bushfire-prone. Where unavoidable, developments will be built and located to be resilient against bushfires.

#### *Coastal hazards:*

Parts of the Burke Shire are located within the Queensland Coastal Management District and are prone to both erosion and storm tide hazards. These areas are shown on SPP mapping - Hazards and Safety, Natural Hazards.

In the first instance, development should avoid areas impacted by natural hazards, such as erosion prone areas and medium/high storm tide inundation. If avoidance is not feasible, risks are to be mitigated to acceptable or tolerable levels and development should only establish in the area if it is coastal dependent development, or is temporary, readily relocatable or able to be abandoned or associated with an existing lawful development on the site.

To ensure that economic development is not adversely impacted by coastal hazards, development is primarily encouraged within Burketown in areas unaffected by these hazards. Where this is unavoidable, reasonable action is to be taken to improve resilience.

#### *Emissions and hazardous activities:*

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

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

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

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

### **3.3.4 Safeguarding our environment and heritage**

Burke Shire's environment and rich heritage contribute to both its economic potential and liveability. It is critical that these elements be safeguarded against inappropriate development.

The planning scheme can achieve this by:

- making provision for affordable, alternative energy options, including solar power
- striking a balance between the need for economic development and environmental and cultural heritage protection
- providing protection for areas of high environmental value, local flora, fauna and migratory wildlife
- using land in a sustainable and practical way, that enhances Burke Shire's unique local identity and liveability.

#### *Waterways:*

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

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

*Biodiversity:*

Burke Shire contains sections of both the Gulf Plains and Northwest Highlands bioregions. The Gulf Plains, which make up the north-east portion of the Shire consist primarily of tussock grasslands, while the Northwest Highlands, located in the south-west part of the Shire is predominantly low, open Eucalypt woodlands with a spinifex understorey. The coastline consists of mangroves and saltmarshes.

Significant state threatened species (vulnerable and endangered) of fauna and flora have been listed in the Shire; these include the Red Goshawk, Gouldian Finch, Lilac-crowned Wren, Australian Painted Snipe, Painted Honeyeater, Gulf Snapping Turtle and Golden Horseshoe Bat.

Biodiversity is important to both agriculture and tourism in the Shire. Development must be in areas that avoid significant adverse impacts on state biodiversity values and protect these values while maintaining ecological connectivity. The state biodiversity areas are identified in SPP mapping Environment and Heritage – Biodiversity.

*Cultural heritage:*

The Shire incorporates parts of the traditional lands of the Gangalidda, Garawa and Waanyi Peoples. The Traditional Owners have an ancient and enduring connection to the land and there are many places of cultural significance within the Shire. It is crucial that these places are recognised and protected. Matters of Aboriginal cultural heritage are to be appropriately conserved to support the requirements of the *Aboriginal Cultural Heritage Act 2003*.

The Shire contains a number of important state and local cultural heritage places. Burketown is home to the Queensland State Heritage-listed Burketown Post Office (Burketown Visitor Information Centre). Other local sites, like the Boiling Down Works outside Burketown, provide an important link to the Shire's history and serve as valuable tourist attractions. The unique architectural, cultural and historic qualities of these places, and others like them, contribute to their heritage value. A list of local heritage places is included in Schedule 5 - Local heritage register.

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

### **3.3.5 Providing appropriate infrastructure**

It is imperative that the provision of infrastructure is consistent with population growth and development in the Burke Shire. It is anticipated that the Burketown ILUA will result in an increase in population in Burketown. It is also proposed to plan for a similar scenario in Gregory as there is the possibility that an ILUA enabling further development in and around Gregory will be registered in the future. Council intends to support this growth with public infrastructure projects.

*Roads:*

The Wills Developmental Road between Burketown and the Shire border with Cloncurry Shire is currently the only sealed access into the Shire. The Savannah Way, from Carpentaria Shire, through Doomadgee Shire and to the Northern Territory Border is also an important route for mining, agricultural, tourism and commercial purposes. Any new development must not adversely affect the safety and efficiency of the road network identified in SPP mapping - Infrastructure, State Transport Infrastructure.

*Air:*

The Burketown airport plays a vital role in delivering passenger and health services across the Southern Gulf region. The airport provides a direct link to other regional centres and could become a vital piece of infrastructure if major resource projects are started in the region. Any new developments located within Burketown must not create incompatible intrusions or compromise aircraft safety or the operation of associated aviation navigation and communication facilities.

*Energy and Communications:*

Due to the remote nature of the Shire, electricity and telecommunication services are of vital importance to ensure the safety and wellbeing of local residents. Burketown is serviced by a stand-alone diesel power plant, with Gregory and the Shire's rural properties relying on individual generators and power systems.

A fibre optic cable delivers high-speed broadband and mobile capability to Burketown. Gregory relies on a combination of satellite and mobile connectivity to access internet services. The balance of the Burke Shire's rural properties rely on satellite services for telecommunications with very limited mobile telephone coverage.

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

Council is committed to improving both the energy security infrastructure of the Shire. It aims to achieve this through projects including:

- Gregory Solar Energy Plant
- Burketown Solar Energy Plant.

*Town-based infrastructure*

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

- redesign of the Burketown Sewerage Treatment Plant
- relocation of Council's Gregory Works Depot
- transitioning Burketown and Gregory's Rubbish Tips into waste transfer stations, with the potential for both to be serviced by a regional waste management facility in Doomadgee
- enhancing recreational facilities in Burketown and Gregory
- development of localised food production capability in Burketown.

## **Part 4      Local government infrastructure plan**

Burke Shire Council planning scheme has an Infrastructure Plan which is contained in Schedule 3 - Priority infrastructure plan mapping and supporting material. However, this is not a complying Local Government Infrastructure Plan (LGIP) under the provisions of the Act or provisions of the relevant subordinate legislation and cannot be used for the purposes of levying infrastructure charges or imposing conditions about trunk infrastructure.

## Part 5 Tables of assessment

### 5.1 Preliminary

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

### 5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
  - (a) prohibited;
  - (b) accepted, including accepted with requirements; and
  - (c) assessable development, that requires either code or impact assessment
- (2) the category of assessment – code or impact - for assessable development in:
  - (a) a zone and a precinct of a zone
- (3) the assessment benchmarks for assessable development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the ‘assessment benchmarks’ column)
  - (b) any other applicable code(s) (shown in the ‘assessment benchmarks’ column)
- (4) any variation to the category of assessment (shown as an ‘if’ in the ‘category of assessment’ column) that applies to the development.

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

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

### 5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
- (3) determine if the development is accepted development under the Regulation  
Editor’s note—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met and schedule 7 prescribes development that is accepted development.
- (4) determine if the development is assessable development under schedule 10 of the Regulation
- (5) if the development is not listed in schedules 6 or 7 of the Regulation, determine the initial category of assessment by reference to the tables in:
  - section 5.5 Categories of development and assessment—Material change of use
  - section 5.6 Categories of development and assessment—Reconfiguring a lot
  - section 5.7 Categories of development and assessment—Operational work
  - section 5.8 Categories of development and assessment—Building work
- (6) a precinct of a zone may change the category of development and assessment and this will be shown in the ‘category of assessment’ column of the tables in sections 5.5.



### **5.3.2 Determining the category and development and categories of assessment**

- (1) A material change of use is assessable development requiring impact assessment:
  - (a) unless the table of assessment states otherwise
  - (b) if a use is not listed or defined
  - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, the category of development or assessment for that aspect is the highest category under each of the applicable zones or precinct.
- (5) The category of development prescribed under prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- (6) Despite all of the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application can not be made.

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

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

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

The following rules apply in determining assessment benchmarks for each category of development and assessment:

- (3) Code assessable development:
  - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), should:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required Acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2) (that is, the Performance outcome(s) corresponding to the relevant Acceptable outcome(s))
    - (ii) comply with all required Acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
  - (c) that complies with:
    - (i) the purpose and overall outcomes of the code complies with the code
    - (ii) the performance or Acceptable outcomes complies with the purpose and overall outcomes of the code;

- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Note—section 27 of the Regulation also identifies the matters that code assessment must have regard to.

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

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

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

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

The following schedule of the Regulation are relevant to the Burke Shire Planning Scheme:

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

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

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

**Table 5.5.1—Township zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All	<b>Code assessment</b>	
	If development is on or located within 50m of a place or item identified in Schedule 5 – Local heritage register	Table 7.2.1.2 of the General development code
	If development involves permanent or temporary physical obstructions or emissions intruding into the airport's operational airspace areas identified on maps BTN AF1 and BTN AF2 within Schedule 2	Table 7.2.1.3 of the General development code
	<b>Accepted development</b>	
Otherwise	No assessment benchmarks apply	

	Editor's note—development is still subject to remaining categories of development and assessment in the table below	
Landing Editor's note—Landings may be separately regulated under the <u>Prescribed Tidal Works Code</u> . Park	<b>Accepted development</b>	
	Development approval is not required	No assessment benchmarks apply
Home based business	<b>Accepted development</b>	
	If: a) the gross floor area (GFA) does not exceed 60m <sup>2</sup> ; b) the use is contained within an existing domestic outbuilding or dwelling; c) does not require more than the owner and two (2) employees on-site at any one time; d) does not generate more than one (1) heavy vehicle trip per week; e) does not involve hiring out of materials, goods, appliances or vehicles; f) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home based business; g) where bed and breakfast, does not exceed three (3) bedrooms; and h) other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 6am to 6pm seven (7) days a week.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Major electricity infrastructure Substation	<b>Accepted development</b>	
	If: (a) provided by or on behalf of a public sector entity; and (b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply

	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Renewable energy facility	<b>Accepted development</b>	
	If: a) provided by or on behalf of the local government authority; and b) not located in a flood hazard area shown on flood hazards maps within Schedule 2; or c) a bushfire prone area shown on SPP mapping – Natural hazards, risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Utility installation	<b>Accepted development</b>	
	If: a) provided by or on behalf of a public sector entity; and b) not located in a flood hazard area shown on flood hazards maps within Schedule 2 where a water treatment plant or waste management facility; or c) a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Bar Club Food and drink outlet Function facility Health care services Hotel Office Sales office Service industry Shop Shopping centre Theatre Tourist attraction	<b>Accepted development</b>	
	If: a) located in the Commercial precinct; b) involves the reuse of an existing building; and c) not involving more than minor building work.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Child care centre Community care centre Community use Place of worship	<b>Accepted development</b>	
	If: a) not located in the Industrial precinct; b) involves the reuse of an	No assessment benchmarks apply

	<p>c) existing building; not involving more than minor building work; and</p> <p>d) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.</p>	
<b>Code assessment</b>		
	Otherwise	Township zone code General development code
Caretaker's accommodation Dwelling unit	<b>Accepted development</b>	
	If: (a) involves the reuse of an existing building; and (b) not involving more than minor building work.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Emergency services	<b>Accepted development</b>	
	If not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Dual occupancy	<b>Accepted development subject to requirements</b>	
	If located in the Residential precinct and on a lot greater than 800m <sup>2</sup>	General development code
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Dwelling house	<b>Accepted development subject to requirements</b>	
	If located in the Residential precinct	General development code
	<b>Code assessment</b>	
	Otherwise	Township zone code General development code
Low impact industry Outdoor sales	<b>Accepted development subject to requirements</b>	
	If: a) located in the Industrial	General development code

Service industry Warehouse	precinct; and b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.	
	<b>Impact assessment</b>	
	Otherwise	The planning scheme
Multiple dwelling	<b>Code assessment</b>	
	If located in the Residential precinct	Township zone code General development code
	<b>Impact assessment</b>	
Otherwise	The planning scheme	
Medium impact industry Transport depot	<b>Code assessment</b>	
	If located in the Industrial precinct	Township zone code General development code
	<b>Impact assessment</b>	
Otherwise	The planning scheme	
Garden centre Hardware and trade supplies Indoor sport and recreation Market Service station Showroom Veterinary services	<b>Code assessment</b>	
	If located in the Commercial precinct.	Township zone code General development code
	<b>Impact assessment</b>	
Otherwise	The planning scheme	
Non-resident workforce accommodation	<b>Code assessment</b>	
	If not located in the Industrial precinct	Township zone code General development code Non-resident workforce accommodation code
	<b>Impact assessment</b>	
Otherwise	The planning scheme	
<b>Impact assessment</b>		
Any other use not listed in this table Any other undefined use		The planning scheme

**Table 5.5.2—Recreation and open space zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All	<b>Code assessment</b>	
	If development is on or located within 50m of a place or item identified in Schedule 5 – Local heritage register	Table 7.2.1.2 of the General development code
	If development involves permanent or temporary physical obstructions or emissions intruding into the airport's operational airspace areas identified on maps BTN AF1 and BTN AF2 within Schedule 2	Table 7.2.1.3 of the General development code
	<b>Accepted development</b>	
Landing Editor's note—landings may be separately regulated under the <u>Prescribed Tidal Works Code</u> . Park Roadside stall	Otherwise  Editor's note—development is still subject to remaining categories of development and assessment in the table below.	No assessment benchmarks apply
	<b>Accepted development</b>	
	Development approval is not required	No assessment benchmarks apply
Community use Outdoor sport and recreation	<b>Accepted development</b>	
	If: a) provided by or on behalf of a public sector entity; and b) not located in a flood hazard area shown on Schedule 2 – flood mapping or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
Emergency services	Otherwise	Recreation and open space zone code General development code
	<b>Accepted development</b>	
	If not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Code assessment</b>	
	Otherwise	Recreation and open space zone General development code
Major electricity infrastructure Substation	<b>Accepted development</b>	
	If: a) provided by or on behalf of a public sector entity; and b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Recreation and open space zone General development code
Utility installation	<b>Accepted development</b>	
	If: a) provided by or on behalf of a public sector entity; and b) not located in a flood hazard area shown on flood hazards maps within Schedule 2 where a water treatment plant or waste management facility; or c) a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Recreation and open space zone code General development code
Club	<b>Code assessment</b>	
	If: a) the gross floor area (GFA) does not exceed 250m <sup>2</sup> b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	Recreation and open space zone General development code
	<b>Impact assessment</b>	
	Otherwise	The planning scheme



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Child care centre Community care centre Educational establishment Function facility Indoor sport and recreation Market	<b>Code assessment</b>	
		Recreation and open space zone General development code
<b>Impact assessment</b>		
Any other use not listed in this table Any other undefined use		The planning scheme

**Table 5.5.3—Rural residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All	<b>Code assessment</b>	
	If development is on or located within 50m of a place or item identified in Schedule 5 – Local heritage register	Table 7.2.1.2 of the General development code
	If development involves permanent or temporary physical obstructions or emissions intruding into the airport's operational airspace areas identified on maps BTN AF1 and BTN AF2 within Schedule 2	Table 7.2.1.3 of the General development code
	<b>Accepted development</b>	
Otherwise  Editor's note—development is still subject to remaining categories of development and assessment in the table below	No assessment benchmarks apply	
Landing Editor's note—Landings may separately regulated under the <u>Prescribed Tidal Works Code</u> . Park Roadside stall	<b>Accepted development</b>	
	Development approval is not required	No assessment benchmarks apply
Animal keeping  Editor's note—the keeping of animals is regulated under council's local law.	<b>Accepted development</b>	
	If not a cattery or a kennel	No assessment benchmarks apply
	<b>Code assessment</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise	Rural residential zone code General development code
Cropping (not involving forestry for wood production)	<b>Accepted development</b>	
	If the area of cropping does not exceed 100m <sup>2</sup>	No assessment benchmarks apply
	<b>Code assessment</b>	
Emergency services	If not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience	
		<b>Code assessment</b>
	Otherwise	Rural residential zone code General development code
Home based business	<b>Accepted development</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>a) the gross floor area (GFA) does not exceed 60m<sup>2</sup>;</li> <li>b) the use is contained within an existing domestic outbuilding or dwelling;</li> <li>c) does not require more than the owner and two (2) employees on-site at any one time;</li> <li>d) does not generate more than one (1) heavy vehicle trip per week;</li> <li>e) does not involve hiring out of materials, goods, appliances or vehicles;</li> <li>f) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home based business;</li> <li>g) where bed and breakfast, does not exceed three (3) bedrooms; and</li> <li>h) other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 6am to 6pm – 7</li> </ul>	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	days a week.	
<b>Code assessment</b>		
	Otherwise	Rural residential zone code General development code
<b>Accepted development</b>		
Major electricity infrastructure Substation	If: a) provided by or on behalf of a public sector entity; and b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Rural residential zone code General development code
<b>Accepted development</b>		
Utility installation	If: a) provided by or on behalf of a public sector entity; and b) not located in a flood hazard area shown on flood hazards maps within Schedule 2 where a water treatment plant or waste management facility; or c) a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Rural residential zone code General development code
<b>Accepted development subject to requirements</b>		
Dwelling house		General development code
	<b>Code assessment</b>	
	Otherwise	Rural residential zone code General development code
<b>Code assessment</b>		
Tourist park	If located on a lot greater than 1ha	Rural residential zone code General development code
	<b>Impact assessment</b>	
	Otherwise	The planning scheme
<b>Impact assessment</b>		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other use not listed in this table Any other undefined use		The planning scheme

**Table 5.5.4— Rural zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All	<b>Code assessment</b>	
	If development is on or located within 50m of a place or item identified in Schedule 5 – Local heritage register	Table 7.2.1.2 of the General development code
	If development involves permanent or temporary physical obstructions or emissions intruding into the airport’s operational airspace areas identified on maps BTN AF1 and BTN AF2 within Schedule 2	Table 7.2.1.3 of the General development code
	<b>Accepted development</b>	
Animal husbandry Cropping (not involving forestry for wood production) Landing Editor’s note—Landings may be separately regulated under the <u>Prescribed Tidal Works Code</u> . Park Roadside stall Winery	Otherwise  Editor’s note—development is still subject to remaining categories of development and assessment in the table below	No assessment benchmarks apply
Community use Telecommunications facility Outdoor sport and recreation	<b>Accepted development</b>	
	If: a) provided by or on behalf of a public sector entity; and b) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply

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

	Otherwise	Rural zone code General development code
Major electricity infrastructure Substation	<b>Accepted development</b>	
	If: a) provided by or on behalf of a public sector entity; b) not located within 200m of a high-pressure pipeline infrastructure or pipeline easements identified in Schedule 2 – Strategic framework map; and c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Rural zone code General development code
Permanent plantation	<b>Accepted development</b>	
	If not located in a mapping category on SPP mapping – Economic Growth Agriculture	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Rural zone code General development code
Renewable energy facility	<b>Accepted development</b>	
	If: a) provided by or on behalf of the local government authority; b) not located within 200m of a high-pressure pipeline infrastructure or pipeline easements identified in Schedule 2 – Strategic framework map; and c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Rural zone code General development code
Rural industry	<b>Accepted development</b>	
	If: a) storing and packaging products produced on the	No assessment benchmarks apply

	<p>b) same site; and not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.</p>	
	<b>Code assessment</b>	
	Otherwise	Rural zone code General development code
Rural workers' accommodation	<b>Accepted development</b>	
	<p>If:</p> <p>a) no more than two (2) dwellings on a lot;</p> <p>b) directly related to the rural activities on the same site; and</p> <p>c) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.</p>	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Rural zone code General development code
Short term accommodation	<b>Accepted development</b>	
	<p>If:</p> <p>a) farm stay type accommodation;</p> <p>b) not more than five (5) cabins with a gross floor area of each not exceeding 70m<sup>2</sup>;</p> <p>c) located in an existing lawfully cleared area that includes a 50m buffer from adjacent vegetation;</p> <p>d) setback from any watercourse by a minimum distance of 100m; and</p> <p>e) not located in a flood hazard area shown on flood hazard maps within Schedule 2 or a bushfire prone area on SPP mapping – Natural hazards risk and resilience.</p>	No assessment benchmarks apply
	<b>Code assessment</b>	
	Otherwise	Rural zone code General development code
Utility installation	<b>Accepted development</b>	
	<p>If:</p> <p>a) provided by or on behalf of a public sector entity; and</p>	No assessment benchmarks apply

	<ul style="list-style-type: none"> <li>b) not located in a flood hazard area shown on flood hazards maps within Schedule 2 where a water treatment plant or waste management facility; or</li> <li>c) a bushfire prone area shown on SPP mapping – Natural hazards risk and resilience.</li> </ul>	
<b>Code assessment</b>		
	Otherwise	Rural zone code General development code
Caretaker's accommodation Dwelling house	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>a) no more than two (2) dwellings for long term accommodation on a lot;</li> <li>b) not located in a bushfire prone area on SPP mapping – Natural hazards risk and resilience; and</li> <li>c) not located in an area where there is an identified abandoned mine.</li> </ul> <p>Editor's note—up to date locations of abandoned mines can be viewed at on the Queensland government's GeoResGlobe.</p>	General development code
	<b>Code assessment</b>	
	Otherwise	Rural zone code General development code
Aquaculture Community residence Environment facility Extractive industry Nature based tourism Service station Veterinary services	<b>Code assessment</b>	
		Rural zone code General development code
<b>Impact assessment</b>		
	Any other use not listed in this table Any other undefined use	The planning scheme

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



## 5.6 Categories of development and assessment— Reconfiguring a lot

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

**Table 5.6.1—Reconfiguring a lot**

<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Rural, Township and Recreation and open space zone	<b>Code assessment</b>	
		Reconfiguration of a lot code General development code Applicable zone code
Rural residential	<b>Code assessment</b>	
	Where boundary re-alignment	Reconfiguration of a lot code General development code Rural residential zone code
	<b>Impact assessment</b>	
	Otherwise	The planning scheme

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

## 5.7 Categories of development and assessment— Operational work

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

**Table 5.7.1—Operational work**

<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
All	<b>Code assessment</b>	
	If operational work (other than landscaping, vegetation clearing, filling or excavation) for the reconfiguration of a lot.	Operational work code
	If operational work (other than landscaping, vegetation clearing, filling or excavation) for a material change of use on a site with an area exceeding 2,000m <sup>2</sup> .	Operational work code
	If filling and excavation: (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving a depth or height exceeding 1m.	Operational work code

<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	If development is on or located within 50m of a place or item identified in Schedule 5 – Local heritage register.	Table 7.2.1.3 of the General development code
All zones excluding the Township zone – Industry precinct and Rural zone	Filling and excavation within the flood hazard area shown on flood hazard maps within Schedule 2 if (a) filling greater than 150mm in height; or (b) filling or excavation of more than 10m <sup>3</sup> of material.	Operational work code
Township zone – Industry precinct	Filling and excavation within the flood hazard area shown on flood hazard maps within Schedule 2 if filling greater than 200mm in height.	Operational work code
<b>Accepted development</b>		
Any building work listed in this table and not meeting the description listed in the “Categories of development and assessment” column.		

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

## 5.8 Categories of development and assessment—Building Work

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

<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
All	<b>Code Assessment</b>	
	If development is on or located within 50m of a place or item identified in Schedule 5 – Local heritage register.	Table 7.2.1.3 of the General development code
	If development involves permanent or temporary physical obstructions or emissions intruding into the airport’s operational airspace areas identified on maps BTN AF1 and BTN AF2 within Schedule 2.	Table 7.2.1.3 of the General development code
<b>Accepted development</b>		
Any building work listed in this table and not meeting the description listed in the “Categories of development and assessment” column.		

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

## **Part 6 Zones**

### **6.1 Preliminary**

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are outlined in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct assessment benchmarks are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code
  - (b) the overall outcomes that achieve the purpose of the code.
- (8) The following are the zone codes for the planning scheme:
  - (a) Recreation and open zone code
  - (b) Rural zone code
  - (c) Rural residential zone code
  - (d) Township zone code, including:
    - (i) Commercial precinct
    - (ii) Industrial precinct
    - (iii) Residential precinct.

### **6.2 Zone codes**

#### **6.2.1 Township zone code**

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

##### **6.2.1.1 Purpose**

The purpose of this code is to:

Provide for the urban development of the towns of the Shire as community and service centres. Development located in this zone provides for a mix of uses which support the needs of the local township and rural communities. The Township zone provisions aim to:

- (a) maintain the character and amenity of Burketown and Gregory;
- (b) provide for the continuation of existing infrastructure and community uses such as schools, halls and recreation facilities;
- (c) allow for tourist uses where these can be successfully integrated into the character and fabric of the town;
- (d) ensure that development provides an appropriate level of infrastructure; and
- (e) facilitate economic development in commercial and industrial precincts by:
  - i. promoting re-use of existing buildings in commercial areas; and
  - ii. providing for a wide range of industrial uses where they don't conflict with sensitive uses.

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

- (a) a range of uses including residential, retail, business, education, industrial, community facilities, tourist facilities, recreation and open space are supported in the zone where

- they are located in the appropriate zone precinct (where appropriate) and do not impact on neighbouring uses;
- (b) development is connected to and serviced by Council infrastructure where infrastructure exists;
  - (c) development with no access to Council infrastructure is provided with a suitable level of infrastructure to meet its needs;
  - (d) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of non-residential uses; and
  - (e) development is located in areas that are not prone to flooding and where bushfire hazard risk is low.

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

*(a) Commercial precinct:*

- i. This precinct promotes the commercial, professional, government and retail uses that service the Shire and North West Queensland, which are consolidated in the Burketown town centre.
- ii. New developments create a highly attractive and permeable pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.
- iii. New commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape.
- iv. New business is encouraged to use existing buildings to help consolidate the commercial precinct.

*(b) Residential precinct:*

- i. This precinct supports predominantly dwelling houses on large residential lots where lot size is consistent with existing town character.
- ii. Limited non-residential development may be supported where uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area, and do not undermine the viability of the nearby Commercial precinct.
- iii. Residential dwelling choices are provided in the zone including dual occupancy, multiple dwelling, and retirement housing. These are established in locations with appropriate access to infrastructure and facilities, where the design complements the existing town character, and where the density of development is generally consistent with the density achieved through existing residential development in the zone.
- iv. Development provides a high level of amenity through a compatible mix of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design.

*(c) Industrial precinct:*

- i. This precinct enables the establishment of a wide range of industries.
- ii. Industries are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.
- iii. Industries manage impacts to acceptable levels to maintain acceptable levels of amenity.
- iv. The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road network.

**6.2.1.2 Assessment benchmarks—Township zone code**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>General</b>	
<p><b>PO1</b> Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place or item identified in Schedule 5 – Local heritage register or the SPP mapping – Environment, Cultural heritage.</p>	<p><b>AO1</b> No Acceptable outcome provided.</p>
<p><b>PO2</b> Development with frontage to a State-controlled road must have safe access points that do not adversely impact on the safety and efficiency of the road.</p>	<p><b>AO2.1</b> Vehicular access is provided from a local road.</p> <p><b>AO2.2</b> Where a site has no frontage to the State-controlled road, development does not require new or changed access to the State-controlled road.</p> <p>OR</p> <p>Vehicular access is consistent with the function and design of the State-controlled road.</p> <p><small>Editor's note—a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> outlines the approved conditions for use of an existing vehicular access to a State-controlled road.</small></p>
<p><b>PO3</b> Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity.</p>	<p><b>AO3.1</b> Commercial uses are established in the Commercial precinct.</p> <p><b>AO3.2</b> Industrial uses are established in the Industrial precinct.</p>
<p><b>PO4</b> Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p><b>AO4</b> Sensitive land uses do not compromise the viability of existing or future industrial development and are not located within close proximity of the Industrial precinct or the waste and sewage treatment plants.</p>
<p><b>PO5</b> New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk.</p>	<p><b>AO5</b> Except where in the Commercial and Industrial precincts of at least three (3) of the six (6) elements below must be incorporated into the façade of a new building/s:</p> <ul style="list-style-type: none"> <li>• verandas or porches;</li> </ul>

	<ul style="list-style-type: none"> <li>• awnings and shade structures;</li> <li>• variations to the roof and building lines;</li> <li>• recesses and projections of the external facade;</li> <li>• doors and window openings; or</li> <li>• a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings.</li> </ul>
<b>Commercial precinct</b>	
<p><b>PO6</b> The character of the Commercial precinct is enhanced by the design of new buildings that is sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.</p>	<p><b>AO6.1</b> Buildings and structures are no higher than two (2) storeys or 9m above the natural ground level.</p>
	<p><b>AO6.2</b> Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas.</p>
	<p><b>AO6.3</b> Buildings provide for tenancies fronting the street frontage and entrances to buildings face the street.</p>
	<p><b>AO6.4</b> At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid façade.</p>
	<p><b>AO6.5</b> Advertising devices are limited to window signs, under awning or awning signs, wall signs and pylon signs. Roof signs, above awning signs or product advertising signs are not permitted.</p>
<p><b>PO7</b> Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p><b>AO7</b> Hours of operation are limited to 6am to 10pm, unless licensed otherwise.</p>
<p><b>PO8</b> New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p><b>AO8.1</b> An awning is provided along the full length of the building frontage and setback a maximum of 0.25 metres from the kerb line.</p>
	<p><b>AO8.2</b> Where adjoining an existing awning the connection is made at the same or very similar height to provide connectivity for weather protection.</p>
	<p><b>AO8.3</b> A footpath is provided in accordance with Council's minimum standards for all development.</p>

<p><b>PO9</b> On-site landscaping is provided to:</p> <ul style="list-style-type: none"> <li>• enhance the appearance of the development, particularly in parking and service areas and in public spaces;</li> <li>• contribute to pedestrian comfort through shade; and</li> <li>• screen servicing components.</li> </ul>	<p><b>AO9</b> Landscaping with a minimum width of 1m is provided adjacent to and along building frontages, excluding building entrances.</p> <p>Editor's note—where landscaping cannot be provided in accordance with AO12, planter boxes and/or pots that deliver a similar outcome will be considered.</p>
<p><b>PO10</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p><b>AO10.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p><b>AO10.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement</i>.</p>
<p><b>PO11</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p><b>AO11</b> Development is provided with a designated waste collection area that is:</p> <ul style="list-style-type: none"> <li>• located on a concrete slab;</li> <li>• located to the side or rear of the premises;</li> <li>• screened from public view with a 1.8m fence.</li> </ul>
<p><b>PO12</b> Development is designed and located so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p><b>AO12.1</b> Buildings are set back 2m from any boundary shared with a residential precinct.</p>
	<p><b>AO12.2</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential precinct.</p>
	<p><b>AO12.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p><b>PO13</b> New uses in the precinct do not detract from the precinct's predominant commercial nature.</p>	<p><b>AO13</b> No Acceptable outcome provided.</p>
<b>Residential precinct</b>	
<p><b>PO14</b> Buildings and other structures are consistent with the dominant density, type and scale of development in the residential area.</p>	<p><b>AO14</b> Buildings are no higher than two (2) storeys or 8.5m above the natural ground level.</p>
<p><b>PO15</b> Dual occupancies and Multiple dwellings are located on appropriately sized lots to maintain a consistent scale, density and</p>	<p><b>AO15</b> Dual occupancies and Multiple dwellings are located on a site with an area of at least 800m<sup>2</sup>.</p>

<p>character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape and surrounding area.</p>	
<p><b>PO16</b> Multiple dwellings and retirement village is of a scale, density and character that is complementary and compatible with the surrounding residential area.</p>	<p><b>AO16</b> The number of dwellings contained in a multiple dwellings and retirement housing is calculated as follows:</p> <ul style="list-style-type: none"> <li>• one (1) bedroom units per 300m<sup>2</sup> of site area; and</li> <li>• units comprising more than one (1) bedroom per 40m<sup>2</sup> of site area.</li> </ul>
<p><b>PO17</b> Where a non-residential use in the residential precinct or where adjoining a residential use; development is located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p><b>AO17.1</b> Buildings and structures are setback a minimum of 6m from the front setback and 2m from any boundary shared with a residential precinct, or half the height of that part of the building, whichever is the greater.</p>
	<p><b>AO17.2</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential precinct.</p>
	<p><b>AO17.3</b> Landscaping in the form of native trees and shrubs is provided along all road frontages of the site for a minimum depth of 2m.</p>
	<p><b>AO17.4</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
	<p><b>AO17.5</b> Hours of operation are limited to 6am to 10pm.</p>
	<p><b>AO17.6</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p><b>AO17.7</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement</i>.</p>
<p><b>PO18</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p><b>AO18</b> Development is provided with a designated waste collection area that is:</p> <ul style="list-style-type: none"> <li>• located on a concrete slab;</li> <li>• located to the side or rear of the premises;</li> <li>• screened from public view with a 1.8m fence or landscaping.</li> </ul>



<p><b>PO19</b> Non-residential uses are compatible with, and complementary to, the existing residential uses.</p>	<p><b>AO19.1</b> A non-residential use does not involve an Environmentally Relevant Activity.</p>
	<p><b>AO19.2</b> Development for a non-residential use demonstrates there are no adverse impacts on adjoining residences with regard to noise, dust, vibration, light, or odour.</p>
<b>Industrial precinct</b>	
<p><b>PO20</b> Buildings and other structures are consistent with the dominant density, type, character and scale of development sought in an Industrial area.</p>	<p><b>AO20.1</b> A maximum of one (1) vehicle access point is provided to the site, except where Service station or Transport depot, which can have two (2) vehicles access points.</p>
	<p><b>AO20.2</b> If a corner site, vehicle access is provided from the secondary street frontage and located a minimum of 6m from the corner.</p>
	<p><b>AO20.3</b> Landscaping in the form of native trees and shrubs is provided along all road frontages of the site for a minimum depth of 2m.</p>
	<p><b>AO20.4</b> Development is provided with a designated waste collection area that is:</p> <ul style="list-style-type: none"> <li>• located on a concrete slab;</li> <li>• located to the side or rear of the premises;</li> <li>• screened from public view with a 1.8m fence.</li> </ul>
	<p><b>AO20.5</b> Advertising devices are limited to window signs, wall signs and pylon signs. Roof signs, above awning signs or product advertising signs are not permitted.</p>
<p><b>PO21</b> Uses, other than industrial uses, are limited and are consistent with and make a positive contribution to the economy and character of the industrial precinct, and do not detract from the commercial precinct as being the primary location for commercial development.</p>	<p><b>AO21</b> Dominant development in the Industrial precinct is industrial uses.</p>
<p><b>PO22</b> Sensitive land uses (other than Caretaker's accommodation) are not established within or adjacent to the industrial precinct.</p>	<p><b>AO22</b> Other than where a Caretaker's accommodation, sensitive land uses are not established within the Industrial precinct.</p>
<p><b>PO23</b> Adverse impacts on the health, safety or amenity of nearby land in a residential precinct or other sensitive land uses are minimised.</p> <p>Editor's note—applicants should have regard</p>	<p><b>AO23.1</b> Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.</p>
	<p><b>AO23.2</b></p>

to relevant legislative, industry and licensing requirements.	Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008.
<b>PO24</b> Development does not compromise the viability of the primary use of the site.	<b>AO24</b> No more than one (1) caretaker's accommodation dwelling is established on the site.

## 6.2.2 Recreation and open space zone code

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

### 6.2.2.1 Purpose

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

- (a) protect the areas within the Shire with the most significant ecological and landscape values including state forests, national parks, significant habitat, wetlands and waterways, wildlife corridors, timber resources, regional parks and areas of high scenic amenity;
- (b) maintain public accessibility to publicly-owned open space consistent with the protection of the environmental values of the area;
- (c) provide recreation opportunities that are compatible and sustainable with the environmental values of the land; and
- (d) ensure that buildings, structures and other developments are sympathetic to, and integrated with, the environment and values of the land.

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

- (a) open space is accessible to the general public for a range of informal outdoor recreation activities at local, district and regional levels;
- (b) where possible, development contributes to the provision of facilities for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, and outdoor courts;
- (c) structures ancillary to outdoor sport and recreation uses, such as clubhouses, shelters, amenity facilities, may be provided where appropriate;
- (d) development protects and enhances matters of state and local environmental significance, landscape values and ecological connectivity;
- (e) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
- (f) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour.

### 6.2.2.2 Assessment benchmarks—Recreation and open space zone code

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO1</b> Buildings and other works are consistent with the scale of buildings in the area and do not adversely impact on the visual amenity of the area.	<b>AO1</b> A building or other structure does not exceed 8.5m in height.
<b>PO2</b> The extent of built form and site cover is minimised to maintain the open space	<b>AO2</b> Any single building or structure does not exceed 500m <sup>2</sup> GFA, unless otherwise

character, amenity and utility of land in the zone.	dictated by the function of the building.
<b>PO3</b> Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).	<b>AO3</b> No Acceptable outcome provided.
<b>PO4</b> There are no significant adverse impacts on amenity, public health or safety.	<b>AO4.1</b> The siting, scale and design of buildings or other works does not detrimentally impact on the amenity of the area.
	<b>AO4.2</b> Development is connected to waste water disposal.
	<b>AO4.3</b> Development does not occur in areas subject to natural hazard.
<b>PO5</b> Non-recreational uses only occur where: <ul style="list-style-type: none"> <li>they directly support the primary function of the site or are a compatible community-related activity; and</li> <li>have a built form that is limited in scale and extent.</li> </ul>	<b>AO5</b> Non-recreational uses: <ul style="list-style-type: none"> <li>directly support a community-related activity; and</li> <li>have a GFA less than 60% of the community-related activity.</li> </ul>
<b>PO6</b> Development does not impede public access to and use of facilities.	<b>AO6.1</b> Development is sited to ensure access to and use of existing facilities is maintained.
	<b>AO6.2</b> Where a visual connection to an existing facility is broken, wayfinding signs are provided that provide clear direction.
<b>PO7</b> Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.	<b>AO7</b> Landscaping is provided in the form of trees and shrubs endemic to the local area, planted a 2m centres between: <ul style="list-style-type: none"> <li>the site frontage and the development; and</li> <li>any designated car parking areas.</li> </ul>

### 6.2.3 Rural residential zone code

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

#### 6.2.3.1 Purpose

The purpose of the code is to provide for:

- residential development on large lots set in a pleasant, semi-rural setting; and
- small scale activities which support economic development, and which remain ancillary to the primary residential use; and
- ensure development maintains the character and amenity of the rural residential locality.

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

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

### 6.2.3.2 Assessment benchmarks—Rural residential zone code

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO1</b> New development is located to contribute to the rural residential amenity and character of the area.	<b>AO1</b> Buildings and structures are setback 20m from a State-controlled road otherwise 6m from all boundaries.
<b>PO2</b> Non-residential uses do not have an unacceptable impact on residential uses.	<b>AO2.1</b> Development for a non-residential use does not involve an Environmentally Relevant Activity.
	<b>AO2.2</b> Development for a non-residential use demonstrates there are no adverse impacts on sensitive land uses in the zone with regard to noise, dust, vibration, light, or odour.
<b>PO3</b> The traffic generated by a use other than a residential use does not significantly increase the traffic that could normally be expected in the locality.	<b>AO3</b> The traffic generated by a non-residential use does not involve: <ul style="list-style-type: none"> <li>• more than two truck movements per day; and</li> <li>• vehicles with a gross vehicle mass greater than 42 tonnes.</li> </ul>
<b>PO4</b> Tourist accommodation in the form of a caravan park is provided in a location where serviced with infrastructure, and where it: <ul style="list-style-type: none"> <li>• is complementary to the existing character of the area;</li> <li>• does not have an adverse impact on residential amenity;</li> <li>• contributes to the quality and diversity of accommodation experiences available within the shire;</li> <li>• provides for safe and convenient access to and from the site;</li> </ul>	<b>AO4.1</b> The site has a minimum area of 1 hectare and is serviced by existing infrastructure or can be connected to infrastructure.
	<b>AO4.2</b> Tourist accommodation (short term caravan, campervan/ motor home/cabin sites) provide the following minimum requirements: <ul style="list-style-type: none"> <li>• 120m<sup>2</sup> individual site area, clearly numbered;</li> <li>• each site has a minimum frontage of 10m;</li> </ul>

<ul style="list-style-type: none"> <li>• provides a suitable amenity for guests; and</li> <li>• does not include accommodation for permanent residents.</li> </ul>	<ul style="list-style-type: none"> <li>• each site is setback 10m from the primary site frontage;</li> <li>• each site is setback 6m from all other primary site boundaries and any watercourse or wetland on the site;</li> <li>• each site is setback 3m to an internal road;</li> <li>• each site is setback 3m from any adjoining building (other than toilet/ablution facilities);</li> <li>• each site is setback 6m from toilets/ablution facilities;</li> <li>• each site has 30m<sup>2</sup> private open space; and</li> <li>• each site has 14m<sup>2</sup> car parking space.</li> </ul>
	<p><b>AO4.3</b> Tourist accommodation (camping sites) provide the following minimum requirements:</p> <ul style="list-style-type: none"> <li>• 50m<sup>2</sup> individual site area clearly numbered;</li> <li>• each site has an 8m site frontage;</li> <li>• each site is setback 5m from all site boundaries and 10 metres from any watercourse or wetland on the site;</li> <li>• each site is setback 3m to an internal road;</li> <li>• each site is setback 3m from any adjoining building (other than toilet/ablution facilities)</li> <li>• each site is setback 6m to toilets/ablution facilities; and</li> <li>• each site has 5m<sup>2</sup> car parking space.</li> </ul>
	<p><b>AO4.4</b> Tourist accommodation provides the following minimum requirements:</p> <ul style="list-style-type: none"> <li>• the main entry road provides all-weather access and has a width of 7m;</li> <li>• a caravan holding bay with dimensions of 4m x 20m is provided adjacent to the entrance to the facility;</li> <li>• one-way unrestricted internal road access for firefighting appliances; appliances;</li> <li>• 10% of the site is provided as landscaped open space suitable for recreation with a covered communal area;</li> <li>• refuse and recycle bins are located a minimum of 10m from cooking facilities and individual sites;</li> <li>• a designated dump point is provided on site for emptying holding tanks;</li> <li>• ablution and laundry facilities are provided in accordance with Council's Local Law;</li> <li>• individual sites are to be provided with</li> </ul>

	<p>an electricity connection (other than camping sites where connection is optional); and</p> <ul style="list-style-type: none"> <li>• cabin sites number a maximum of 40% of the total number of short term caravan, campervan/ motor home/cabin sites in the caravan park.</li> </ul>
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## 6.2.4 Rural zone code

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

### 6.2.4.1 Purpose

The purpose of the rural zone code is to:

- (a) ensure the productive capacity of agricultural and associated rural industries that rely on Agricultural Land (AL) identified as AL Class A or B as shown on SPP mapping – Economic Growth, Agriculture is maximised and maintained while protecting biodiversity values and also allowing for farm diversification and value adding industries to occur in the rural area;
- (b) maintain the character and amenity of the rural and natural environment;
- (c) encourage tourism development where it can value-add to the viability of rural enterprises, does not diminish biodiversity values and avoids impacts of flooding and bushfire;
- (d) ensure that the functional connectivity of the stock route network is maintained and any development within or adjacent to stock routes or reserves provides for their continued function;
- (e) ensure development protects extractive industry or potential resource sites for future development from encroachment by proposed rural uses which might jeopardize the extractive resource operation, and, also protects existing rural uses from impacts of proposed extractive industry and associated activities; and
- (f) ensure new extractive activities minimise impacts on the viability of existing agricultural, residential and tourist uses or areas of environmental significance including hydrological processes beyond the site boundary.

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

- (a) the zone primarily accommodates grazing and value-adding rural uses where they do not conflict with petroleum or mining leases or facilities or stock routes;
- (b) new small-scale tourist developments are accommodated where they:
  - a. are associated with and do not threaten the viability of existing rural uses;
  - b. assist with maintaining the viability of existing rural production enterprises;
  - c. are adequately separated from extractive resources of local and state significance; including and associated secondary or incompatible use;
  - d. protect established rural uses from the adverse amenity and safety impacts of proposed extractive industry; and
  - e. do not compromise the transport routes through encroachment by incompatible uses and excessive entry points
- (c) new extractive activities are established only where they do not impact on the viability of existing agricultural, residential and tourist uses;
- (d) biodiversity values and ecological connectivity are protected and maintained;
- (e) development is serviced with infrastructure including formal road access, and is appropriate for the level of risk associated with any flood and bushfire hazard;
- (f) the character and landscape of all rural land is maintained;

- (g) adequate separation and buffering is provided by new development in nearby Township or Rural residential zoned land to ensure the encroachment by more intensive residential and other sensitive uses is avoided.

Editor's note—any conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock or fencing are required to be complied with, in accordance with the *Stock Route Management Act 2002*.

#### 6.2.4.2 Assessment benchmarks—Rural zone code

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b> Buildings and structures are setback from the front, side and rear boundaries generally consistent with character and amenity of the zone.</p>	<p><b>AO1</b> Buildings and structures are setback 20m from a State-controlled road otherwise 6m from all boundaries.</p>
<p><b>PO2</b> Uses established in the Rural zone do not conflict with existing rural land uses or the natural, scenic and community values of the area. New uses maintain the long term production values of the land for rural purposes.</p>	<p><b>AO2</b> No Acceptable outcome provided.</p>
<p><b>PO3</b> Tourist uses supporting the primary rural activities on the site are limited in scale and do not to threaten the viability of traditional rural uses or the local environment.</p>	<p><b>AO3.1</b> Tourist uses are small scale and sited clear of agricultural activities and in lawfully cleared areas.</p>
	<p><b>AO3.2</b> Tourist uses are located a minimum of 100m clear any use or activity that has the potential to cause detrimental impacts, such as noise, odour and dust.</p>
	<p><b>AO3.3</b> Tourist uses are located a minimum of 100m clear of a watercourse.</p>
<p><b>PO4</b> New development does not jeopardize existing or potential extractive industry, mining operations or other rural activities.</p>	<p><b>AO4</b> Residential and other sensitive uses are separated from existing or approved:</p> <ul style="list-style-type: none"> <li>• intensive animal industry use by at least 2,000m;</li> <li>• extractive industry operation by: <ul style="list-style-type: none"> <li>i. 2,000m from a hard rock extractive industry;</li> <li>ii. 500m from a sand and gravel extractive industry;</li> <li>iii. 250m from a haul route;</li> </ul> </li> <li>• Mining activities by: <ul style="list-style-type: none"> <li>i. 2,000m; and</li> <li>ii. 250m from a haul route.</li> </ul> </li> </ul>
<p><b>PO5</b> Blasting and the transportation of extracted resources associated with extractive industry does not compromise rural amenity or adversely impact on sensitive land uses.</p>	<p><b>AO5.1</b> New extractive industry does not involve the transportation of extracted resources along a transport route (excluding the State and major road network identified in Schedule 2) that is within 250m of a building used for a</p>

	sensitive land use.
	<p><b>AO5.2</b> New extractive industry is separated from existing sensitive land uses by:</p> <ul style="list-style-type: none"> <li>• 2,000m where a hard rock extractive industry; or</li> <li>• 500m where a sand or gravel extractive industry.</li> </ul>
<p><b>PO6</b> Areas of abandoned mines are to be avoided or remediated.</p> <p>Editor's note—up to date locations of abandoned mines can be viewed at on the Queensland government's GeoResGlobe.</p>	<p><b>AO6</b> Geotechnical investigation is carried out and all necessary works to remediate the site are completed prior to further development of the site.</p>
<p><b>PO7</b> Development is connected to an appropriate level of infrastructure services.</p>	<p><b>AO7.1</b> Development has formal and safe access to the existing road network.</p>
	<p><b>AO7.2</b> An on-site water storage and a waste disposal system is provided and connected, which does not overflow to adjoining properties or detract from environmental values.</p>
	<p><b>AO7.3</b> The development is connected to electricity and telecommunications.</p>



## Part 7 Development codes

### 7.1 Preliminary

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

Editor's note—the following schedules of the Regulation are relevant to the Burke Shire Planning Scheme.

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

### 7.2 Use codes

#### 7.2.1 General development code

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

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

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

- (1) Development has a safe and efficient site layout.
- (2) Development does not detract from the Shire's unique building design, is complementary to the scale of neighbouring uses, and contributes to the character of the street and the locality.
- (3) Development on Local heritage register:
  - (a) does not result in the demolition or removal of a local heritage place, unless there is no prudent and feasible alternative;
  - (b) conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place; and
  - (c) safeguards archaeology and archaeological potential, and ensures they are appropriately investigated and artefacts appropriately managed.
- (4) The erosion prone area in the coastal management district is maintained as a development free buffer zone unless:
  - (a) the development cannot be feasibly located elsewhere; and
  - (b) it is coastal dependent, or temporary, readily relocatable and/or able to be abandoned;

- (c) redevelopment of existing permanent buildings is located to avoid or mitigate coastal erosion risks.
- (5) An appropriate level of servicing and infrastructure is provided to new development and is connected to Council infrastructure where available.
- (6) The site layout protects the amenity of the area including residential, industrial and commercial uses, allows sufficient areas for access, parking, manoeuvring and landscaping on the site and safe and efficient access and egress.
- (7) Assets of the Council are protected.
- (8) Any planned earthworks ensure that existing drainage regimes are maintained or improved.
- (9) Development in a natural hazard area is avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.

Note—for a development within a bushfire prone area, a bushfire protection plan is required to demonstrate compliance with the performance outcomes and/or acceptable outcomes. Where acceptable outcomes are not met a risk assessment in accordance with *AS/NZS3100:2009 Risk management – principles and guidelines* will be required to demonstrate the development achieves an acceptable or tolerable level of risk to life and property.

**Table 7.2.1.1 Assessment benchmarks—General development code part 1**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Development located in a flood hazard area</b>	
<p><b>PO1</b> Development in flood hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding and does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.</p>	<p><b>AO1.1</b> Where development is located within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> <li>(i) development is sited on part of the site which is outside of the flood hazard area; or</li> <li>(ii) where this cannot be achieved:               <ul style="list-style-type: none"> <li>- the finished floor levels of all habitable rooms are a minimum of 300mm above the defined flood level identified in Schedule 6; and</li> <li>- floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood level identified in Schedule 6.</li> </ul> </li> </ul> <p>Editor's note—for Acceptable outcome AO1.1 (ii); where minimum floor levels are not indicated in Schedule 6 a flood study will be required to identify the defined flood level. Development will then become code assessable and require approval from council.</p> <p><b>AO1.2</b> Development, excluding development in the Rural zone, located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping) does not involve:</p> <ul style="list-style-type: none"> <li>• filling with a height greater than 150mm;</li> <li>• filling with a height greater than 200mm in the Industrial precinct; or</li> <li>• block or solid walls.</li> </ul>

<b>For assessable development</b>	
<b>Multiple dwellings</b>	
<p><b>PO2</b> The design, appearance and form of development for a Multiple dwelling reflects a high standard and permanent form of accommodation that complements the character of existing residential development in the Shire.</p> <p>Editor's note—dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</p>	<p><b>AO2.1</b> Buildings address the street and have the main entry or windows on the front facade addressing the street frontage.</p>
	<p><b>AO2.2</b> Buildings and structures are set back from street frontages:</p> <ul style="list-style-type: none"> <li>• within 20% of the average front setback of adjoining buildings; or</li> <li>• where there are no adjoining buildings, 6m from primary road frontage and 3m from the secondary road frontage if on a corner site.</li> </ul>
	<p><b>AO2.3</b> Buildings and structures are set back from side boundaries by:</p> <ul style="list-style-type: none"> <li>• 1.5m for a wall up to 4.5m high;</li> <li>• 2m for a wall up to 7.5m high; and</li> <li>• 2.5m for any part of a wall over 7.5m high.</li> </ul>
	<p><b>AO2.4</b> One (1) vehicular access to the site, unless a corner site and then maximum of two (2) driveways, each located a minimum of 6m from the corner boundary of the intersection to each street frontage and of hard stand construction.</p>
	<p><b>AO2.5</b> Car parking and services are located at the side or rear of the building.</p>
	<p><b>AO2.6</b> A landscape area with a minimum depth of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).</p> <p>Editor's note—where landscaping cannot be provided in accordance with AO2.6, planter boxes and/or pots that deliver a similar outcome will be considered.</p>
<p><b>PO3</b> Development provides private open space that is well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling.</p>	<p><b>AO3</b> Each private dwelling is provided with private open space that has the following characteristics:</p> <ul style="list-style-type: none"> <li>• a minimum area of 35m<sup>2</sup>;</li> <li>• a minimum dimension of 3m; and</li> <li>• clear of any utilities such as gas, water tanks or air-conditioning units.</li> </ul>
<b>All uses excluding Dwelling houses, Dual occupancies and Multiple dwellings</b>	
<p><b>PO4</b> The size and bulk of new buildings associated with development maintains and enhances the intended local character of the location (zone and/or</p>	<p><b>AO4</b> Total development on the site has a maximum site cover in accordance with Table 7.2.1.4 – Building heights, setbacks and site coverage.</p>

<p>precinct) by avoiding over-development of the site, and allowing for development at a consistent scale, siting and intensity to nearby development.</p>	
<p><b>PO5</b> Buildings and structures are setback from the front, side and rear boundaries generally consistent with:</p> <ul style="list-style-type: none"> <li>• the intended form, function and character of development in the respective zone or zone precinct; and</li> <li>• prevailing setbacks of existing development in the same zone or zone precinct in the locality; and</li> <li>• amenity outcomes for adjoining development, streetscapes and public spaces.</li> </ul>	<p><b>AO5</b> Unless otherwise prescribed in a zone code, or other Acceptable outcome within the General development code, development provides setbacks in accordance with Table 7.2.1.4 – Building heights, setbacks and site coverage.</p>
<p><b>PO6</b> Landscaping is provided to enhance the visual appeal of development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development.</p>	<p><b>AO6</b> Except in the Commercial precinct of the Township zone and the Rural zone, a minimum of 10% of the total development area is landscaped with native trees and shrubs endemic to the local area.</p>
<p><b>PO7</b> New development retains the character and amenity of the area, including minimising or avoiding adverse impacts from heavy vehicle or traffic generation on residential or rural residential roads.</p>	<p><b>AO7</b> Development involving heavy transport activities establishes in the Industrial precinct of the Township zone or in the Rural zone.</p>
<p><b>PO8</b> The height of development:</p> <ul style="list-style-type: none"> <li>• maintains the overall low rise scale and character of development in the Shire;</li> <li>• reflects the intended form, function and character of development in the respective zone or precinct; and</li> <li>• integrates with existing surrounding development without introducing adverse amenity impacts.</li> </ul>	<p><b>AO8</b> Unless otherwise prescribed in a zone code, buildings and structures have a maximum height in accordance with Table 7.2.1.4 – Building heights, setbacks and site coverage.</p>
<p><b>All uses</b></p>	
<p><b>Building design</b></p>	
<p><b>PO9</b> New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk and enhances the intended local character of the location.</p> <p>Editor's note—buildings having the appearance of relocatable or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design</p>	<p><b>AO9</b> Except where in the Commercial precinct and Industrial precinct of the Township zone or the Rural zone, development incorporates at least three (3) of the following:</p> <ul style="list-style-type: none"> <li>• verandas or porches;</li> <li>• awnings and shade structures;</li> <li>• variations to the roof and building lines;</li> <li>• recesses and projections of the external facade;</li> <li>• doors and window openings; or</li> <li>• a range of building materials, colours and</li> </ul>

outcomes where exhibiting strong architectural merit and visual appeal.	textures matching or complementing those prevailing in neighbouring buildings.
<b>Access, manoeuvring and parking</b>	
<p><b>PO10</b> The proposed development accommodates sufficient car parking on site to meet the peak parking demand of the use at any point in time.</p>	<p><b>AO10</b> Car parking is provided at rates as per table 7.2.1.5.</p> <p>Editor's note—where industrial or commercial development cannot accommodate the minimum car parking requirements specified, council is willing to negotiate a reduction in car parking numbers if the applicant can demonstrate that parking requirements can be adequately accommodated within the adjoining road reserve.</p>
<p><b>PO11</b> The proposed driveway is clear of all impediments.</p>	<p><b>AO11</b> The proposed driveway is clear of street furniture, gully pits, man holes, power poles, street trees and bus stops by a distance of 1m.</p>
<p><b>PO12</b> The location of driveways does not create a danger to the safety and efficiency of existing intersections.</p>	<p><b>AO12.1</b> Driveway access is from the secondary lower order road where located on a corner allotment.</p>
	<p><b>AO12.2</b> The minimum distance of a driveway from an intersection of one street with another is 6m.</p>
<p><b>PO13</b> The design of access, parking and manoeuvring within the site:</p> <ul style="list-style-type: none"> <li>• is adequate for the type and volume of traffic generated by the use;</li> <li>• does not adversely impact on the traffic network external to the site;</li> <li>• caters for safe pedestrian access; and</li> <li>• provides for disabled access.</li> </ul>	<p><b>AO13.1</b> Vehicle crossovers and driveways are designed in accordance with council standards.</p>
	<p><b>AO13.2</b> Car parking and manoeuvring areas are designed in accordance with:</p> <ul style="list-style-type: none"> <li>• AS2890.1 – Parking Facilities;</li> <li>• AS2890.1 – Accessible (Disabled) Parking; and</li> <li>• Austroads AP-34/95 - Design Vehicles and Turning Path Templates.</li> </ul>
<b>Infrastructure and services</b>	
<p><b>PO14</b> The development is supplied with an appropriate level of infrastructure to service the intended use.</p>	<p><b>AO14</b> Telecommunications and electricity supplies are designed and installed to supplier standards.</p>
<p><b>PO15</b> All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.</p>	<p><b>AO15.1</b> In the Township zone, all development is connected to Council's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> <li>• Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and</li> <li>• Queensland Department of Energy and Water Supply, 2010, <i>Planning Guidelines for Water Supply and Sewerage</i>.</li> </ul> <p>OR</p>

	<p>In the Recreation and open space, Rural and Rural residential zones, a potable water supply is provided by one (1) 50,000L water tank.</p>
	<p><b>AO15.2</b>  In the Township zone, all development is connected to Council's reticulated sewerage network.</p> <p>OR</p> <p>In the Recreation and open space, Rural, and Rural residential zones, sewage disposal is provided and connected generally in accordance with the <i>Queensland Plumbing and Wastewater Code</i>.</p>
<p><b>PO16</b>  Stormwater is collected and discharged to ensure no impacts on adjoining land owners, Council or State infrastructure while also ensuring environmental values of waters in the Shire are maintained.</p>	<p><b>AO16</b>  In all zones, stormwater drainage is provided in accordance with:</p> <ul style="list-style-type: none"> <li>• <i>Queensland urban drainage manual</i>, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and</li> <li>• Pilgrim, DH, (ed)., <i>Australian Rainfall &amp; Runoff – A Guide to Flood Estimation</i>, Institution of Engineers, Australia, Barton, ACT, 1987.</li> </ul>
<p><b>PO17</b>  Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p> <p>Editor's Note—where wastewater discharge to a waterway is unavoidable, compliance with the performance outcome may be able to be demonstrated by the submission of a wastewater management plan (WWMP) which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> <li>• wastewater type;</li> <li>• climatic conditions;</li> <li>• water quality objectives (WQOs); and</li> <li>• best-practice environmental management.</li> </ul>	<p><b>AO17</b>  Wastewater from development is not discharged to a waterway.</p>
<p><b>PO18</b>  Development does not adversely impact on essential infrastructure.</p>	<p><b>AO18.1</b>  All proposed structures and buildings are clear of any Council easements and underground infrastructure located within the site</p>

	boundaries.
	<p><b>AO18.2</b> All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1m.</p>
<b>Development located in a bushfire prone area</b>	
<p><b>PO19</b> A vulnerable use is not established or materially intensified within a bushfire prone area unless there is an overriding need or other exceptional circumstances.</p> <p>Where a vulnerable use cannot be located outside a bushfire prone area, a site-specific bushfire hazard assessment and management plan is required.</p>	<p><b>AO19</b> Vulnerable uses are not established or expanded within a bushfire prone area as identified on SPP mapping – Natural hazards risk and resilience.</p> <p>Editor's note—vulnerable uses are those involving:</p> <ul style="list-style-type: none"> <li>• the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities and tourist parks;</li> <li>• types of community infrastructure including community uses, hospitals, educational establishments, and emergency services;</li> <li>• the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure; or</li> <li>• hazardous chemical facilities.</li> </ul>
<p><b>PO20</b> Emergency services and community infrastructure are able to function effectively during and immediately after a bushfire event.</p> <p>Editor's note—community infrastructure includes community uses, hospitals, and educational establishments.</p>	<p><b>AO20</b> Emergency services and community infrastructure are not located in a bushfire prone area.</p>
<p><b>PO21</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area.</p>	<p><b>AO21</b> The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.</p>
<p><b>PO22</b> Development in a bushfire prone area as identified on SPP mapping – Natural hazard risk and resilience makes adequate provision of water supply for fire-fighting requirements.</p>	<p><b>AO22.1</b> The development is connected to a reticulated water supply where within a reticulated water supply area.</p>
	<p><b>AO22.2</b> Where outside reticulated water supply area a water tank is provided within 10m of each building or group of buildings (other than a class 10 building) which:</p> <ul style="list-style-type: none"> <li>• is either below ground level or of non-flammable construction;</li> <li>• has take-off connection at a level that allows the following dedicated, static water supply to be left available for access by</li> </ul>

	<p>firefighters:</p> <ol style="list-style-type: none"> <li>i. 10,000L for residential buildings;</li> <li>ii. 50,000L for industrial, commercial and other buildings volumes specified in AS:2304-2019;</li> </ol> <ul style="list-style-type: none"> <li>• includes shielding of tanks and pumps in accordance with AS:2304-2019;</li> <li>• includes a hardstand area (concrete or construction standard gravel) allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>• is clearly identified by directional signage at the street frontage; and</li> <li>• is provided with rural Fire Brigade tank fittings (i.e. 50 mm ball valve and male camlock coupling and, if underground, an access hole of 200 mm (minimum) to accommodate suction lines).</li> </ul> <p>Editor's note—water storage for fire-fighting purposes does not include water for domestic or other purposes. Water for fire-fighting purposes must be available at all times.</p>
<p><b>PO23</b> All premises are provided with vehicular access that enable safe evacuation to occupants and easy access by fire-fighting appliances.</p>	<p><b>AO23</b> Private driveways within individual lots within the Township zone;</p> <ul style="list-style-type: none"> <li>• do not exceed a length of 60m from the street to the building;</li> <li>• do not exceed a gradient of 12.5%;</li> <li>• have a minimum width of 3.5m;</li> <li>• accommodate turning areas and vertical clearances for rural fire- fighting appliances; and</li> <li>• serve no more than three (3) buildings.</li> </ul>



<p><b>PO24</b> Development is located and designed to incorporate a bushfire defendable space which achieves separation from bushfire prone areas to facilitate adequate access and operational space for fire-fighting and emergency vehicles, and safe evacuation to reduce risk persons and property.</p>	<p><b>AO24.1</b> No new development is located within the bushfire prone area.</p> <p>Or</p> <p>Buildings or building envelopes are separated from bushfire prone areas defined as medium, high and very high potential bushfire intensity areas by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively that does not exceed:</p> <ul style="list-style-type: none"> <li>• 10kW/m<sup>2</sup> where involving a vulnerable use; or</li> <li>• 29kW/m<sup>2</sup> otherwise.</li> </ul> <p>Editor's note—the radiant heat levels and separation distances are to be established in accordance with method 2 set out in <i>AS/NZ3959 – 2009 Construction of buildings in bushfire-prone areas</i>. 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. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Vulnerable uses are those involving:</p> <ul style="list-style-type: none"> <li>• the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, detention facilities, rooming accommodation, retirement facilities or residential care facilities, tourist parks;</li> <li>• types of community infrastructure including community uses, hospitals, educational establishments, and emergency services;</li> <li>• the provision of essential services including community uses, utility installation, telecommunications facility, substations and major electricity infrastructure;</li> <li>• hazardous chemical facilities.</li> </ul>
<p><b>PO25</b> Landscaping areas that are designated for revegetation or rehabilitation are designed and managed to ensure they do not have the ability to become a medium, high, or very high potential bushfire intensity area in the future</p>	<p><b>AO24.2</b> Buildings or building envelopes are separated from adjacent buildings or building envelopes by 8m or as far as practically possible</p> <p><b>AO25</b> Landscaping treatments and areas designated for revegetation and rehabilitation are designed to achieve and maintain a:</p> <ul style="list-style-type: none"> <li>• potential available fuel load which is less than eight (8) tonnes/hectare in aggregate; and</li> <li>• fuel structure which is discontinuous.</li> </ul>
<p><b>PO26</b> Development is not located on slopes and land forms that expose people or property to an intolerable risk to life or property.</p>	<p><b>AO26.1</b> Development does not occur along ridgelines, saddles and crests where adjacent slopes exceed 14 degrees.</p>

<p>Editor's note—effective slope is the slope under vegetation that contributes to bushfire prone areas in relation to the proposed development or site boundary. Where multiple slopes occur in relation to a proposed development or site boundary, the maximum slope under hazardous vegetation is used.</p>	<p><b>AO26.2</b> Development is located where the effective slope is less than 5 degrees downslope.</p>
<p><b>PO27</b> Development provides a constructed perimeter road or a formed, all weather fire trail between the lot or building envelope and the hazardous vegetation and is readily accessible at all times for the type of fire-fighting vehicles servicing the area.</p> <p>Editor's note—for a material change of use fire trails are unlikely to be required where a development site involves less than 2.5ha and alternative access is available.</p>	<p><b>AO27</b> Lot boundaries or building envelopes are separated from hazardous vegetation by a public road or a fire trail which has the following characteristics:</p> <ul style="list-style-type: none"> <li>• a reserve or easement width of at least 20m;</li> <li>• a minimum trafficable (cleared and formed) width of 4 metres and no less than 4.8m vertical clearance, with 3m each side cleared of all flammable vegetation;</li> <li>• no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>• capable of accommodating a 10 tonne vehicle;</li> <li>• turning areas and vertical clearances for firefighting appliances in accordance with Queensland Fire and Emergency Services' Fire hydrant and vehicle access guidelines;</li> <li>• a maximum gradient of 12.5 per cent;</li> <li>• a cross-fall of no greater than 10 degrees;</li> <li>• drainage and erosion control devices in accordance with council's standards;</li> <li>• vehicular access at each end, which is connected to the public road network at intervals of no more than 500m;</li> <li>• designated fire-trail signage;</li> <li>• if used, has gates locked with a system authorised by Queensland Fire and Emergency Services;</li> <li>• if a fire trail, has an access easement that is granted in favour of council and Queensland Fire and Emergency Services; and</li> <li>• allows and does not impede access for firefighting and maintenance for firefighting purposes.</li> </ul> <p>Editor's note—Table 7.2.1.6 provides guidance on the fire appliances servicing the Shire.</p>
<p><b>PO28</b> Critical infrastructure does not increase the potential bushfire hazard.</p>	<p><b>AO28</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded wherever possible.</p>

Development located in a flood hazard area – reconfiguring a lot	
<p><b>PO29</b> Development minimises exposure of people and property to unacceptable risk from flood hazards.</p>	<p><b>AO29</b> Development within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping) is sited and designed so that:</p> <ul style="list-style-type: none"> <li>• all new lots contain a building envelope of sufficient size for the final intended purpose: <ul style="list-style-type: none"> <li>i. outside of the mapped flood area in Schedule 2 – Flood mapping; or</li> <li>ii. have a finished lot level above the defined flood level identified in Schedule 6; and</li> </ul> </li> <li>• there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</li> </ul> <p>Editor's note—for Acceptable outcome AO29(i); where minimum floor levels are not indicated in Schedule 6 a flood study will be required to identify the defined flood level.</p>
Development located in a flood hazard area – material change of use	
<p><b>PO30</b> Development involving essential community infrastructure remains functional to meet community needs during and after flood events</p>	<p><b>AO30</b> No Acceptable outcome provided.</p>
<p><b>PO31</b> Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage either on-site or on other properties.</p>	<p><b>AO31</b> Where development is located within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> <li>• A flood study determines the development site is located outside of the defined flood level; or</li> <li>• A hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development; <ul style="list-style-type: none"> <li>i. maintains the flood storage capacity on the subject site, and</li> <li>ii. does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</li> <li>iii. does not increase stormwater ponding on-sites upstream, downstream or in the general vicinity of the subject site.</li> </ul> </li> </ul> <p>Editor's note—this provision may not apply where minimum floor levels are indicated in Schedule 6 and no filling and excavation is proposed.</p>

<p><b>PO32</b> Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk</p>	<p><b>AO32</b> Development does not involve the manufacture or storage of hazardous materials within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping).</p>
<p><b>Development located in a coastal hazard area (erosion prone areas and area subject to medium and high storm tide inundation)</b></p>	
<p><b>PO33</b> Development provides acceptable storm tide immunity for its purpose that protects people from coastal hazard, creates safe access and evacuation routes, minimises damage to property and services, and provides suitable amenity.</p>	<p><b>AO33.1</b> Development in areas subject to Medium and High Storm Tide inundation does not concentrate, intensify or divert floodwater, erosion impacts or cause nuisance ponding onto other premises.</p>
	<p><b>AO33.2</b> Development subject to Medium and High storm tide inundation involving the storage or handling of environmentally hazardous material are located in areas not subject to storm tide inundation or can operate during storm tide events without risk of environmental harm.</p>
	<p><b>AO33.3</b> Development involving essential community infrastructure are located to maintain function during and immediately after a storm tide event.</p>
<p><b>Development located in coastal management district</b></p>	
<p><b>PO34</b> Natural processes and the protective function of landforms and vegetation along the coastline and riverbanks in the Coastal Management District are maintained.</p>	<p><b>AO34</b> No Acceptable outcome provided.</p>
<p><b>PO35</b> Development adjacent to state coastal land or tidal water is located, designed and operated to:</p> <ul style="list-style-type: none"> <li>• maintain existing access to and along the foreshore; or</li> <li>• minimise any loss of access to and along the foreshore; or</li> <li>• offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.</li> </ul>	<p><b>AO35</b> No Acceptable outcome provided.</p>
<p><b>PO36</b> Private marine development (development for private use that requires location in or adjacent to tidal water to function):</p> <ul style="list-style-type: none"> <li>• avoids attaching to or extending across State coastal land; and</li> <li>• does not adversely affect the safety</li> </ul>	<p><b>AO36</b> No Acceptable outcome provided.</p>

of member of the public accessing foreshores.	
<b>Stock route network</b>	
<p><b>PO37</b> Development on or adjoining the stock route network (SPP mapping – Economic Growth, Agriculture, Stock Route Network) does not compromise the connectivity and integrity of the network and protects ongoing, efficient and safe use by travelling stock by:</p> <ul style="list-style-type: none"> <li>• maintaining the extent of the stock route network, including where pasturage rights exist</li> <li>• maintaining access to watering facilities and other stock route infrastructure</li> <li>• using access works that are robust and fit-for-purpose, and provide for the safe passage of stock traversing the stock route</li> <li>• where transport or other linear infrastructure crosses a stock route, providing a practical solution to allow stock to move across the infrastructure safely and in a timely manner (for example grade separation).</li> </ul> <p>Editor's note—Queensland's Stock Route Network is available via SPP mapping – Economic Growth, Agriculture, Stock Route Network which identifies the dedicated Stock Route and associated reserves (i.e. camping and watering). In addition to the SPP mapping, pasturage rights may exist beyond the dedicated Stock Route as per s432 of the Land Act 1994. This area must also be taken into consideration as part of the Stock Route Network.</p>	<p><b>AO37</b> No Acceptable outcome provided.</p>
<p><b>PO38</b> Development does not result in encroachment by sensitive land uses and other incompatible uses along the stock route network and uses are setback and buffered from the stock route network to mitigate impacts.</p>	<p><b>AO38</b> Development is for a rural activity.</p>
<p><b>PO39</b> Development does not result in a loss of additional values associated with the stock route network including recreational, environmental and heritage values.</p>	<p><b>AO39</b> No Acceptable outcome provided.</p>
<b>Petroleum pipeline</b>	
<p><b>PO40</b> The integrity and continued function of pipeline infrastructure used for the transportation of petroleum, gas and slurry material in the Shire is maintained.</p>	<p><b>AO40.1</b> No development is located within 200m of petroleum and gas or slurry material pipelines or pipeline easement.</p>

	<p>Where development is located within 200 metres of a high-pressure pipeline or pipeline easement, a qualitative risk assessment prepared in accordance with AS 2885.1-2007 Pipelines - Gas and liquid petroleum - Design and construction is required.</p>
	<p><b>AO40.2</b> Development does not involve alteration to the level of the land supporting pipeline infrastructure.</p>
<b>Biodiversity</b>	
<p><b>PO41</b> Development:</p> <ul style="list-style-type: none"> <li>identifies matters of state environmental significance as identified in SPP mapping – Environment and heritage, biodiversity;</li> <li>facilitates the protection and enhancement of matters of state environmental significance; and</li> <li>protects and enhances ecological connectivity.</li> </ul>	<p><b>AO41</b> Where development is located in a zone other than the Township zone, buildings, ancillary structures and all other development are constructed:</p> <ul style="list-style-type: none"> <li>at least 100m from the top bank of all water courses and the full supply level of storages;</li> <li>a minimum of 100m from areas identified as Matters of State Environmental Significance (MSES) in ; and</li> <li>avoids fragmentation of matters of state environmental significance.</li> </ul>

**Table 7.2.1.2 Assessment benchmarks—General development code part 2**

<b>For assessable development</b>	
<b>Local heritage</b>	
<p><b>PO42</b> Development maintains the values and cultural heritage significance of Local heritage register and facilitates their adaptive reuse.</p>	<p><b>AO42.1</b> Development retains the fabric, features and contents listed as significant for the local heritage place and requires no building or operational work in relation to it.</p> <p>OR</p> <p>Development is in accordance with the guideline <i>Developing heritage places: using the development criteria</i> as made under the <i>Queensland Heritage Act 1992</i>.</p> <p>OR</p> <p>Development is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>.</p>

	<p><b>AO42.2</b> Development does not involve the demolition of key parts of the place's cultural heritage significance.</p> <p>OR</p> <p>Where there is no feasible or prudent alternative to partial demolition or removal of the place:</p> <ul style="list-style-type: none"> <li>• a report is provided that demonstrates there is no prudent and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; and</li> <li>• an archival record is prepared to document the changes.</li> </ul> <p>Editor's note—the report must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated.</p>
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**Table 7.2.1.3 Assessment benchmarks—General development code part 3**

For assessable development	
Airports, airstrips and aviation facilities	
<p><b>PO43</b> Development does not interfere with the function of airports, airstrips and aviation facilities.</p>	<p><b>AO43</b> Development is designed and constructed to mitigate adverse impacts on the function of the airport, airstrip or aviation facility.</p> <p>OR</p> <p>Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the continued function of the airport, airstrip or aviation facility.</p>
<p><b>PO44</b> Development does not involve permanent or temporary physical obstructions that will adversely affect the airport's operational airspace area identified on maps BTN AF1 and BTN AF2.</p>	<p><b>AO44.1</b> Development involving a permanent or temporary building, structure or landscaping does not enter operational airspace areas identified on maps BTN AF1 and BTN AF2.</p> <p><b>AO44.2</b> Development on land within the area identified on maps BTN AF1 and BTN AF2 as operational airspace, does not involve transient intrusions within the operational airspace.</p>
<p><b>PO45</b> Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport's operational airspace area identified on maps BTN AF1 and BTN AF2.</p>	<p><b>AO45</b> Development does not generate a gaseous plume, smoke, dust, ash or steam that will penetrate operational airspace areas identified on maps BTN AF1 and BTN AF2.</p>

**Table 7.2.1.4 Building heights, setbacks and site coverage**

<b>Zone/Precinct</b>	<b>Front setback</b>	<b>Side and Rear setback</b>	<b>Site coverage</b>	<b>Building Height</b>
Township zone (no precinct)	6m  Where a corner lot: <ul style="list-style-type: none"> <li>• 6m from the primary street frontage; and</li> <li>• 3m from secondary street frontage.</li> </ul> Editor's note—the primary street frontage is that nominated by Council.	6m	50%	2 storeys or 8.5m above the natural ground level, whichever is the greater.
Township zone – Residential precinct	6m  Where a corner lot: <ul style="list-style-type: none"> <li>• 6m from the primary street frontage; and</li> <li>• 3m from secondary street frontage.</li> </ul>	<ul style="list-style-type: none"> <li>• 1.5m for a wall up to 4.5m high;</li> <li>• 2m for a wall up to 7.5m high; and</li> <li>• 2.5m for any part of a wall over 7.5m high</li> </ul>	50%	2 storeys or 8.5m above the natural ground level, whichever is the greater.
Township zone – Commercial precinct	0m	<ul style="list-style-type: none"> <li>• 0m where adjoining land in commercial zone; or</li> <li>• 2m otherwise.</li> </ul>	85%	2 storeys or 9m above the natural ground level, whichever is the greater.
Township zone – Industrial precinct	Where a corner lot: <ul style="list-style-type: none"> <li>• 6m from the primary street frontage; and</li> <li>• 3m from secondary street frontage.</li> </ul> Editor's note—the primary street frontage is that nominated by Council.	2m	85%	15m
Recreation and open space zone	6m	6m	20%	2 storeys or 8.5m above the natural ground level, whichever is the greater.
Rural residential zone	6m or 20m from a state-controlled road	6m	10%	2 storeys or 8.5m above the natural



				ground level, whichever is the greater.
Rural zone	10m or 20m from a state-controlled road	6m	None prescribed	2 storeys or 8.5m above the natural ground level, whichever is the greater.

**Table 7.2.1.5 Car parking requirements**

Use	Requirements
Tourist park	1 space per site, plus 1 extra space for every 3 sites.
Child care centre	1 space for every employee and 1 space for every 4 children.
Bar Club Community care centre Community use Educational establishment Food and drink outlet Function facility Garden centre Hardware and trade supplies Health care services Hotel Indoor sport and recreation Market Office Outdoor sport and recreation Place of worship Sales office Service industry Shop Shopping centre Showroom Theatre Tourist attraction Veterinary services	1 space per 50m <sup>2</sup> of gross floor area.
Dual occupancy Multiple dwelling Retirement facility Residential care facility	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Low impact industry Medium impact industry Outdoor sales Service industry Transport depot Warehouse	1 space per 50m <sup>2</sup> of gross floor area for the first 1000m <sup>2</sup> and 1 additional space per 100m <sup>2</sup> of gross floor area exceeding 1000m <sup>2</sup> .

Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Dwelling house Dwelling unit Caretaker's residence	1 covered space per dwelling.
Service station	1 space per 30m <sup>2</sup> site area.
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m <sup>2</sup> of gross dining area, and 1 space per employee.
All other uses	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

**Table 7.2.1.6 Firefighting appliance specification**

<b>Vehicle Specification - Isuzu NPS300 Medium Single Cab</b>
· Length: 6200mm
· Height: 2820mm
· Width (excluding mirrors): 2150mm
· Light Rigid Class of licence
· 7,500 Kg GVM
· 3 or 6 seater
· 1,800 or 1,500 Litre water tank
· Multi pump Low pressure and Ultra High pressure
· Liquid foam 20 litre and Block foam cartridge

## **7.2.2 Non-resident workforce accommodation code**

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

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

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

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

**Table 7.2.2.1 Assessment benchmarks—Non-resident workforce accommodation**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>PO1</b> The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.	<b>AO1.1</b> Development provides setbacks in accordance with Table 7.2.1.4 – Building heights, setbacks and site coverage.
	<b>AO1.2</b> A 1.8m high solid screen fence is provided along all boundaries shared with a Rural residential zone and/or Residential precinct.
<b>PO2</b> The NRWA is located within a town centre to provide convenient access to goods, services and facilities that supports the local economy and leads to long-term development of appropriate infrastructure in the Shire.	<b>PO2</b> No Acceptable outcome provided.
<b>PO3</b> The layout of NRWA buildings does not substantially detract from the character of the area through overdevelopment of the site.	<b>AO3</b> Buildings and ancillary facilities occupy no more than the site coverage set out in Table 7.2.1.4 – Building heights, setbacks and site coverage.
<b>PO4</b> Development is connected to infrastructure required for the use including; water supply, waste water disposal, stormwater control, telecommunications and electricity. (Where Council infrastructure is available, this is required in lieu of on-site infrastructure.)	<b>AO4</b> No Acceptable outcome proposed
<b>PO5</b> NRWA buildings and waste disposal areas are screened and landscaped from site boundaries.	<b>AO5</b> No Acceptable outcome proposed.
<b>PO6</b> NRWA developments are temporary in nature.	<b>AO6.1</b> NRWA are only in operation for a maximum period of five (5) years.
	<b>AO6.2</b> When not used for more than six (6) months the site is restored to its pre-NRWA condition.

## 7.3 Other development codes

### 7.3.1 Operational work code

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

#### 7.3.1.1 – Purpose statement

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

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

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

**Table 7.3.1.1 Assessment benchmarks—Operational work code**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Flood Hazard</b>	
<p><b>PO1</b> Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage on-site or on other properties.</p> <p>Editor's Note—to adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>	<p><b>AO1</b> Development for earthworks located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> <li>• does not involve a net increase in filling greater than 50m<sup>3</sup> if in the Rural zone; or</li> <li>• does not result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth / duration / velocity of flood waters; or</li> <li>• does not change flood characteristics outside the subject site in ways that result in:           <ol style="list-style-type: none"> <li>i. loss of flood storage;</li> <li>ii. loss of/changes to flow paths; or</li> <li>iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain; or</li> </ol> </li> <li>• a flood study demonstrates the development site is above the defined flood level (pre-filling).</li> </ul>
<b>Earthworks</b>	
<p><b>PO2</b> Changes to adjoining land and natural features, including surface and groundwater are minimised and do not adversely impact</p>	<p><b>AO2</b> Excavation or filling on all land (except dams on rural zoned land for rural purposes):</p>

<p>adjoining properties or the locality.</p>	<ul style="list-style-type: none"> <li>• does not exceed 1m deep or 1m high (except for excavation for building works);</li> <li>• ensures the fill or excavation line is not closer than 10m from an adjoining property boundary;</li> <li>• has a childproof fence if excavation is for a water retaining structure;</li> <li>• ensures no ponding develops on adjacent land at any time;</li> <li>• restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; and</li> <li>• ensures works are a minimum 100m from wetlands and 200m from rivers, creeks and streams.</li> </ul>
<p><b>PO3</b> Adverse impacts of operations on adjoining or nearby uses are minimised, including impacts from:</p> <ul style="list-style-type: none"> <li>• noise;</li> <li>• dust;</li> <li>• silt;</li> <li>• lighting; or</li> <li>• other noxious emissions.</li> </ul> <p>Editor's note—a construction management plan may be required where there are significant concerns on the amenity of nearby uses.</p>	<p><b>AO3</b> No Acceptable outcome provided.</p>
<p><b>PO4</b> Operational work or construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p><b>AO4</b> Development occurs in accordance with an erosion and sediment control plan (ESCP) prepared by a suitably qualified person which demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 7.3.1.2—Construction phase, or local equivalent for:</p> <ul style="list-style-type: none"> <li>• drainage control;</li> <li>• erosion control;</li> <li>• sediment control; and</li> <li>• water quality outcomes.</li> </ul>
<b>Site rehabilitation</b>	
<p><b>PO5</b> Extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored state, so the land is suitable for use by alternative land uses.</p>	<p><b>AO5</b> Extractive industry provides for all rehabilitation works to be undertaken on a progressive basis in accordance with an expected final landform design and site rehabilitation plan. Rehabilitation is completed within twelve (12) months of cessation of the Extractive industry.</p>
<b>Vegetation clearing</b>	

<p><b>PO6</b> Development:</p> <ul style="list-style-type: none"> <li>identifies matters of state environmental significance as identified in SPP mapping – Environment and heritage, biodiversity;</li> <li>facilitates the protection and enhancement of matters of state environmental significance;</li> <li>protects and enhances ecological connectivity; and</li> <li>avoids fragmentation of matters of state environmental significance.</li> </ul>	<p><b>AO6</b> No Acceptable outcomes provided.</p>
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**Table 7.3.1.2 Construction phase—stormwater management design objectives**

Issue		Design objectives
<b>Drainage control</b>	Temporary drainage works	<ol style="list-style-type: none"> <li>Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> <li>Disturbed area open for &lt;12 months— in 2 year Average Recurrence Interval (ARI) event</li> <li>Disturbed area open for 12–24 months—1 in 5 year ARI event</li> <li>Disturbed area open for &gt; 24 months—1 in 10 year ARI event</li> </ul> </li> <li>Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure— minimum 1 in 10 year ARI.</li> <li>Temporary culvert crossing—minimum 1 in 1 year ARI hydraulic capacity.</li> </ol>
<b>Erosion control</b>	Erosion control measures	<ol style="list-style-type: none"> <li>Stage clearing and construction works to minimise the area of exposed soil at any one time.</li> <li>Effectively cover or stabilise exposed soils prior to predicted rainfall.</li> <li>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.</li> </ol>
<b>Sediment control</b>	Sediment control measures	<ol style="list-style-type: none"> <li>Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.</li> <li>All exposed areas greater than 2,500m<sup>2</sup> 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).</li> </ol>
<b>Water quality</b>	Litter, hydrocarbons and other contaminants	<ol style="list-style-type: none"> <li>Remove gross pollutants and litter.</li> <li>Avoid the release of oil or visible sheen to released waters.</li> <li>Dispose of waste containing contaminants at authorised facilities.</li> </ol>

### 7.3.2 Reconfiguring a lot code

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

The purpose of the reconfiguring a lot code is to:

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

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

- (1) Reconfiguration of lots creates safe, functional and suitable lots that are consistent with the existing zone and precinct intent.
- (2) Reconfiguration of lots ensures that development can provide adequate access and services for all new lots.
- (3) Reconfiguration of lots does not lead to a loss of biodiversity and ecological connectivity.
- (4) Reconfiguration ensures the environmental values and quality of Queensland waters are protected and enhanced.
- (5) Development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.

#### 7.3.2.1 Assessment benchmarks—Reconfiguring a lot code

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO1</b> The land is physically suitable for the anticipated future land use in terms of flooding hazard, bushfire hazard and practical access.	<b>AO1.1</b> All lots have a flood free access from a constructed road to an area on a site where a building can be constructed.
	<b>AO1.2</b> All lots have a bushfire free access to an area on a site where a building can be constructed.
<b>PO2</b> Development with frontage to a State-controlled road must have safe access points that do not adversely impact on the safety and efficiency of the road.	<b>AO2.1</b> Vehicular access is provided from a local road.
	<b>AO2.2</b> Where a site has no frontage to the state-controlled road, development does not require new or changed access to the State-controlled road.  OR  Vehicular access is consistent with the function and design of the State-controlled road.  Note—a decision under section 62 of the Transport Infrastructure Act 1994 outlines the approved conditions for use of an existing vehicular access to a State-controlled road.

<p><b>PO3</b> The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of:</p> <ul style="list-style-type: none"> <li>• preserving land for agriculture and animal production in the Rural Zone;</li> <li>• achieving a safe and pleasant residential environment in the Residential precinct of the Township zone;</li> <li>• consistent with the nature and layout of existing subdivision patterns; and</li> <li>• providing a variety of lot sizes for residential living, industry and commerce.</li> </ul>	<p><b>AO3</b> Lot size and dimensions are consistent with Table 7.3.2.2.</p>
<p><b>PO4</b> The development is planned, designed, constructed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waters.</p>	<p><b>AO4</b> A site stormwater quality management plan (SQMP) is prepared and implemented, which:</p> <ul style="list-style-type: none"> <li>• provides for achievable stormwater quality treatment measures meeting design objectives listed in Table A (construction phase) or current best practice environmental managements, reflecting land use constraints, such as: <ul style="list-style-type: none"> <li>i. erosive, dispersive, sodic and/or saline soil types;</li> <li>ii. landscape features (including landform);</li> <li>iii. rainfall erosivity; and</li> </ul> </li> <li>• is consistent with any local area stormwater management planning.</li> </ul> <p>Editor's note—local area stormwater management planning may include Catchment or waterway management plans, Healthy Waters Management Plans or Natural Resource Management Plans.</p>
<p><b>PO5</b> The creation of new lots avoids significant adverse impacts on the Shire's important biodiversity identified in SPP mapping – Environment and heritage and biodiversity; by maintaining and enhancing ecological connectivity through avoiding fragmentation of matters of environmental significance.</p>	<p><b>AO5</b> No Acceptable outcome proposed.</p>
<p><b>PO6</b> The proposed lots will not lead to diminished productivity of rural land or compromise the long term viability of rural activities on the land.</p>	<p><b>AO6</b> No Acceptable outcome proposed.</p>
<p><b>PO7</b> A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial</p>	<p><b>AO7.1</b> All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p>



purposes.	<b>AO7.2</b> All lots within the Rural and Rural residential zone are connected to a potable water supply an effluent disposal system.
<b>Stock route network</b>	
<b>PO8</b> The stock route network identified in SPP mapping – Environment and Heritage, Agriculture, Stock route network is protected from encroachment by sensitive and incompatible land uses and access works are robust, fit-for-purpose and provide for the safe passage of stock traversing the stock route.	<b>AO8</b> No new allotments are created within or adjacent to the stock route network.

**Table 7.3.2.2 Acceptable outcomes for lot sizes and frontages**

<b>Zone/Precinct</b>	<b>Allotment Size</b>	<b>Road Frontage</b>
Rural zone	5,000ha	None specified
Rural residential zone	No additional lots or smaller lots	
Recreation and open space zone	None specified	None specified
Township zone (no precinct)	1,000m <sup>2</sup>	20m
Commercial precinct	400m <sup>2</sup>	15m
Industrial precinct	1,000m <sup>2</sup>	30m
Residential precinct	800m <sup>2</sup>	20m

# Schedule 1 Definitions

## SC1.1 Use definitions

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

**Table SC1.1.1—Index of use definitions**

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

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>refuelling, maintenance and repair of aircraft</p> <ul style="list-style-type: none"> <li>• the assembly and dispersal of passengers or goods on or from an aircraft</li> <li>• any ancillary activities directly serving the needs of passengers and visitors to the use</li> <li>• associated training and education facilities</li> <li>• aviation facilities.</li> </ul>		
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment</p>		Club, hotel, nightclub entertainment facility, tavern

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	activities.		
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.  The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided	Disability support services, drop in centre,	Child care centre, family day care, home based child care,

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	but is ancillary to the primary use.	respite centre, integrated Indigenous support centre	health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.  The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.  The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> <li>• a single lot, where neither dwelling is a secondary</li> </ul>	Duplex, two dwellings on a single lot (whether or not attached),	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	dwelling or <ul style="list-style-type: none"> <li>two lots sharing common property where one dwelling is located on each lot.</li> </ul>	two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	
Dwelling house	A residential use of premises for one household that contains a single dwelling.  The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills.  The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide	State emergency service facility,	Community use, hospital, residential care

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation.  The use includes a mortuary and		Cemetery, crematorium, place of worship



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	the storage and preparation of bodies for burial or cremation.		
Garden centre	<p>Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.</p> <p>The use may include an ancillary food and drink outlet.</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for significant offsite impacts in the event of fire, explosion or toxic release</li> <li>• generates high traffic flows in the context of the locality or the road network</li> <li>• generates a significant demand on the local</li> </ul>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	<p>infrastructure network</p> <ul style="list-style-type: none"> <li>• the use may involve night time and outdoor activities</li> <li>• onsite controls are required for emissions and dangerous goods risks.</li> </ul>		
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant	Greenhouse and shade	Wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p>	house plant production, hydroponic farms, mushroom farms	
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• minimal traffic generation and heavy-vehicle usage</li> <li>• demands imposed upon the local infrastructure network consistent with surrounding uses</li> <li>• the use generally operates during the day (e.g. 7 am to 6 pm)</li> <li>• offsite impacts from storage of dangerous goods are negligible</li> <li>• the use is primarily undertaken indoors.</li> </ul>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds.</p>	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>demand on the local infrastructure network</p> <ul style="list-style-type: none"> <li>• onsite controls are required for emissions and dangerous goods risks</li> <li>• the use is primarily undertaken indoors</li> <li>• evening or night activities are undertaken indoors and not outdoors.</li> </ul>		
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> <li>• maintain a nature based focus or product</li> <li>• promote environmental awareness, education and conservation</li> </ul>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	<ul style="list-style-type: none"> <li>carry out sustainable practices.</li> </ul>		
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> <li>business or professional advice</li> <li>service of goods that are not physically on the premises</li> <li>office-based administrative functions of an organisation.</li> </ul>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on</p>	Driving range, golf course,	Major sport, recreation and

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	<p>outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	swimming pool, tennis courts, football ground, cricket oval	entertainment facility, motor sport, park, community use
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long-term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious	Church, chapel,	Community use, child care centre,

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



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

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

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpacker's accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> <li>• a large area for handling, display or storage</li> <li>• direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</li> </ul>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for extreme offsite impacts in the event of fire, explosion or toxic release</li> <li>• onsite controls are required for emissions and dangerous goods risks</li> <li>• the use generally involves night time and outdoor activities</li> <li>• the use may involve the storage and handling of large volumes of dangerous goods</li> </ul>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>requires significant separation from non-industrial uses.</li> </ul>		
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> <li>converting or transforming electrical energy from one voltage to another</li> <li>regulating voltage in an electrical circuit</li> <li>controlling electrical circuits</li> <li>switching electrical current between circuits</li> <li>a switchyard or</li> <li>communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications.</li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or	Theme park, zoo	Hotel, major sport, recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	similar facilities for the general public. The use may include provision of food and drink for consumption on site.		and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> <li>• supply or treatment of water, hydraulic power or gas</li> <li>• sewerage, drainage or stormwater services</li> <li>• transport services including road, rail or water</li> <li>• waste management facilities or</li> <li>• network infrastructure.</li> </ul> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary		Animal keeping

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

## SC1.2 Industry thresholds

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

**Table SC1.21 Industry thresholds**

Use	Additional examples include
Low impact industry	<p>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting.</p> <p>(2) Repairing and servicing lawn mowers and outboard engines.</p> <p>(3) Fitting and turning workshop.</p> <p>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes per year and not including spray painting.</p> <p>(5) Assembling wood products not involving cutting, routing, sanding or</p>

Use	Additional examples include
	spray painting. (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	(1) Metal foundry producing less than 10 tonnes of metal castings per annum. (2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum. (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i> . (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum. (5) Enamelling workshop using less than 15,000 litres of enamel per annum. (6) Galvanising works using less than 100 tonnes of zinc per annum. (7) Anodising or electroplating workshop where tank area is less than 400 square metres. (8) Powder coating workshop using less than 500 tonnes of coating per annum. (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum. (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components. (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum. (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum. (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum. (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum. (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum. (16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum. (17) Recycling and reprocessing batteries. (18) Repairing or maintaining boats. (19) Manufacturing substrate for mushroom growing. (20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum. (21) Recycling or reprocessing tyres including retreading. (22) Printing advertising material, magazines, newspapers, packaging and stationery. (23) Transport depot, distribution centre, contractor's depot and storage yard. (24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools). (25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum. (26) Reconditioning metal or plastic drums. (27) Glass fibre manufacture less than 200 tonnes per annum. (28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.



Use	Additional examples include
High impact industry	<ol style="list-style-type: none"> <li>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum.</li> <li>(2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum.</li> <li>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes.</li> <li>(4) Scrap metal yard including a fragmentiser.</li> <li>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum.</li> <li>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum.</li> <li>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum.</li> <li>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum.</li> <li>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum.</li> <li>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum.</li> <li>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum.</li> <li>(12) Enamelling workshop using 15,000 litres or greater of enamel per annum.</li> <li>(13) Galvanising works using 100 tonnes or greater of zinc per annum.</li> <li>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater.</li> <li>(15) Powder coating workshop using 500 tonnes or greater of coating per annum.</li> <li>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum.</li> <li>(17) Concrete batching and producing concrete products.</li> <li>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote.</li> <li>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste.</li> <li>(20) Manufacturing fibreglass pools, tanks and boats.</li> <li>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools).</li> <li>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum.</li> <li>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre.</li> <li>(24) Abattoir.</li> <li>(25) Recycling chemicals, oils or solvents.</li> <li>(26) Waste disposal facility (other than waste incinerator).</li> <li>(27) Recycling, storing or reprocessing regulated waste.</li> <li>(28) Manufacturing batteries.</li> <li>(29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum.</li> <li>(30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum.</li> <li>(31) Crematoria.</li> <li>(32) Glass fibre manufacture producing 200 tonnes or greater per annum.</li> <li>(33) Manufacturing glass or glass products, where not glass fibre, less</li> </ol>

Use	Additional examples include
	than 250 tonnes per annum.
Special industry	<ul style="list-style-type: none"> <li>(1) Oil refining or processing.</li> <li>(2) Producing, refining or processing gas or fuel gas.</li> <li>(3) Distilling alcohol in works producing greater than 2,500 litres per annum.</li> <li>(4) Power station.</li> <li>(5) Producing, quenching, cutting, crushing or grading coke.</li> <li>(6) Waste incinerator.</li> <li>(7) Sugar milling or refining.</li> <li>(8) Pulp or paper manufacturing.</li> <li>(9) Tobacco processing.</li> <li>(10) Tannery or works for curing animal skins, hides or finishing leather.</li> <li>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing.</li> <li>(12) Rendering plant.</li> <li>(13) Manufacturing chemicals, poisons and explosives.</li> <li>(14) Manufacturing fertilisers involving ammonia.</li> <li>(15) Manufacturing polyvinyl chloride plastic.</li> </ul>

### SC1.3 Administrative terms

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

**Table SC1.3.1 Index of administrative definitions**

Adjoining premises	Gross floor area	Secondary dwelling
Advertising device	Ground level	Setback
Affordable housing	Household	Service catchment
Average width	Minor building work	Site
Base date	Minor electricity infrastructure	Site cover
Basement	Net developable area	Storey
Boundary clearance	Netserv plan	Temporary use
Building height	Non-resident workers	Ultimate development
Demand unit	Outermost projection	Urban purposes
Development footprint	Planning assumptions	
Domestic outbuilding	Plot ratio	
Dwelling	Projection area(s)	

**Table SC1.3.2—Administrative definitions**

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
	structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than 1m above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> <li>(a) if the projection is a roof and there is a fascia—the outside face of the fascia</li> <li>(b) if the projection is a roof and there is no fascia—the roof structure.</li> </ul> The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: <ul style="list-style-type: none"> <li>(a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like</li> <li>(b) in storeys, the number of storeys above ground level or</li> <li>(c) in both metres and storeys, both (a) and (b) apply.</li> </ul>
Bushfire defensible space	An area of land of a specified width (i.e. separation distance) around a development (building or structure) where vegetation is modified and maintained to reduce fuel load and mechanisms of bushfire attack such as flame and radiant heat.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> <li>(a) food preparation facilities</li> <li>(b) a bath or shower</li> <li>(c) a toilet and wash basin</li> <li>(d) clothes washing facilities.</li> </ul>

Column 1 Term	Column 2 Definition
	This term includes outbuildings, structures and works normally associated with a dwelling.
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Hazardous vegetation	Vegetation that contributes to a bushfire prone area.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i> , (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.  This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i> ) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.  Note – for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Netserv plan	A distributor-retailer’s plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-resident workers	Workers who reside in areas for extended periods when

Column 1 Term	Column 2 Definition
	<p>employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.</p> <p>This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p>
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note – for example:</p> <ul style="list-style-type: none"> <li>• stormwater network service catchments can be delineated to align with watershed boundaries</li> <li>• open space network service catchment can be determined using local government accessibility standards</li> <li>• water network service catchment can be established as the area serviced by a particular reservoir.</li> </ul>
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> <li>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure</li> <li>(b) basement car parking areas located wholly below ground level</li> <li>(c) eaves and sun shading devices.</li> </ol>

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <p>(a) a lift shaft, stairway or meter room  (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment  (c) a combination of the above.</p> <ul style="list-style-type: none"> <li>• A mezzanine is a storey.</li> <li>• A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</li> <li>• A basement is not a storey.</li> </ul>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note – provisions for temporary use timeframes for defined uses may be provided in section for Local government administrative matters.</p> <p>Editor's note – it is recommended that local government use the ability under section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
Ultimate development	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>
Urban purposes	<p>For the purpose of local government infrastructure plans, urban purposes include residential (other than rural residential), retail, commercial, industrial, community and government related purposes.</p>

## Schedule 2 Mapping

### SC2.1 Map index

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

**Table SC2.1.1 Map index**

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
BRC SF1	Strategic Framework	31 January 2020
BRC BC1	Context Map	31 January 2020
<b>Zone maps</b>		
BTN BZ1	Burke Shire Zoning Map	31 January 2020
BTN BZ2	Burketown and Environs Zoning and Precinct Map	31 January 2020
BTN BZ4	Gregory and Environs Zoning and Precincts Map	31 January 2020
<b>Flood maps</b>		
BTN FH1	Burke Shire Flood Hazard Map	31 January 2020
BTN FH2	Burketown Flood Hazard Map	31 January 2020
BTN FH3	Gregory Environs Hazard Map	31 January 2020
<b>Aviation facilities (Burketown) maps</b>		
BTN AF1	Aviation Facilities Map 1 – Obstacle Limitation Surfaces (OLS)	31 January 2020
BTN AF2	Aviation Facilities Map 2 – Obstacle Limitation Surfaces (OLS)	31 January 2020

### SC2.2 Online Mapping Resources

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

**Table SC2.2.1 Online mapping resources**

<b>SPP Mapping</b>		
State Interest	SPP Theme	Map Layer
Economic Growth	Agriculture	Agriculture land classification (ALC) Class A and Class B
		Stock Route Network
	Mining and extractive resources	Key resource areas
		For mapping relating to mineral, coal and petroleum resources please refer to the Queensland Government's GeoResGlobe.
Environment and Heritage	Biodiversity	Matters of State Environmental Significance
	Coastal environment	Coastal management district
	Cultural heritage	Heritage Places
	Water quality	Climatic regions – stormwater management design objectives
Infrastructure	State transport infrastructure	State-controlled roads Railways Public passenger transport

<b>SPP Mapping</b>		
<b>State Interest</b>	<b>SPP Theme</b>	<b>Map Layer</b>
	Energy and water supply	Bulk water supply Major electricity infrastructure
	Strategic airports and aviation facilities	Aviation facilities and restriction zones
Safety and Resilience to Hazards	Natural hazards, risk and resilience	Bushfire prone areas

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





**Burke Shire Council**  
**Draft Strategic Framework**

Burke Shire  
Strategic Framework

**LEGEND**

**TOPOGRAPHIC FEATURES**

-  Road
-  Watercourse
-  Burke Local Government Area
-  Future expansion area
-  The Burketown Wharf




**CADASTRE**

-  Road
-  Water

**URBAN LAND**

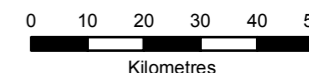
-  Urban

**NON-URBAN LAND**

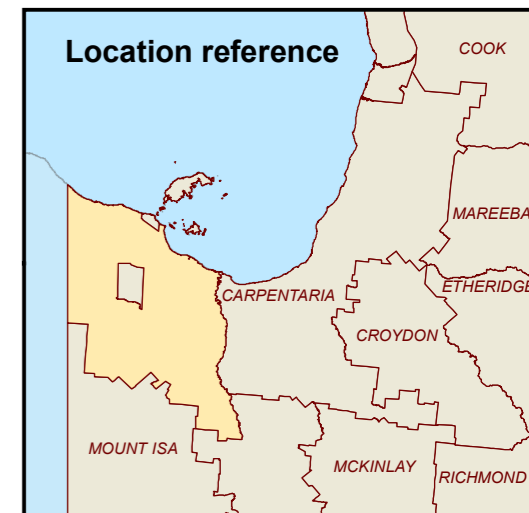
-  Nature conservation and open space
-  Rural
-  Rural Residential

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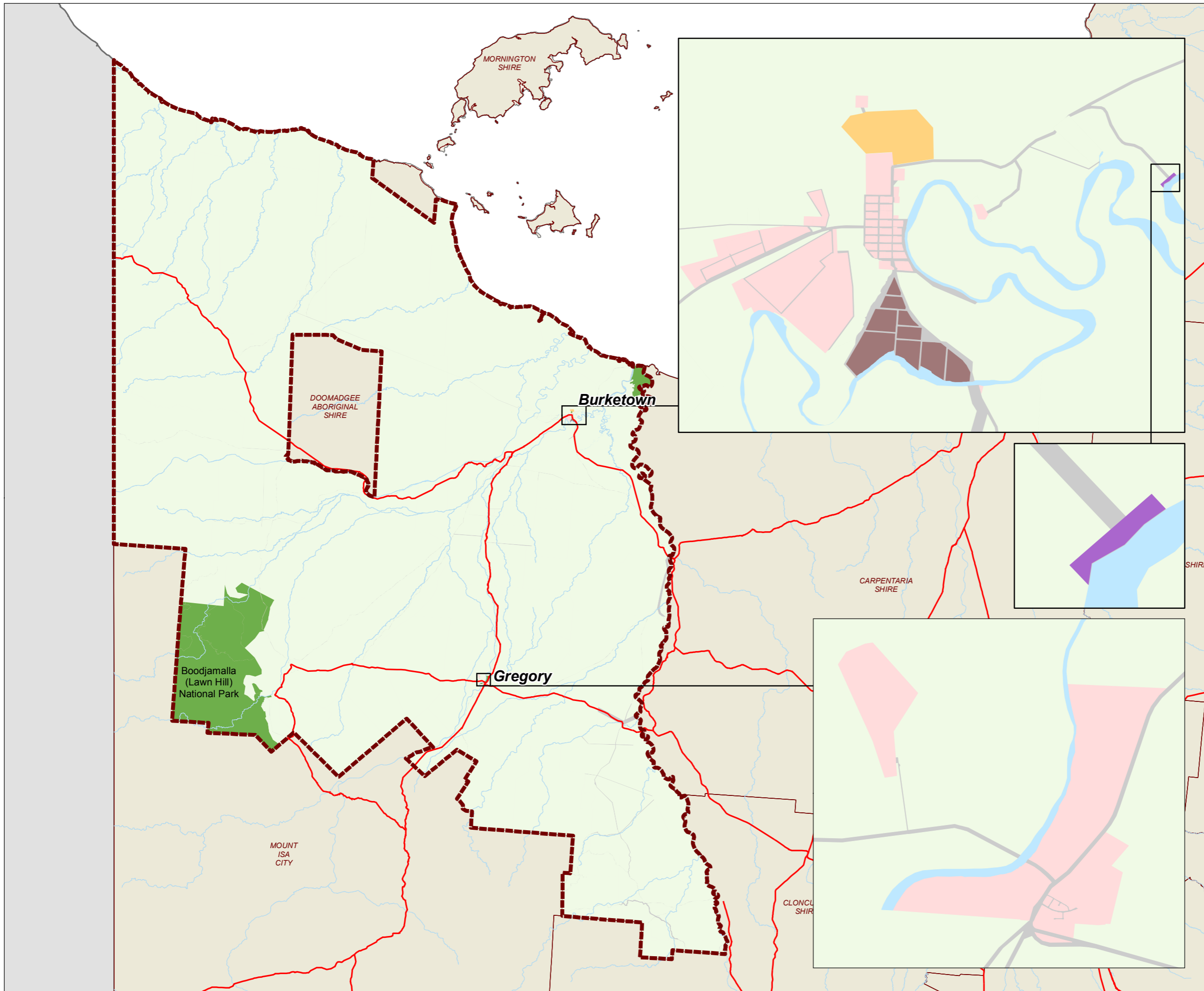
Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Burke Shire Council, 25/11/2019



Coordinate System: GCS GDA 1994  
Datum: GDA 1994  
Units: Degree



MAP: BRC SF1





### Burke Shire Council Context Map

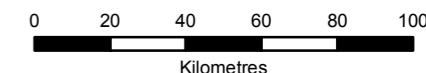
Burke Shire  
Context Map

#### LEGEND

- Rail
- Road
- Parks and Reserves
- Local Government Area Boundary
- Burke Shire

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Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning  
Spatial Services Unit for Burke Shire Council, 25/11/2019

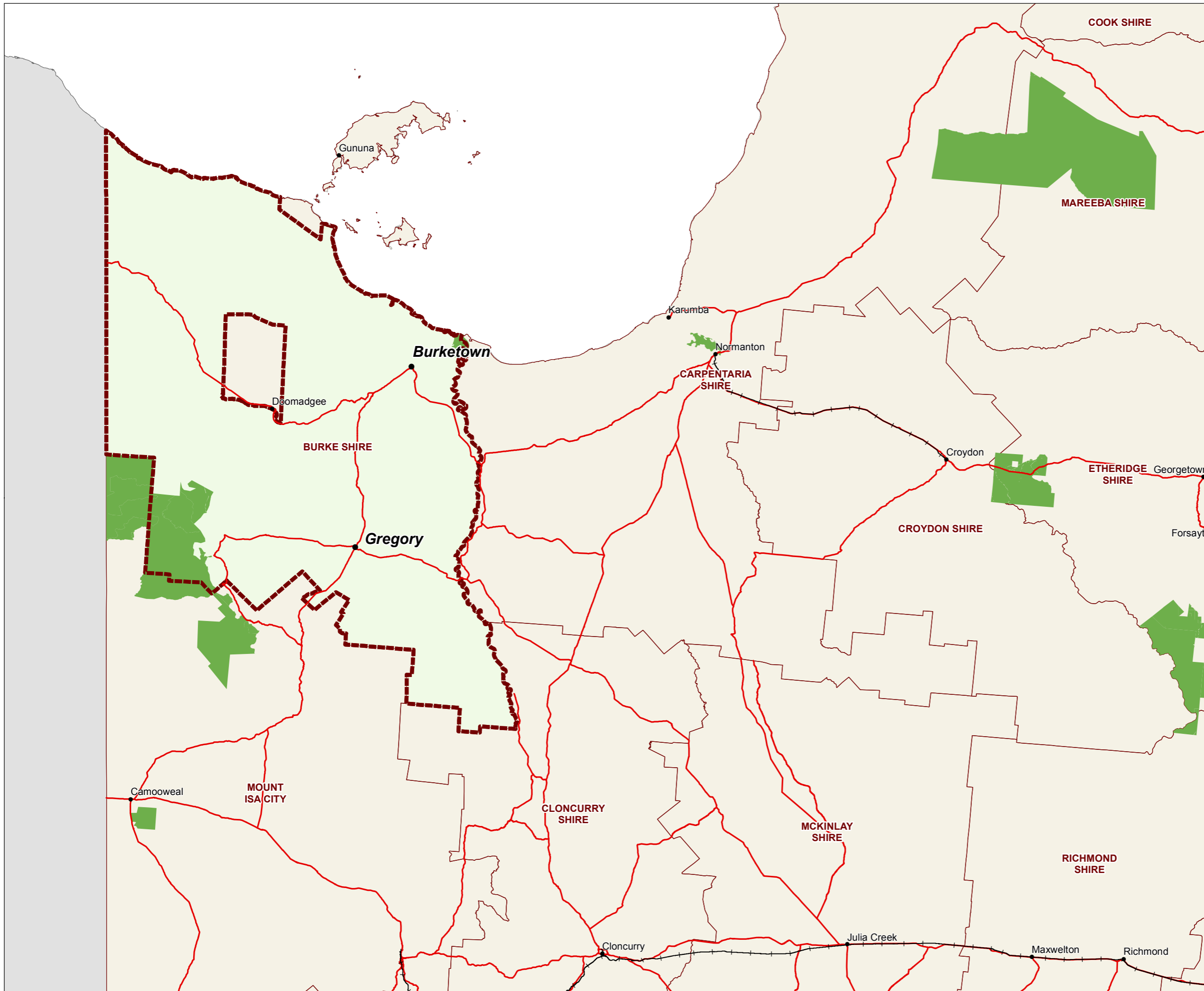


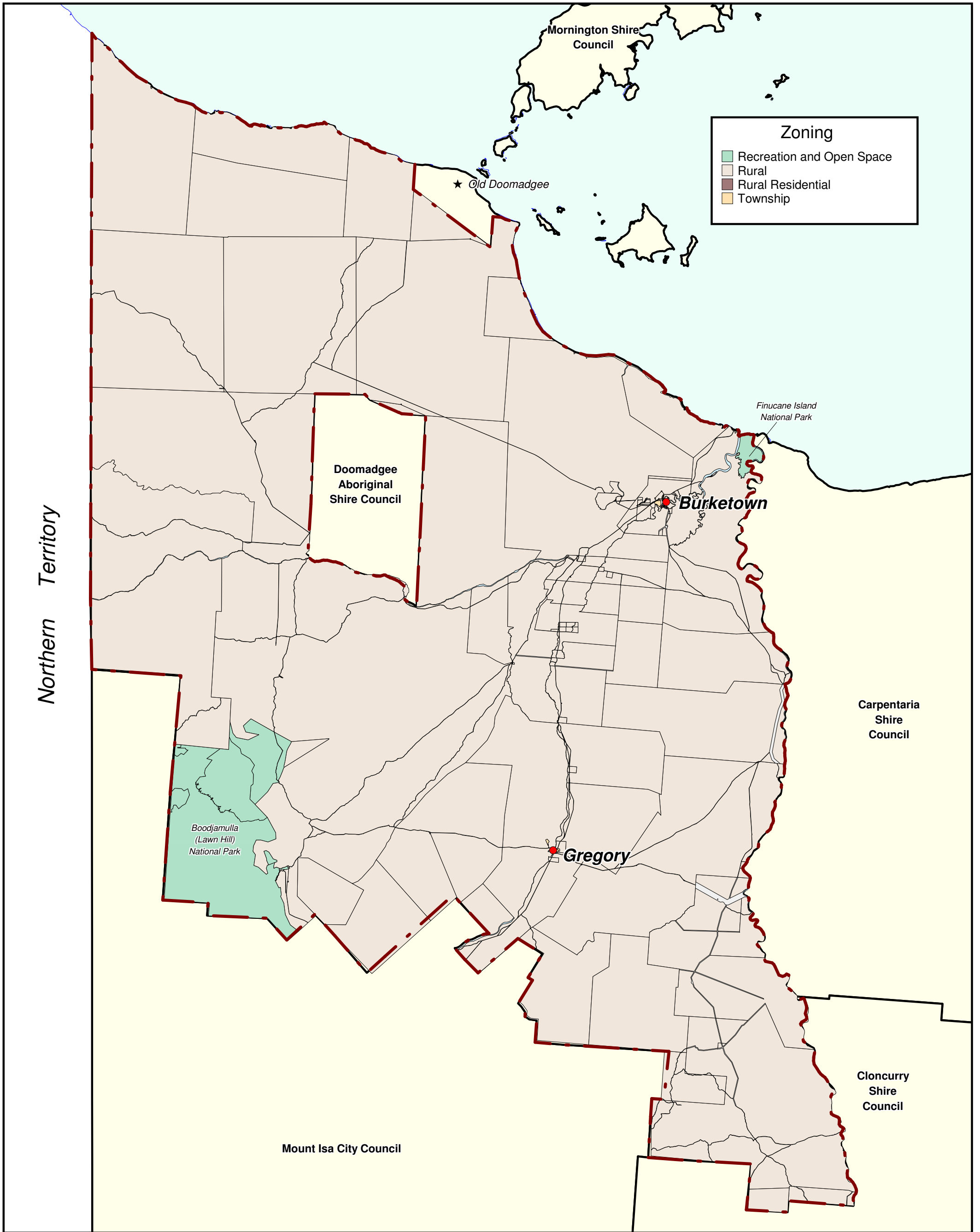
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Datum: GDA 1994  
Units: Degree

#### Location reference



MAP: BRC BC1



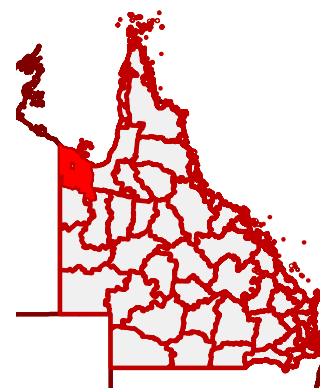


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Approx. Scale @ A3 1:1,000,000



**Burke Shire Council  
 Planning Scheme  
 Shire Zoning Map**



MAP BTN BZ1





**Burke Shire Council  
Draft Planning Scheme**

**Burketown and Environs  
Zoning and Precincts Map**

**LEGEND**

**ZONE**

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

**PRECINCT**

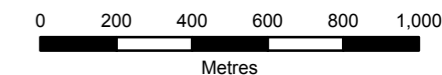
- Commercial
- Industrial
- Residential

**CADASTRE**

- Road
- Water

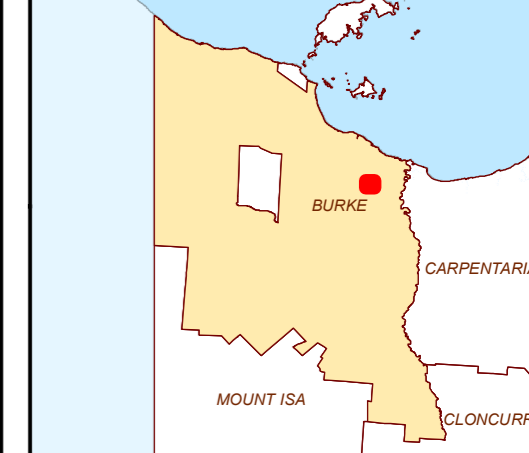
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Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Burke Shire Council, 25/11/2019

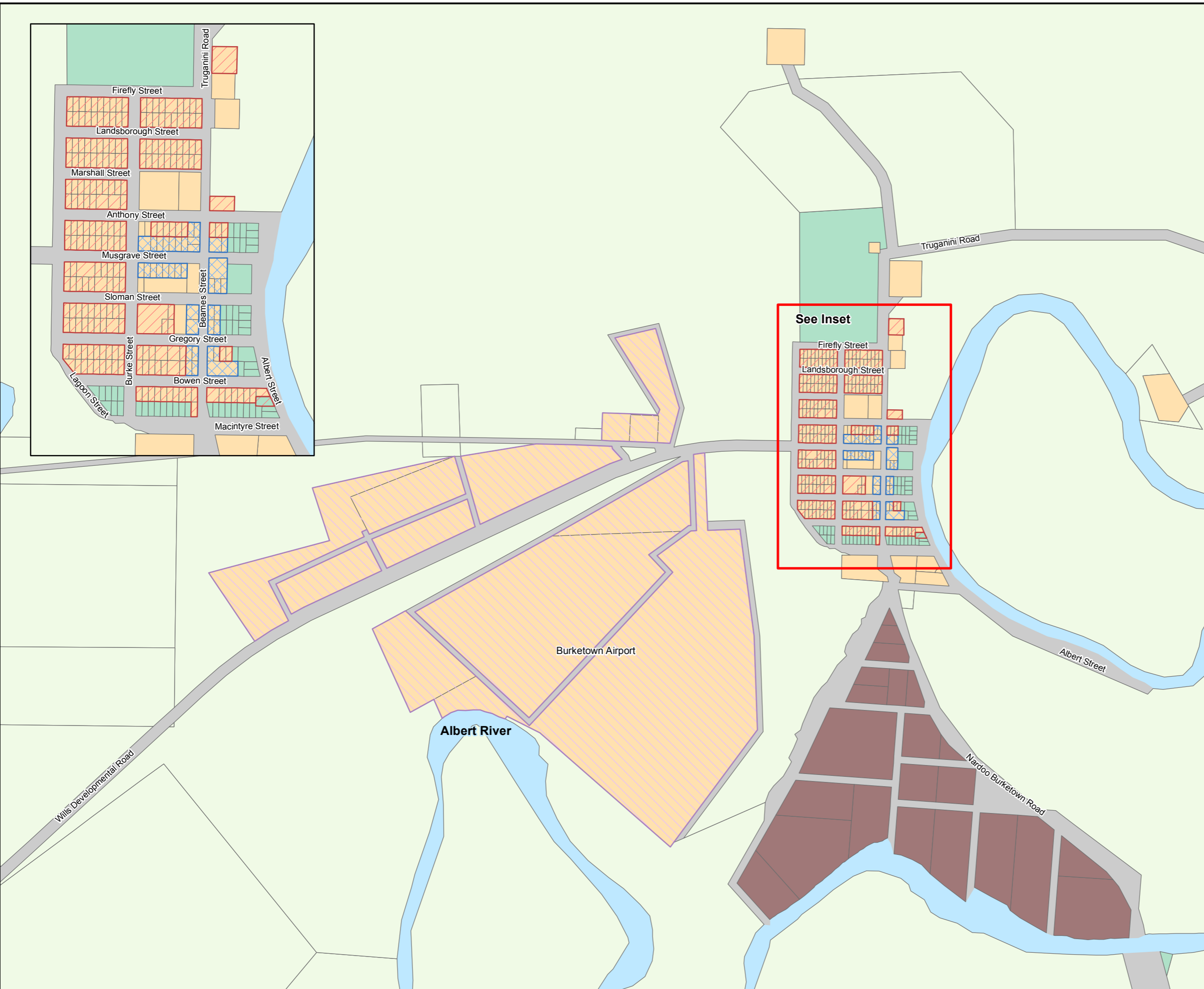
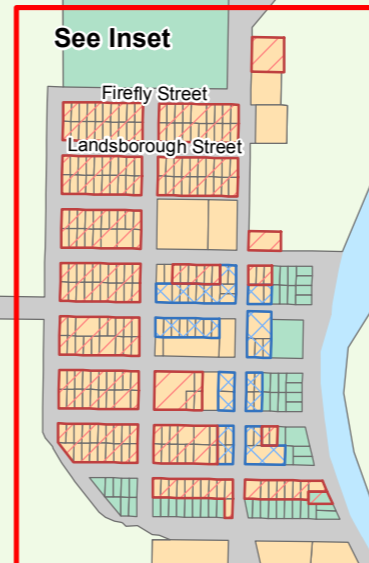
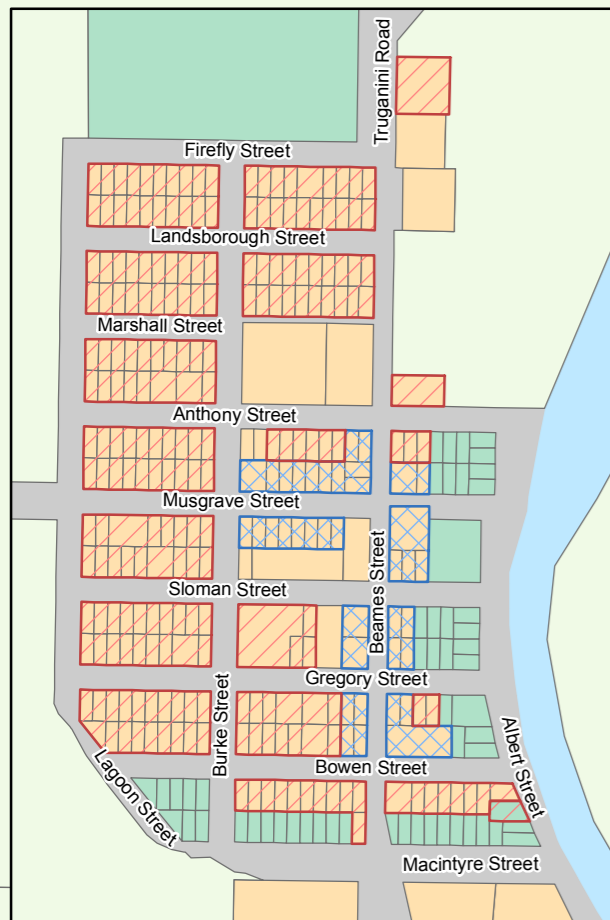


Coordinate System: GCS GDA 1994  
Datum: GDA 1994  
Units: Degree

**Location reference**



**MAP: BTN BZ2**





**Burke Shire Council  
Draft Planning Scheme**

**Gregory and Environs  
Zoning and Precincts Map**

**LEGEND**

**ZONE**

- Recreation and open space
- Rural
- Township

**PRECINCT**

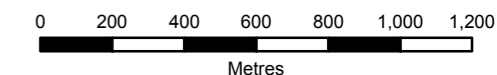
- Commercial
- Residential

**CADASTRE**

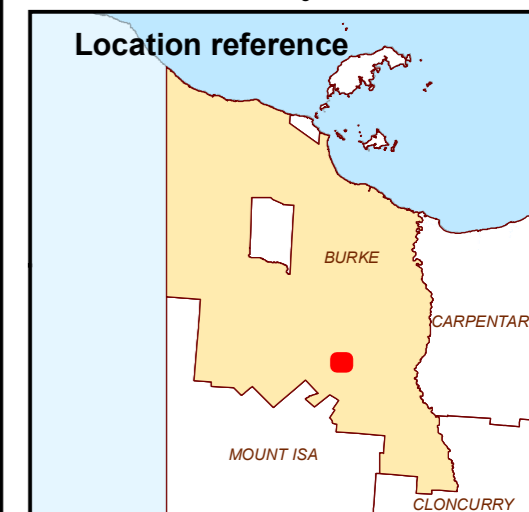
- Road
- Water

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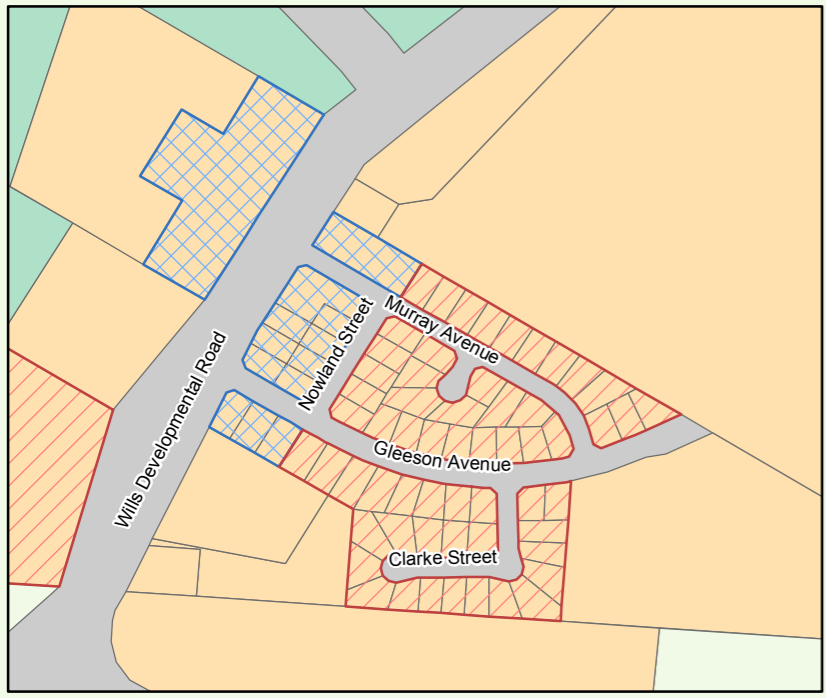
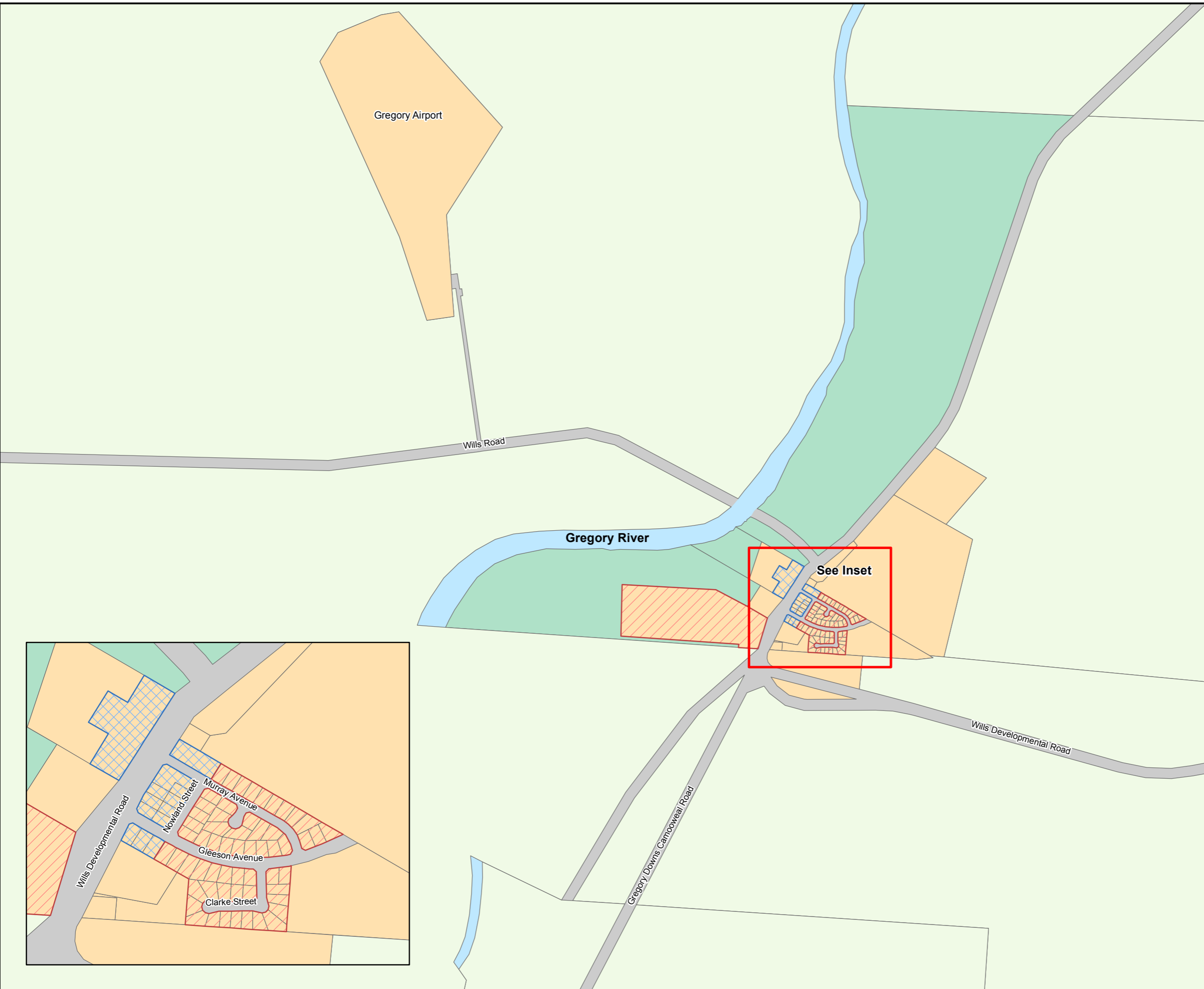
Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning  
Spatial Services Unit for Burke Shire Council, 25/11/2019



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Datum: GDA 1994  
Units: Degree



**MAP: BTN BZ4**





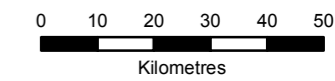
**Burke Shire Council**  
**Draft Planning Scheme**  
 Burke Shire  
 Queensland Floodplain  
 Assessment Overlay

**LEGEND**

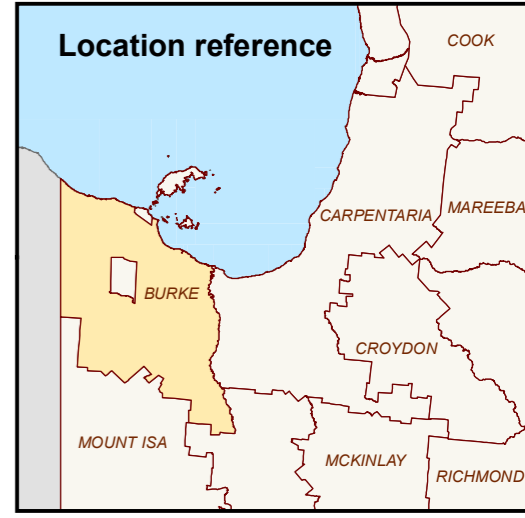
- Queensland Floodplain Assessment Overlay
- Road
- Watercourse
- CADASTRE**
- Road
- Water
- Lot Boundary
- Burke Local Government Boundary

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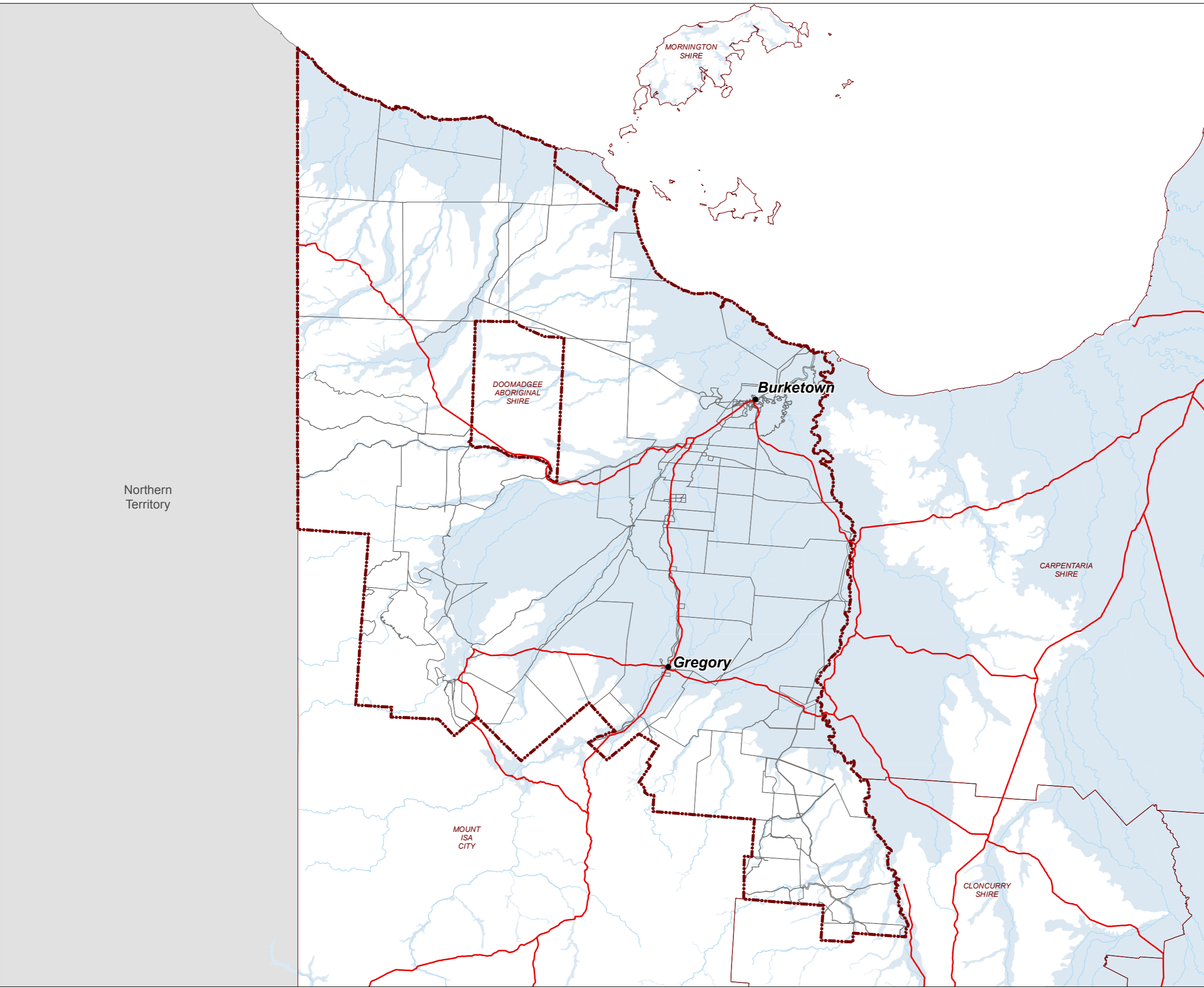
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Coordinate System: GCS GDA 1994  
 Datum: GDA 1994  
 Units: Degree



**MAP: BTN FH1**







# Burke Shire Council Draft Planning Scheme

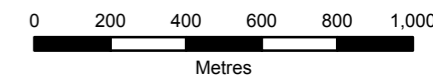
## Burketown Flood Hazard Map

### LEGEND

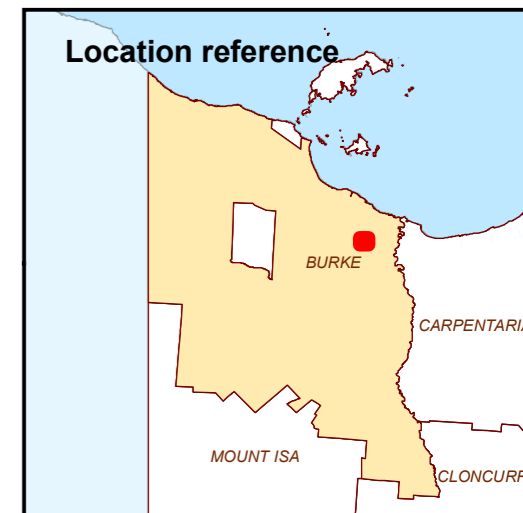
- 1% Annual Exceedance Probability Flood Event
- Lot Boundary

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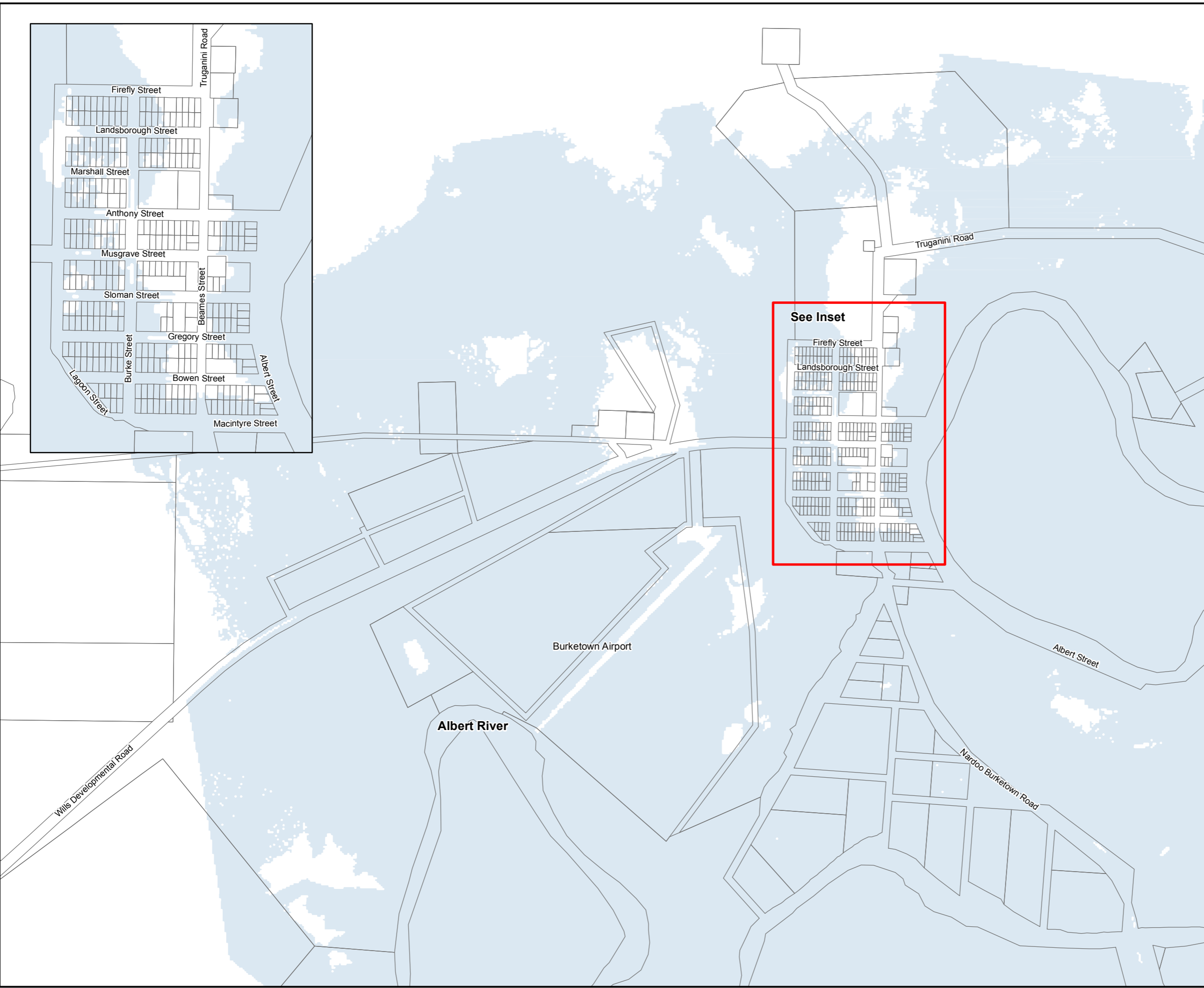
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Units: Degree



MAP: BTN FH2



See Inset





# Burke Shire Council Draft Planning Scheme

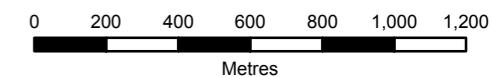
## Gregory Flood Hazard Map

### LEGEND

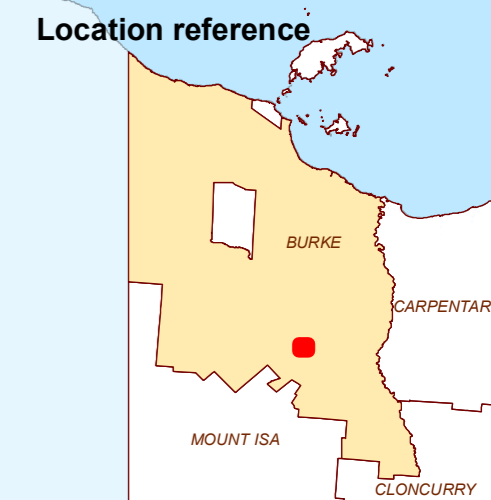
- 1% Annual Exceedance Probability Flood Event
- Lot Boundary

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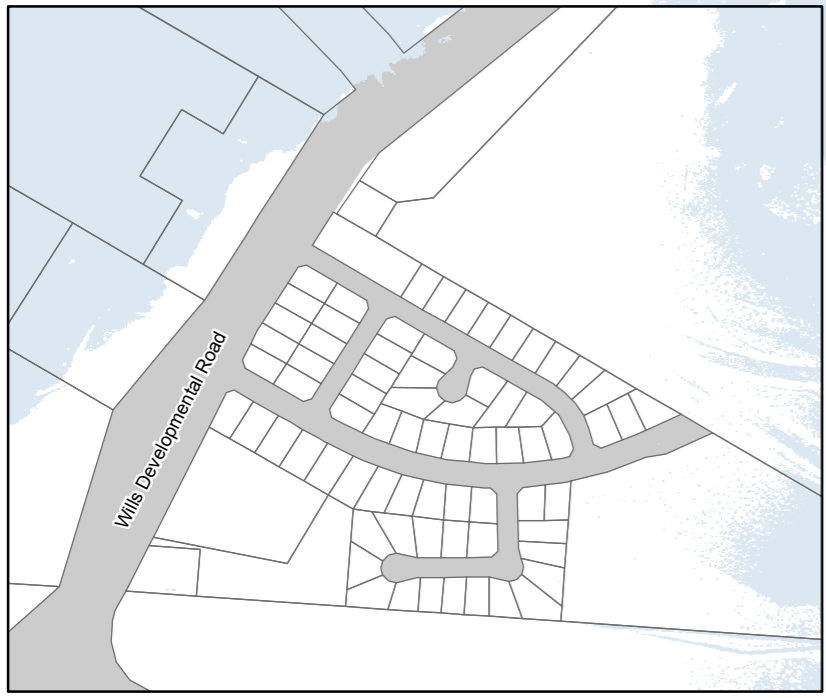
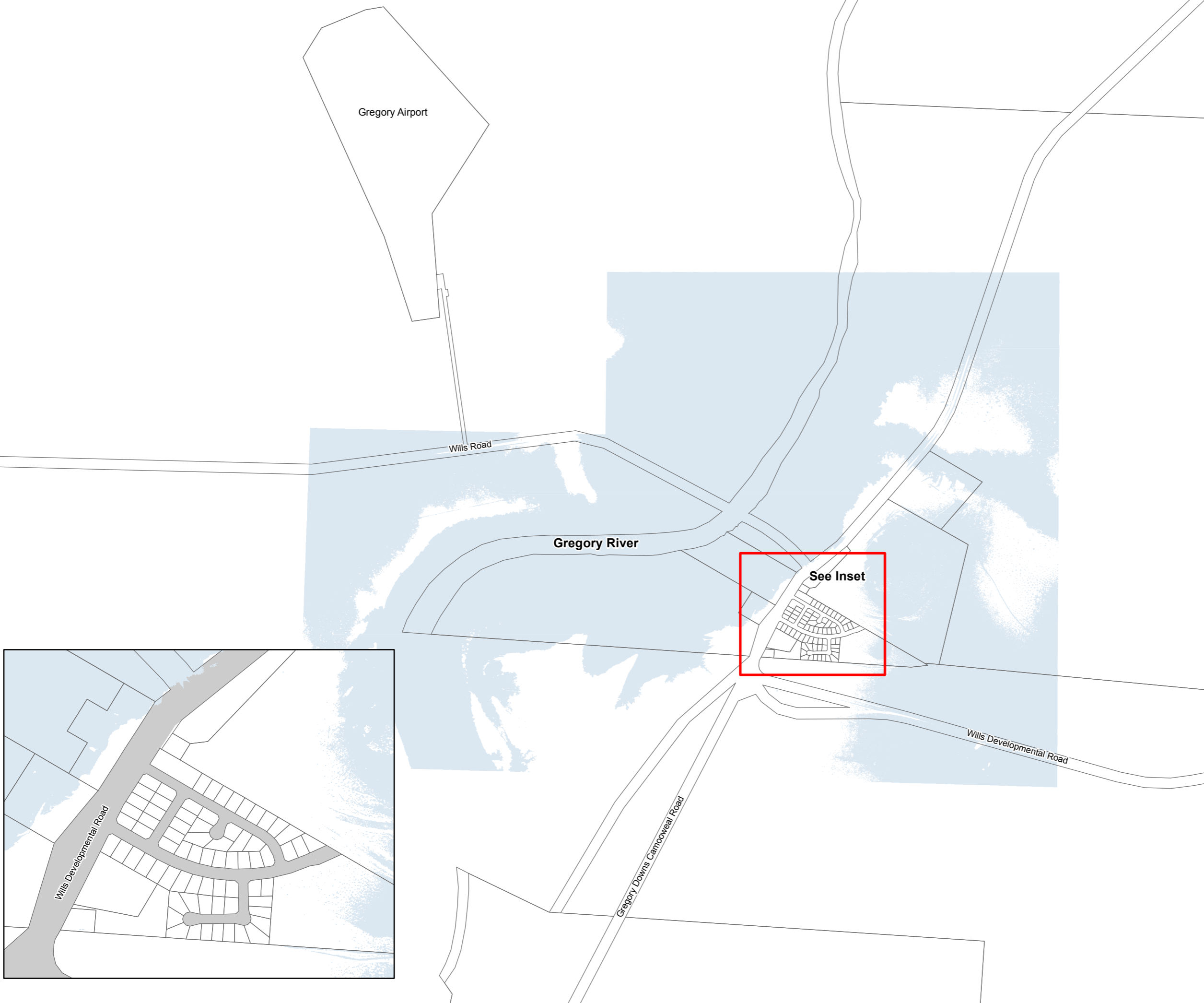
Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning  
Spatial Services Unit for Burke Shire Council, 25/11/2019



Coordinate System: GCS GDA 1994  
Datum: GDA 1994  
Units: Degree



MAP: BTN FH3







**Burke Shire Council**  
**Planning Scheme**  
**Aviation Facilities Map 1**  
**Obstacle Limitation Surfaces (OLS)**  
**(Code 3C Non Instrument Rating)**

	Airspace between 0m and 8m above ground level
	Airspace more than 8m above ground level
	Airspace more than 20m above ground level
	Airspace more than 50m above ground level
	Runway
	Approach surface (10% divergence angle)
	Take-off surface (12.5% divergence angle)
	Digital Cadastral Data Base

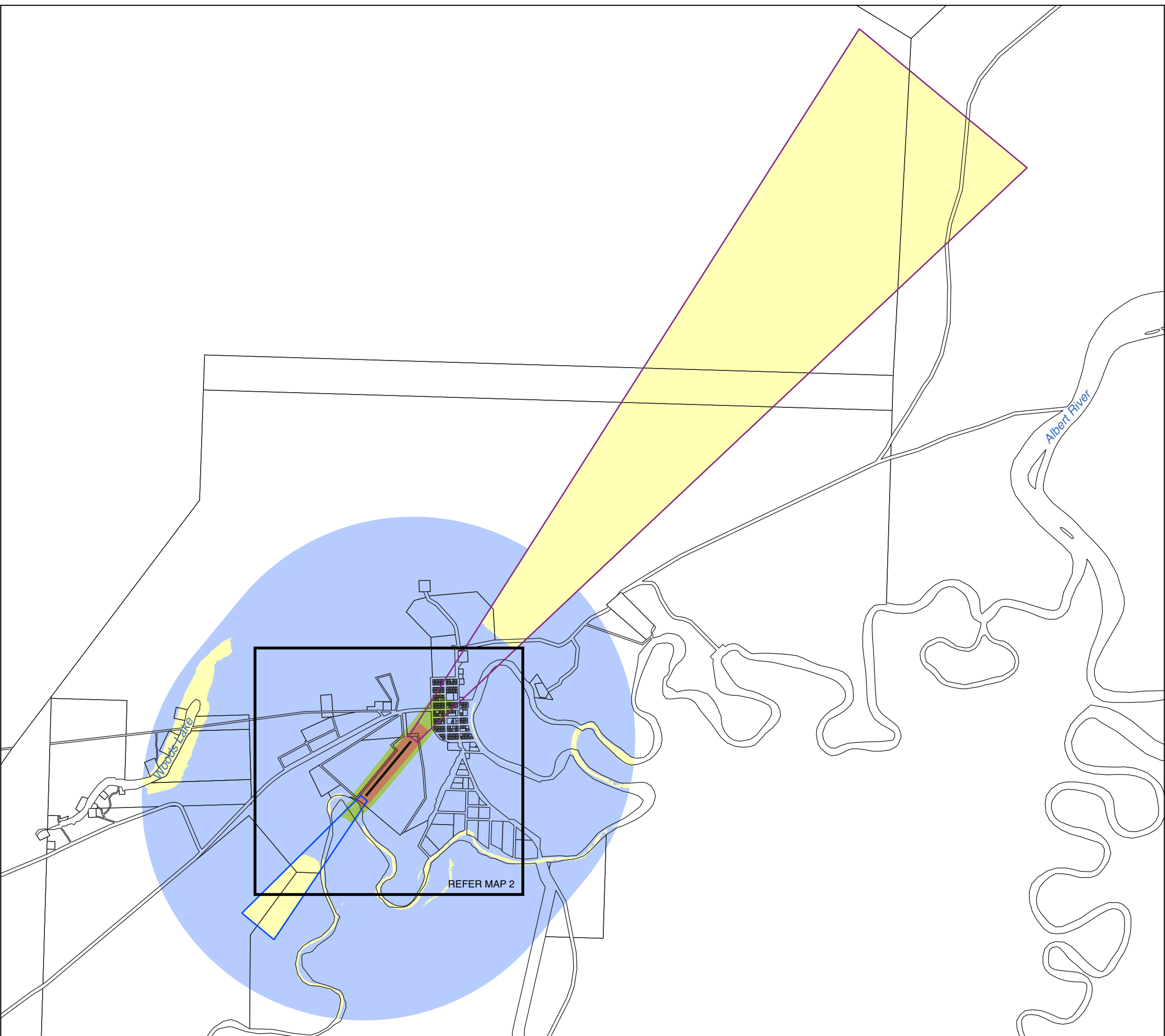
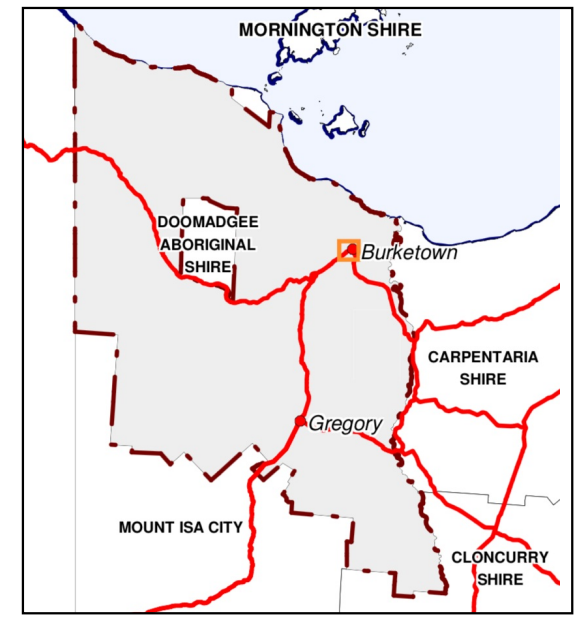
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For Terms & Definitions refer to CASA MOS Part 139 (Aerodromes) (Version 1.14 January 2017) Clauses 6.2.16, 6.2.18, 7.1.1 & 7.3.2.6



Approx. Scale @ A3 1:65,000





Burke Shire Council  
 Planning Scheme  
 Aviation Facilities Map 2  
 Obstacle Limitation Surfaces (OLS)  
 (Code 3C Non Instrument Rating)

- Airspace between 0m and 8m above ground level
- Airspace more than 8m above ground level
- Airspace more than 20m above ground level
- Airspace more than 50m above ground level
- Runway
- Approach surface (10% divergence angle)
- Take-off surface (12.5% divergence angle)
- Digital Cadastral Data Base

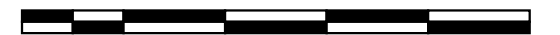
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0.2 0 0.2 0.4 0.6 0.8 km



Approx. Scale @ A3 1:15,000



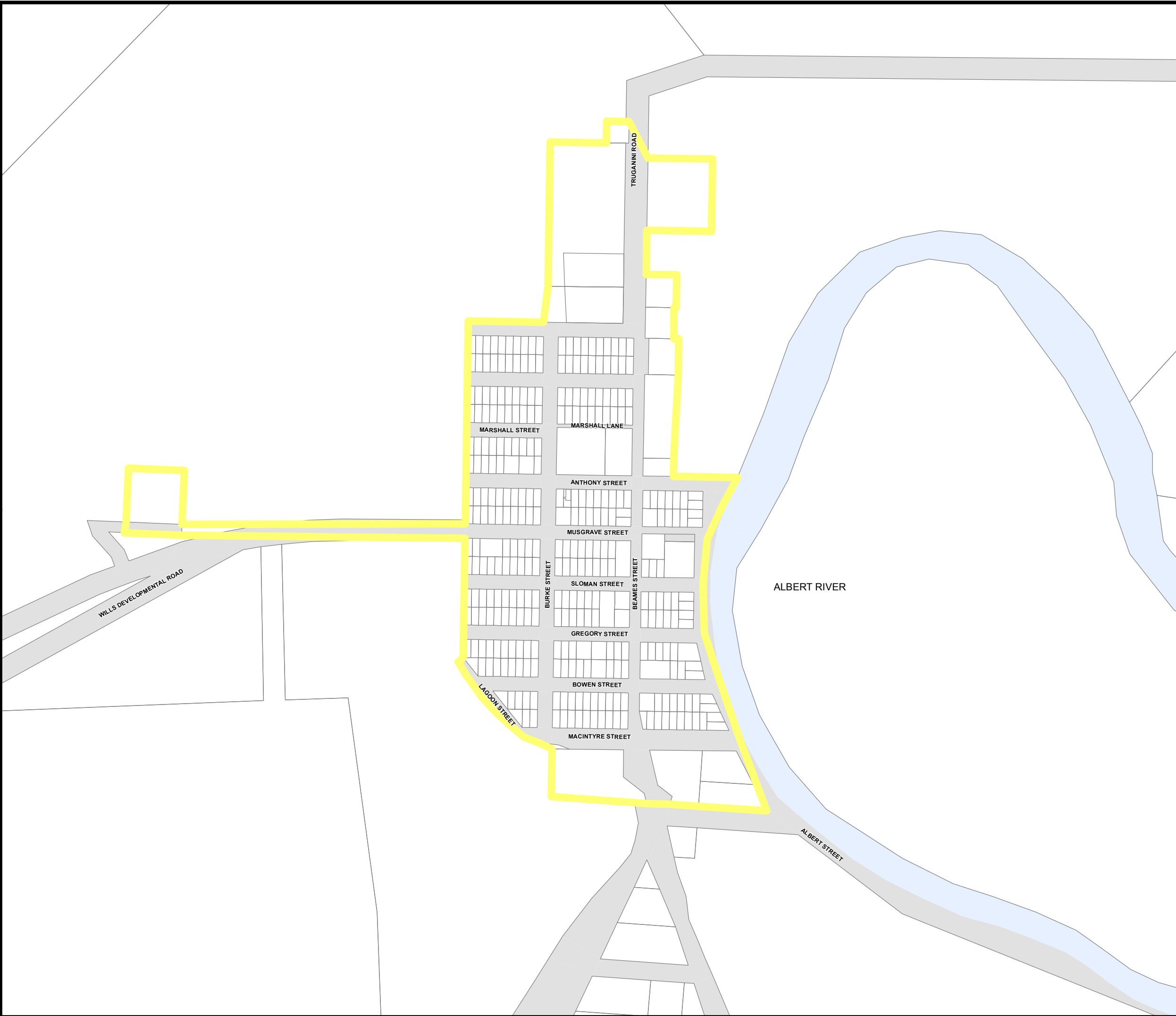
## Schedule 3 Priority infrastructure plan mapping and supporting material

Table SC2.1.1 Map index

Map number	Map title
<b>Priority infrastructure plan mapping</b>	
PIP MAP1	Priority Infrastructure Area - Burketown
PIP Map 2	Sewerage - Burketown
PIP Map 3	Water Supply – Burketown
PIP Map 4	Transport - Burketown
PIP Map 5	Parks & Community - Burketown

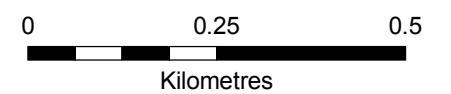
Burke Shire Council  
Priority Infrastructure Area (PIA)  
Burketown

 PIA Area

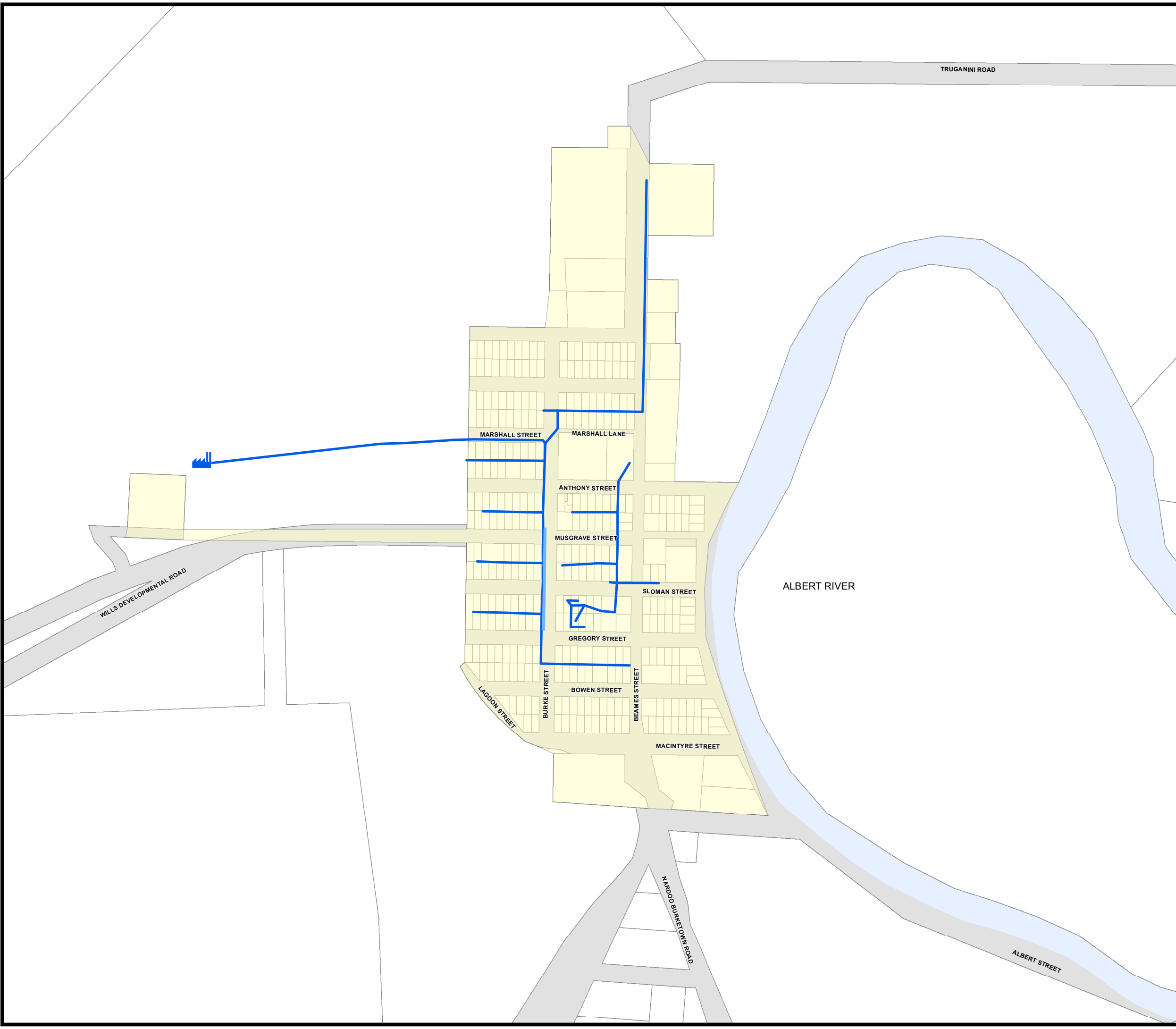


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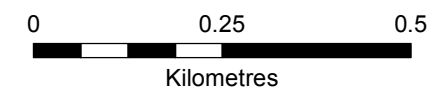
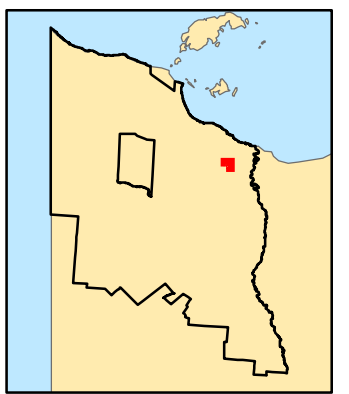
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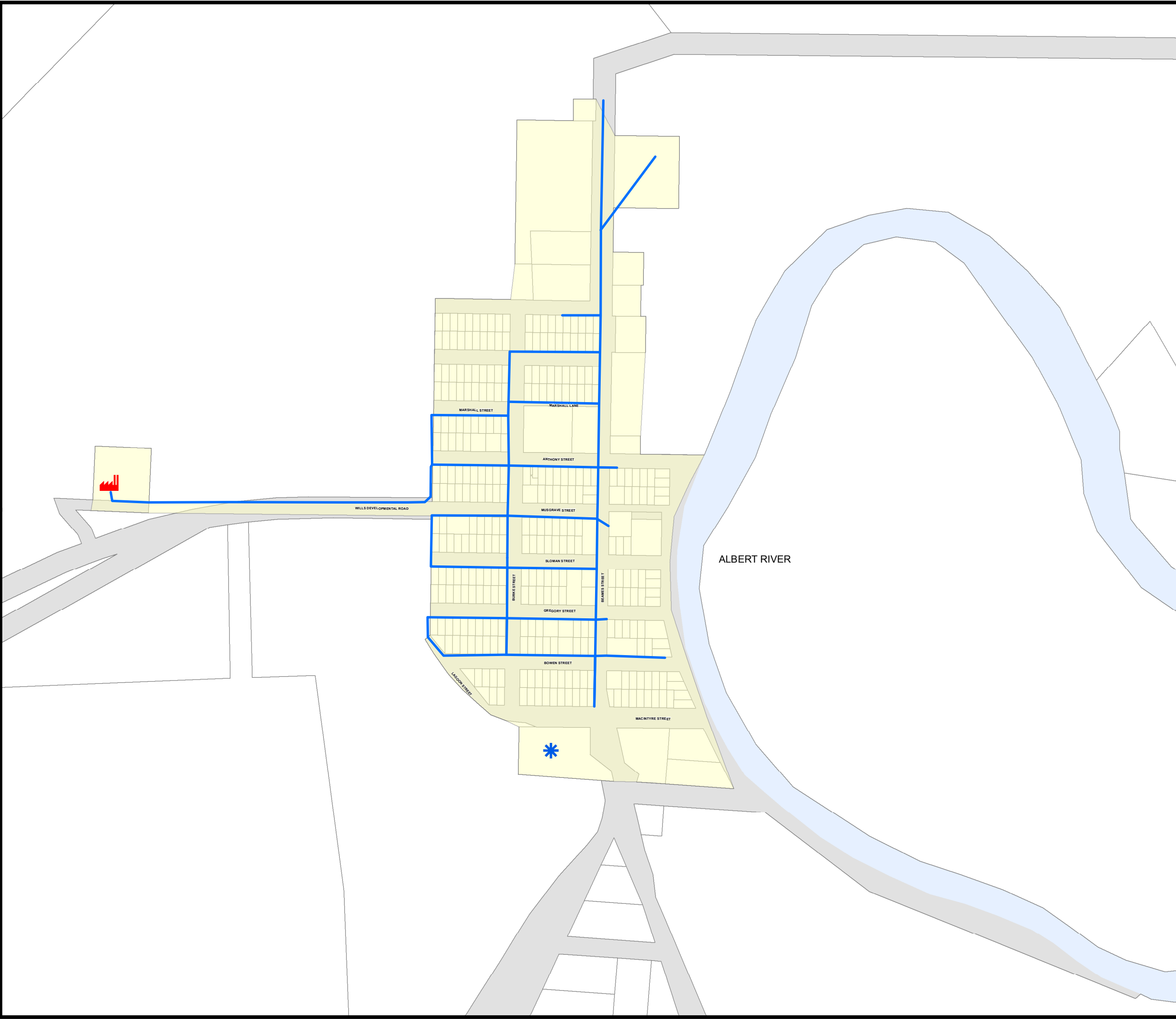
- PIA Area
- Existing Sewerage Infrastructure
- Mains
- Rising Mains
- Treatment Plant





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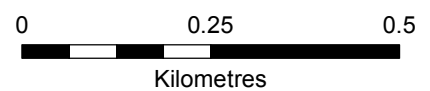
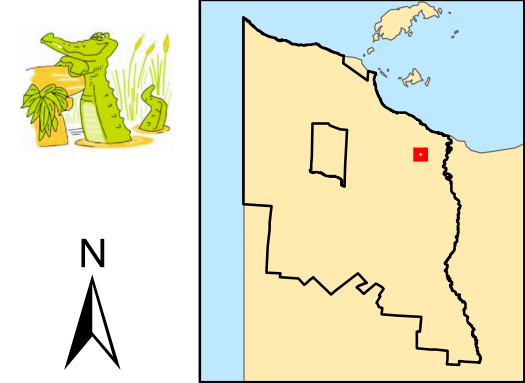


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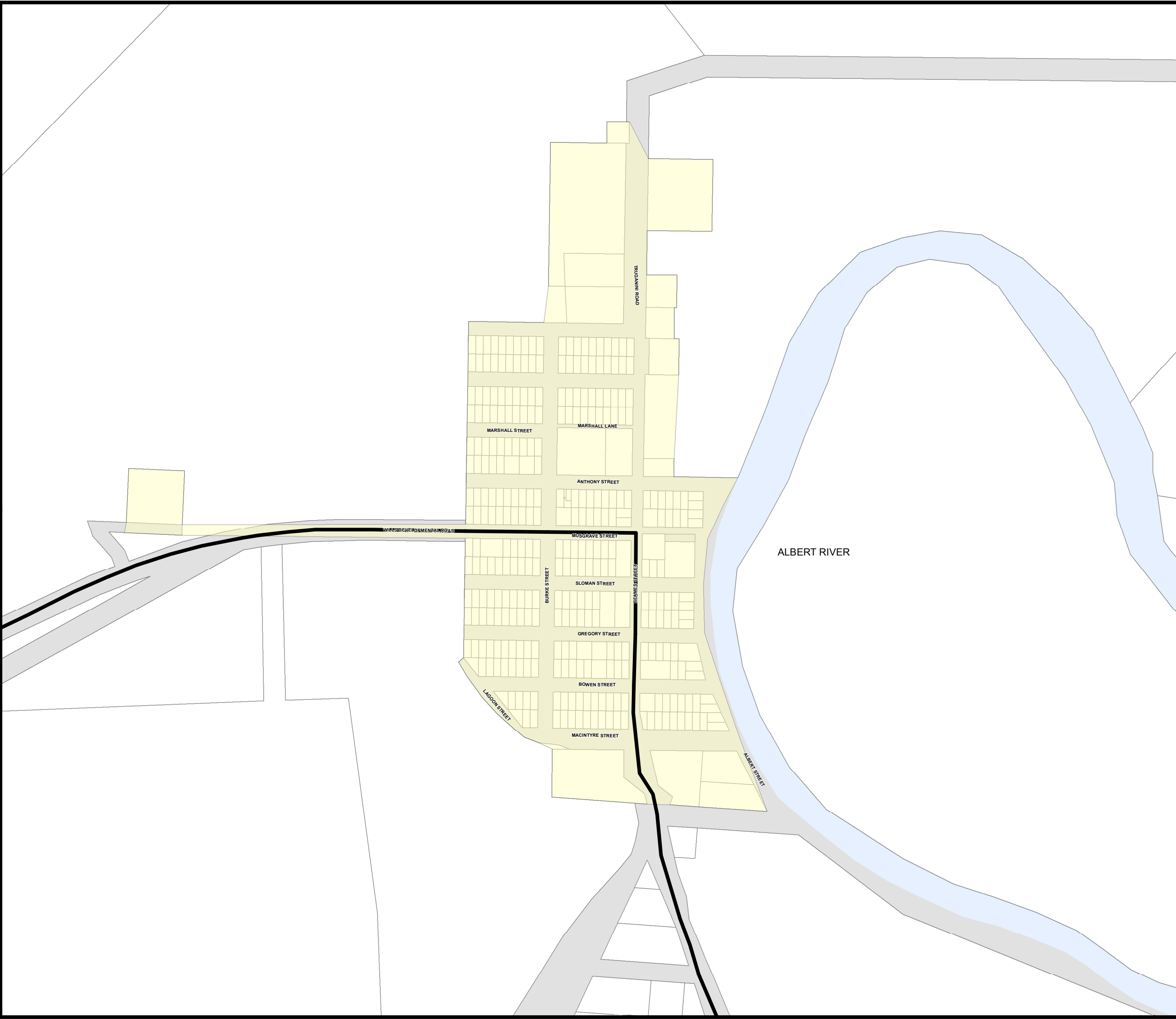
-  PIA Area
- Existing Water Supply Infrastructure
  -  Treatment Plant
  -  Bore
  -  Mains

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Approx Scale @ A3 1:10,000

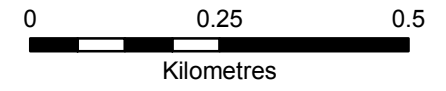
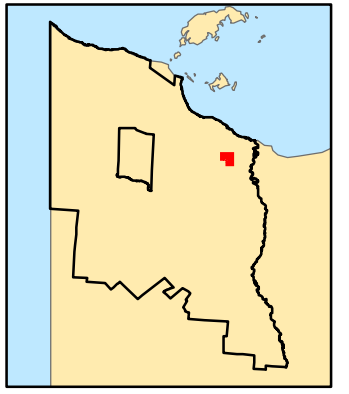




- PIA Area
- State Controlled Roads

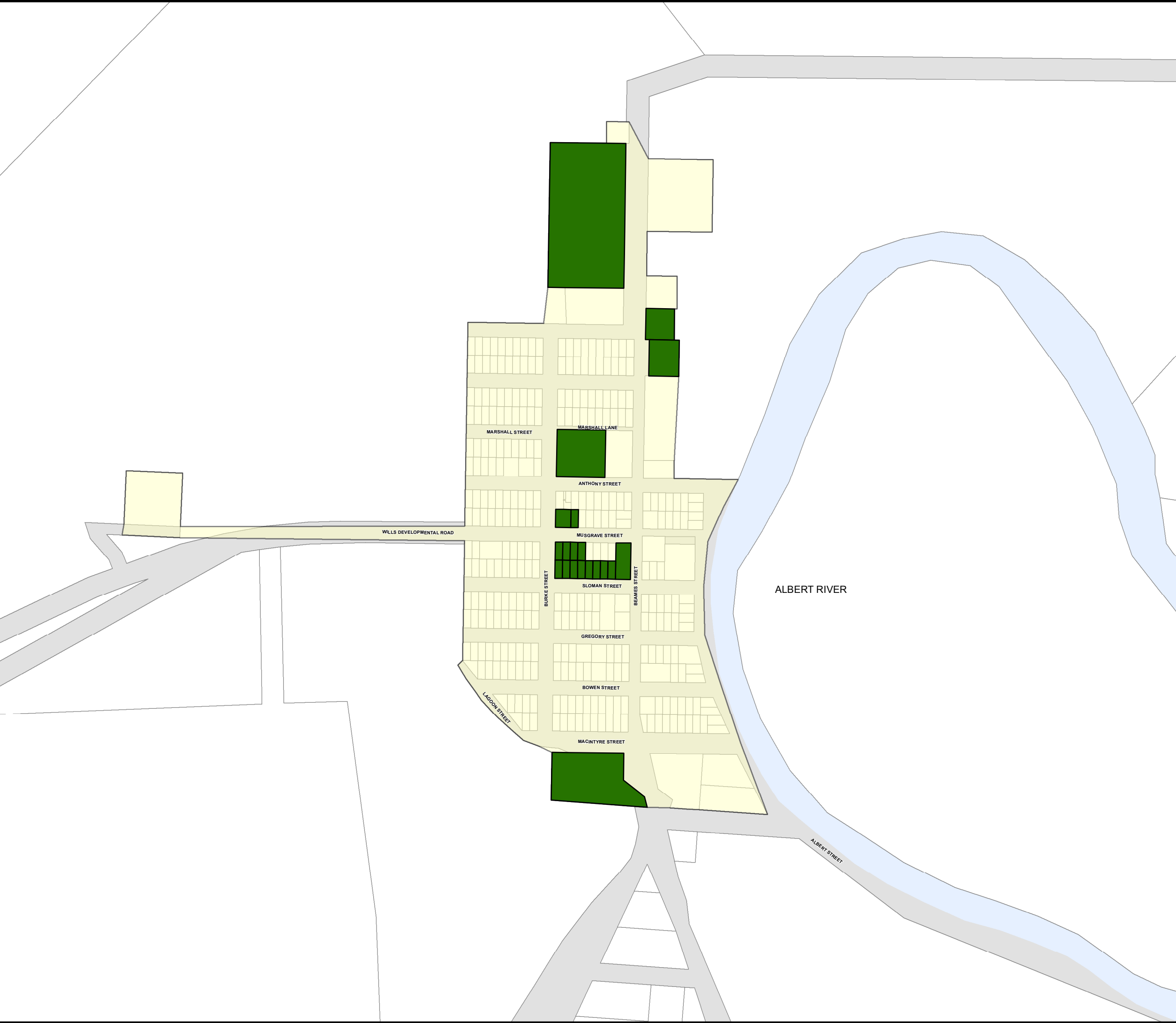
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 No liability accepted for any loss or damage which may arise from the use of or reliance upon this information.

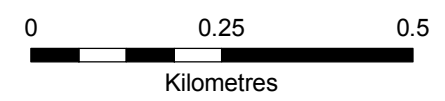
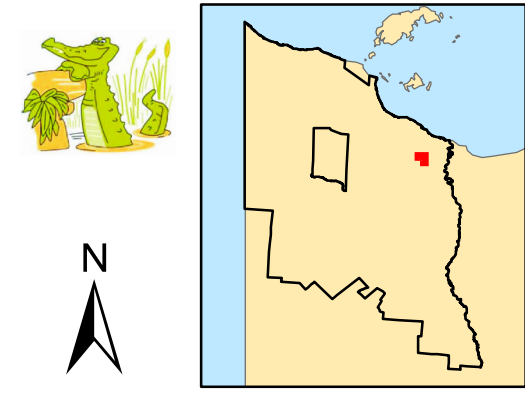


Approx Scale @ A3 1:10,000

- PIA Area
- Existing Parks and Community
- Local Park



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Approx Scale @ A3 1:9,893



## **Schedule 4      Land designated for community infrastructure**

There is no land designated for community infrastructure in the local government area.

## Schedule 5 Local heritage register

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

The local heritage register provides a sense of identity for the local community through capturing and reflecting the unique history of our Shire. The places listed below have been included on the register as they reflect the important historical themes of the Shire.

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

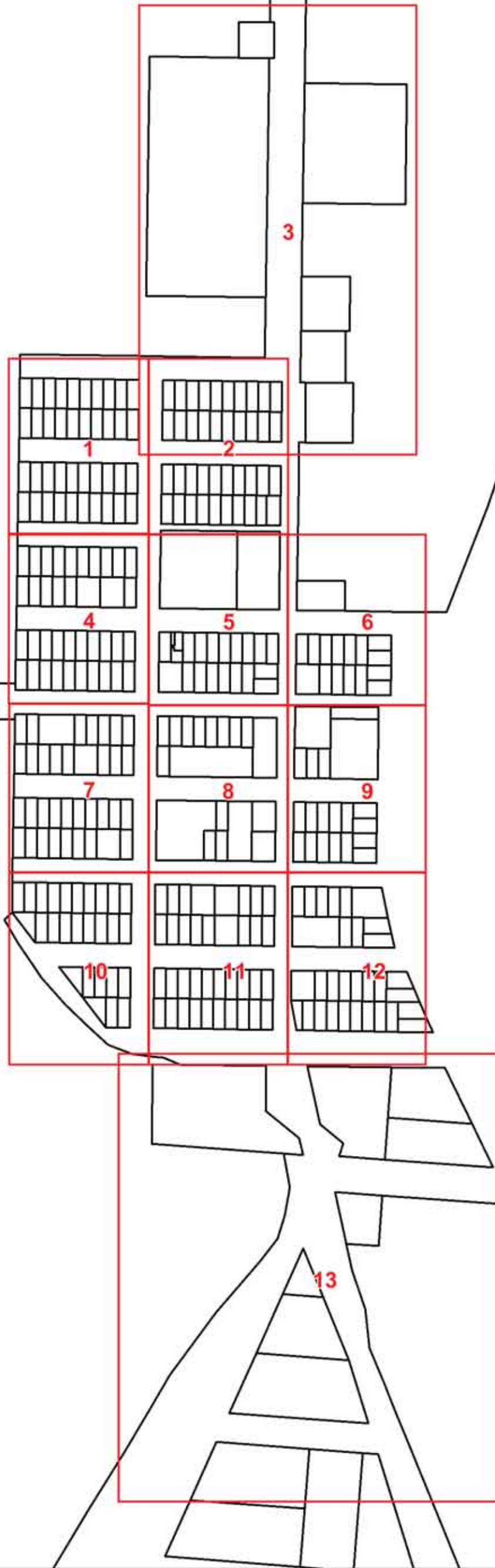
- (a) The place is important in demonstrating the evolution or pattern of the Shires history.
- (b) The place demonstrates rare, uncommon or endangered aspects of the Shire's cultural heritage.
- (c) The place has potential to yield information that will contribute to an understanding of the Shire's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

**Table SC6.1 Local heritage register**

Place Name	Address	Town	Real Property Description	Statement of heritage significance
Burketown Bore	Beames Street	Burketown	74/PC21	(a), (e)
Old Burketown wharf	Bowen Street	Burketown	17°44'41.64"S 139°33'0.58"E (approximate) Esplanade/Road Reserve at the junction of Burke Street, Albert Street and Albert River.	(a), (c)
Burketown Cemetery	Off Truganini Road	Burketown	121/B1366	(a)
Adel's Grove (hardwood and Frenchman's Garden)	Lawn Hill Rd	Lawn Hill	3/GY15	(a)
Woods Lake (remains of Chinese garden)	Approximately 5km west of Burketown	Burketown	17°44'33.69"S 139°30'2.73"E (approximate) adjacent to 102-103/PC19	(a), (c)

Gregory cemetery	Off Wills Developmental Road	Gregory	1/BK1	(a)
Old Brook Hotel (bottle heap and stockyard)	Hanns Crossing; approximately 1km north of Beamesbrook Bridge on the western side of Wills Developmental Road		118/PC41	(a), (c)
Frederick Walker's grave and memorial	Floraville Station, about 70km south of Burketown.	Floraville	1906/PH1404 OR 1906/SP27284	(a), (h)
Joe Flick's grave	Lawn Hill Station	Lawn Hill	5SP111112	(a), (h)
Old Aboriginal Reserve	Camooweal Road	Burketown	104/PC20 (Res 11192)	(a), (c), (g)

## **Schedule 6      Burketown – defined flood levels**





Lot 51 Plan B13610 4.42 m DFL	Lot 52 Plan B13610 4.38 m DFL	Lot 53 Plan B13610 4.37 m DFL	Lot 54 Plan B13610 4.37 m DFL	Lot 55 Plan B13610 4.37 m DFL	Lot 56 Plan B13610 4.37 m DFL	Lot 57 Plan B13610 4.37 m DFL	Lot 58 Plan B13610 4.37 m DFL	Lot 59 Plan B13610 4.37 m DFL	Lot 60 Plan B13610 4.37 m DFL
Lot 50 Plan B13610 4.37 m DFL	Lot 49 Plan B13610 4.37 m DFL	Lot 48 Plan B13610 4.37 m DFL	Lot 47 Plan B13610 4.37 m DFL	Lot 46 Plan B13610 4.37 m DFL	Lot 45 Plan B13610 4.37 m DFL	Lot 44 Plan B13610 4.37 m DFL	Lot 43 Plan B13610 4.37 m DFL	Lot 42 Plan B13610 4.37 m DFL	Lot 41 Plan B13610 4.37 m DFL
Lot 31 Plan B13610 4.63 m DFL	Lot 32 Plan B13610 4.62 m DFL	Lot 33 Plan B13610 4.59 m DFL	Lot 34 Plan B13610 4.51 m DFL	Lot 35 Plan B13610 4.41 m DFL	Lot 36 Plan B13610 4.38 m DFL	Lot 37 Plan B13610 4.37 m DFL	Lot 38 Plan B13610 4.37 m DFL	Lot 39 Plan B13610 4.37 m DFL	Lot 40 Plan B13610 4.37 m DFL
Lot 30 Plan B13610 4.71 m DFL	Lot 29 Plan B13610 4.69 m DFL	Lot 28 Plan B13610 4.69 m DFL	Lot 27 Plan B13610 4.65 m DFL	Lot 26 Plan B13610 4.56 m DFL	Lot 25 Plan B13610 4.50 m DFL	Lot 24 Plan B13610 4.41 m DFL	Lot 23 Plan B13610 4.38 m DFL	Lot 22 Plan B13610 4.37 m DFL	Lot 21 Plan B13610 4.37 m DFL

Burke Street

Marshall



Lot 71 Plan B13610 4.37 m DFL	Lot 72 Plan B13610 4.37 m DFL	Lot 73 Plan B13610 4.37 m DFL	Lot 74 Plan B13610 4.37 m DFL	Lot 75 Plan B13610 N/A	Lot 76 Plan B13610 N/A	Lot 77 Plan B13610 N/A	Lot 78 Plan B13610 N/A	Lot 79 Plan B13610 N/A	Lot 80 Plan B13610 N/A
Lot 70 Plan B13610 4.37 m DFL	Lot 69 Plan B13610 4.37 m DFL	Lot 68 Plan B13610 4.37 m DFL	Lot 67 Plan B13610 4.37 m DFL	Lot 66 Plan B13610 4.37 m DFL	Lot 65 Plan B13610 N/A	Lot 64 Plan B13610 N/A	Lot 63 Plan B13610 N/A	Lot 62 Plan B13610 N/A	Lot 61 Plan B13610 N/A

Beames Street

Burke Street

Lot 91 Plan B13610 4.37 m DFL	Lot 92 Plan B13610 4.37 m DFL	Lot 93 Plan B13610 4.37 m DFL	Lot 94 Plan B13610 4.37 m DFL	Lot 95 Plan B13610 4.37 m DFL	Lot 96 Plan B13610 4.37 m DFL	Lot 97 Plan B13610 N/A	Lot 18 Plan B13623 N/A	Lot 99 Plan B13610 N/A	Lot 100 Plan B13610 N/A
Lot 90 Plan B13610 4.37 m DFL	Lot 89 Plan B13610 4.37 m DFL	Lot 88 Plan B13610 4.37 m DFL	Lot 87 Plan B13610 4.37 m DFL	Lot 86 Plan B13610 4.37 m DFL	Lot 5 Plan B13619 N/A	Lot 4 Plan B13619 N/A	Lot 3 Plan B13623 N/A	Lot 82 Plan SP25887 N/A	Lot 81 Plan SP25887 N/A

Marshall Lane





Lot 117  
Plan PC43  
N/A

Lot 115  
Plan PC38  
N/A

N/A

Truganini Road

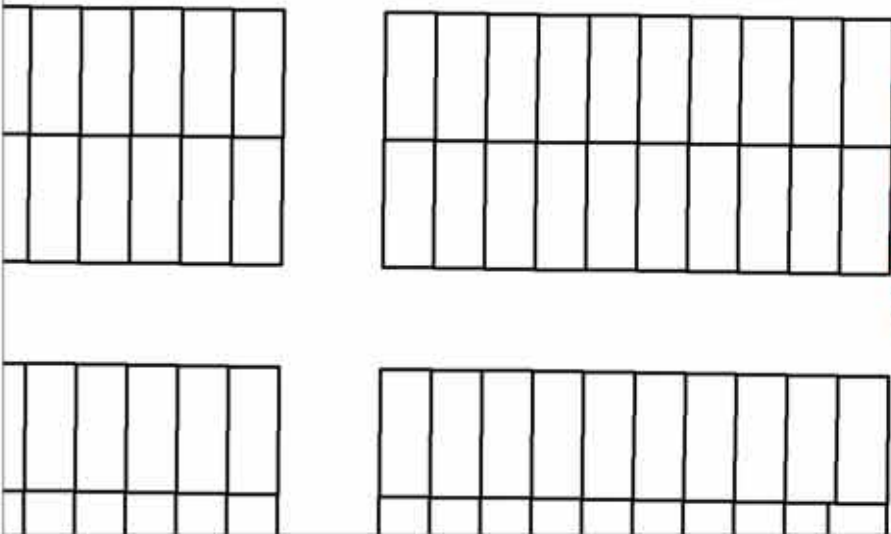
Lot 116  
Plan PC38  
4.41 m DFL

Lot 113  
Plan CP819332  
N/A

Lot 120  
Plan CP819332  
4.43 m DFL

Lot 119  
Plan PC35  
4.43 m DFL

Beames Street







Lot 11 Plan B13610 4.73 m DFL	Lot 12 Plan B13610 4.73 m DFL	Lot 13 Plan B13610 4.73 m DFL	Lot 14 Plan B13610 4.74 m DFL	Lot 15 Plan B13610 4.74 m DFL	Lot 16 Plan B13610 4.74 m DFL	Lot 17 Plan B13610 4.54 m DFL	Lot 18 Plan B13610 N/A	Lot 19 Plan B13622 N/A	Lot 20 Plan B13610 4.37 m DFL
Lot 10 Plan B13610 4.76 m DFL	Lot 9 Plan B13610 4.76 m DFL	Lot 8 Plan B13610 4.76 m DFL	Lot 7 Plan B13622 4.76 m DFL	Lot 6 Plan B13610 4.76 m DFL	Lot 4 Plan RP899001 4.76 m DFL		Lot 2 Plan SP166308 N/A		Lot 1 Plan B13610 N/A

**Anthony Street**

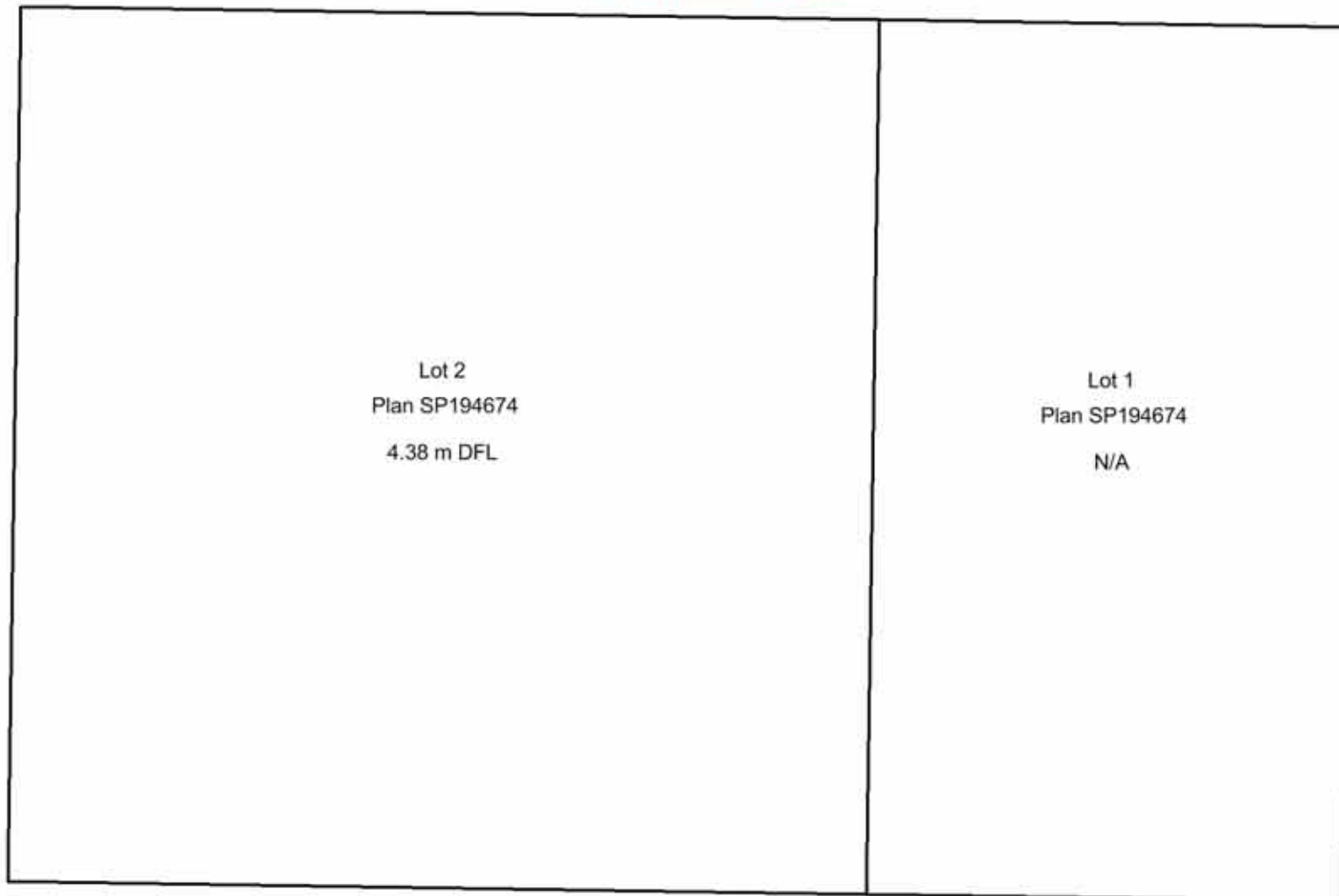
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Lot 180 Plan B1364 4.79 m DFL	Lot 179 Plan B1364 4.79 m DFL	Lot 178 Plan B1364 4.79 m DFL	Lot 177 Plan B1364 4.80 m DFL	Lot 176 Plan B1364 4.81 m DFL	Lot 175 Plan B1364 4.87 m DFL	Lot 174 Plan B1364 4.88 m DFL	Lot 173 Plan B1364 4.89 m DFL	Lot 172 Plan B1364 4.90 m DFL	Lot 171 Plan B1364 4.91 m DFL

**Musgrave Street**

Lot 10 Plan B13624 4.90 m DFL	Lot 159 Plan B1364 4.90 m DFL	Lot 156 Plan SP130410 4.98 m DFL	Lot 155 Plan B1364 4.98 m DFL	Lot 154 Plan B1364 4.99 m DFL	Lot 153 Plan B1364 4.99 m DFL	Lot 2 Plan B13624 4.99 m DFL	Lot 151 Plan B1364 5.01 m DFL
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Marshall Lane



Anthony Street

Beames Street

Lot A  
Plan SP242981      Lot 19  
Plan B13620

Lot 20 Plan B13620 N/A	N/A	Lot 98 Plan B1364 N/A	Lot 97 Plan B1364 N/A	Lot 96 Plan B1364 N/A	Lot 95 Plan B1364 N/A	Lot 94 Plan B1364 N/A	Lot 93 Plan B1364 N/A	Lot 92 Plan B1364 N/A	Lot 91 Plan B1364 N/A
Lot 10 Plan B13620 N/A	Lot 88 Plan B1364 N/A	Lot 87 Plan B1364 N/A	Lot 86 Plan B1364 N/A	Lot 85 Plan B1364 N/A	Lot 84 Plan B1364 N/A	Lot 83 Plan B1364 N/A	Lot 2 Plan B13612 N/A		Lot 77 Plan B1364 N/A
							Lot 1 Plan RP713408 N/A		Lot 87 Plan SP10901 4.51 m DFL

Musgrave Street

Lot 69 Plan B1364 5.02 m DFL	Lot 68 Plan B1364 5.01 m DFL	Lot 67 Plan B1364 N/A	Lot 66 Plan B1364 N/A	Lot 65 Plan B1364 N/A	Lot 64 Plan B1364 N/A	Lot 63 Plan B1364 N/A	Lot 62 Plan B1364 N/A	
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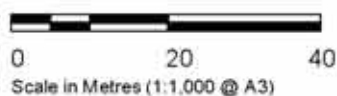
Lot 1  
SP194674  
N/A

Beames Street

Lot 114  
Plan PC34  
4.50 m DFL

Lot 92 Plan B1364 N/A	Lot 91 Plan B1364 N/A
Lot 2 Plan B13612 N/A	
Lot 1 Plan RP713408 N/A	

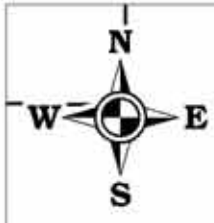
Lot 56 Plan B1364 N/A	Lot 55 Plan B1364 N/A	Lot 54 Plan B1364 4.50 m DFL	Lot 53 Plan B1364 4.50 m DFL	Lot 52 Plan B1364 4.50 m DFL	Lot 51 Plan B1364 4.50 m DFL	Lot 50 Plan B1364 4.50 m DFL
Lot 77 Plan SP109014 4.51 m DFL		Lot 46 Plan B1364 4.51 m DFL	Lot 45 Plan B1364 4.51 m DFL	Lot 44 Plan B1364 4.51 m DFL	Lot 43 Plan B1364 4.51 m DFL	Lot 49 Plan B1364 4.50 m DFL
Lot 87 Plan SP109014 4.51 m DFL		Lot 46 Plan B1364 4.51 m DFL	Lot 45 Plan B1364 4.51 m DFL	Lot 44 Plan B1364 4.51 m DFL	Lot 43 Plan B1364 4.51 m DFL	Lot 42 Plan B1364 4.50 m DFL
Lot 12 Plan B13627 N/A		Lot 1 Plan RL7970 4.51 m DFL		Lot 41 Plan B1364 4.51 m DFL		



Burketown Defined Flood Levels







Plan RP713408  
N/A

**Musgrave Street**

Lot 151 Plan B1364 5.01 m DFL	Lot 69 Plan B1364 5.02 m DFL	Lot 68 Plan B1364 5.01 m DFL	Lot 67 Plan B1364 N/A	Lot 66 Plan B1364 N/A	Lot 65 Plan B1364 N/A	Lot 64 Plan B1364 N/A	Lot 63 Plan B1364 N/A	Lot 62 Plan B1364 N/A	Lot 61 Plan B1364 N/A
	Lot 77 Plan B1364 5.02 m DFL	Lot 73 Plan SP258882 5.02 m DFL							

**Burke Street**

**Beames Street**

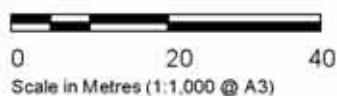
**Sloman Street**

Lot 131 Plan B1364	Lot 602 Plan SP256050 5.03 m DFL	Lot 601 Plan B1361 5.02 m DFL	Lot 615 Plan B1361 N/A	Lot 13 Plan RP744339 N/A
		Lot 608 Plan B1361 5.03 m DFL		Lot 607 Plan B1361 5.03 m DFL

**Gregory Street**

Lot 510 Plan B1361 5.03 m DFL	Lot 509 Plan B1361 5.02 m DFL	Lot 508 Plan B1361 5.02 m DFL	Lot 567 Plan SP126614 5.00 m DFL	Lot 1 Plan SP232028 5.00 m DFL	Lot 503 Plan B1361 5.00 m DFL	Lot 502 Plan B1361 5.00 m DFL	Lot 501 Plan B1361 5.00 m DFL
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Map Projection: Universal Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia 1994. (GDA94)  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 54

**Burketown Defined Flood Levels**



Lot 2  
Plan SP109014  
N/A

Lot 1  
Plan RP713408  
N/A

Lot 87 Plan SP109014 4.51 m DFL	Lot 46 Plan B1364 4.51 m DFL	Lot 45 Plan B1364 4.51 m DFL	Lot 44 Plan B1364 4.51 m DFL	Lot 43 Plan B1364 4.51 m DFL	Lot 42 Plan B1364 4.50 m DFL
					Lot 41 Plan B1364 4.51 m DFL

Lot 61  
Plan B1364  
N/A

Lot 12 Plan B13627 N/A			Lot 1 Plan RL7970 4.51 m DFL
			Lot 1 Plan B13611 4.56 m DFL
Lot 28 Plan B1364 N/A	Lot 27 Plan B1364 N/A	Lot 26 Plan B1364 4.56 m DFL	

Beames Street

Albert Street

Sloman Street

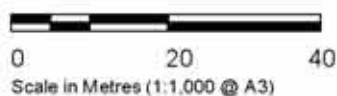
Lot 13  
Plan RP744339  
N/A

Lot 14  
Plan RP744339  
N/A

Lot 314 Plan B1361 4.56 m DFL	Lot 313 Plan B1361 4.56 m DFL	Lot 312 Plan B1361 4.56 m DFL	Lot 311 Plan B1361 4.56 m DFL	Lot 310 Plan B1361 4.56 m DFL	Lot 309 Plan B1361 4.56 m DFL
					Lot 308 Plan B1361 4.56 m DFL
Lot 307 Plan B1361 4.56 m DFL	Lot 306 Plan B1361 4.56 m DFL	Lot 305 Plan B1361 4.56 m DFL	Lot 304 Plan B1361 4.56 m DFL	Lot 303 Plan B1361 4.56 m DFL	Lot 302 Plan B1361 4.56 m DFL
					Lot 301 Plan B1361 4.56 m DFL

Gregory Street

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Map Projection: Universal Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia 1994. (GDA94)  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 54

Burketown Defined Flood Levels







Lot 20 Plan B13621 5.01 m DFL	Lot 149 Plan B1364 5.01 m DFL	Lot 148 Plan B1364 5.02 m DFL	Lot 147 Plan B1364 5.02 m DFL	Lot 146 Plan B1364 5.02 m DFL	Lot 145 Plan B1364 5.02 m DFL	Lot 144 Plan B1364 5.02 m DFL	Lot 2 Plan SP280677 5.02 m DFL	Lot 141 Plan B1364 5.03 m DFL
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**Gregory Street**

Lot 120 Plan B1364 5.02 m DFL	Lot 119 Plan B1364 5.02 m DFL	Lot 118 Plan B1364 5.02 m DFL	Lot 117 Plan B1364 5.02 m DFL	Lot 116 Plan B1364 5.02 m DFL	Lot 115 Plan B1364 5.02 m DFL	Lot 114 Plan B1364 5.03 m DFL	Lot 113 Plan B1364 5.03 m DFL	Lot 112 Plan B1364 5.03 m DFL	Lot 111 Plan B1364 5.03 m DFL
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Lot 510 Plan B1361 5.03 m DFL	Lot 509 Plan B1361 5.03 m DFL
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Lot 129 Plan B1364 5.03 m DFL	Lot 128 Plan B1364 5.03 m DFL	Lot 21 Plan B1364 5.03 m DFL	Lot 126 Plan B1364 5.03 m DFL	Lot 125 Plan B1364 5.03 m DFL	Lot 124 Plan B1364 5.03 m DFL	Lot 123 Plan B1364 5.03 m DFL	Lot 122 Plan B1364 5.03 m DFL	Lot 121 Plan B1364 5.03 m DFL
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Lot 520 Plan B1361 5.03 m DFL	Lot 519 Plan B1361 5.03 m DFL
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**Bowen Street**

Lot 105 Plan B1364 5.03 m DFL	Lot 104 Plan B1364 5.03 m DFL	Lot 103 Plan B1364 5.03 m DFL	Lot 102 Plan B1364 5.03 m DFL	Lot 101 Plan B1364 5.04 m DFL
Lot 108 Plan B1364 5.04 m DFL	Lot 107 Plan B1364 5.04 m DFL	Lot 106 Plan B1364 5.04 m DFL		

**Lagoon Street**

**Burke Street**

Lot 410 Plan B1361 5.04 m DFL	Lot 409 Plan B1361 5.04 m DFL
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Lot 420 Plan B1361 5.04 m DFL	Lot 419 Plan B1361 5.04 m DFL
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Lot 510 Plan B1361 5.03 m DFL	Lot 509 Plan B1361 5.03 m DFL	Lot 508 Plan B1361 5.03 m DFL	Lot 567 Plan SP126614 5.03 m DFL		Lot 1 Plan SP232028 5.03 m DFL	Lot 503 Plan B1361 N/A	Lot 502 Plan B1361 N/A	Lot 501 Plan B1361 N/A
Lot 520 Plan B1361 5.03 m DFL	Lot 519 Plan B1361 5.03 m DFL	Lot 518 Plan B1361 5.04 m DFL	Lot 517 Plan B1361 5.04 m DFL	Lot 516 Plan B1361 5.04 m DFL	Lot 2 Plan SP232028 5.04 m DFL	Lot 513 Plan B1361 N/A	Lot 512 Plan B1361 N/A	Lot 511 Plan B1361 N/A

Beames Street

Lot 410 Plan B1361 5.04 m DFL	Lot 409 Plan B1361 5.04 m DFL	Lot 408 Plan B1361 5.04 m DFL	Lot 407 Plan B1361 5.04 m DFL	Lot 406 Plan B1361 5.04 m DFL	Lot 405 Plan B1361 5.04 m DFL	Lot 404 Plan B1361 5.03 m DFL	Lot 403 Plan B1361 5.03 m DFL	Lot 402 Plan B1361 5.03 m DFL	Lot 401 Plan B1361 5.02 m DFL
Lot 420 Plan B1361 5.04 m DFL	Lot 419 Plan B1361 5.04 m DFL	Lot 418 Plan B1361 5.04 m DFL	Lot 417 Plan B1361 5.04 m DFL	Lot 416 Plan B1361 5.04 m DFL	Lot 415 Plan B1361 5.04 m DFL	Lot 414 Plan B1361 5.03 m DFL	Lot 413 Plan B1361 5.03 m DFL	Lot 412 Plan B1361 5.03 m DFL	Lot 411 Plan B1361 5.01 m DFL

Burke Street

Macintyre Street





4.56 m DFL	4.56 m DFL	4.56 m DFL	4.56 m DFL	4.56 m DFL	Lot 301 Plan B1361 4.56 m DFL
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**Gregory Street**

1	Lot 501 Plan B1361 N/A
1	Lot 511 Plan B1361 N/A

**Beames Street**

Lot 213 Plan B1361 N/A	Lot 212 Plan B1361 4.56 m DFL	Lot 211 Plan B1361 4.57 m DFL	Lot 210 Plan B1361 4.58 m DFL	Lot 209 Plan B1361 4.58 m DFL	Lot 123 Plan B1361 4.58 m DFL	
Lot 203 Plan RP884171 4.58 m DFL				Lot 204 Plan B1361 4.59 m DFL	Lot 203 Plan B1361 4.59 m DFL	Lot 202 Plan B1361 4.59 m DFL
						Lot 201 Plan B1361 4.59 m DFL

**Albert Street**

**Bowen Street**

Lot 401 Plan B1361 5.02 m DFL
Lot 411 Plan B1361 5.01 m DFL

Lot 109 Plan RP892044 4.97 m DFL		Lot 108 Plan B1361 4.96 m DFL	Lot 107 Plan B1361 4.96 m DFL	Lot 106 Plan B1361 4.96 m DFL	Lot 105 Plan B1361 4.95 m DFL	Lot 104 Plan B1361 4.85 m DFL	Lot 103 Plan B1361 4.85 m DFL	Lot 101 Plan B1361 4.59 m DFL	
								Lot 102 Plan B1361 4.64 m DFL	
Lot 121 Plan AP15578 4.97 m DFL	Lot 120 Plan B1361 4.97 m DFL	Lot 119 Plan B1361 4.96 m DFL	Lot 118 Plan B1361 4.96 m DFL	Lot 117 Plan B1361 4.95 m DFL	Lot 116 Plan B1361 4.92 m DFL	Lot 115 Plan B1361 4.87 m DFL	Lot 114 Plan B1361 4.85 m DFL	Lot 113 Plan B1361 4.84 m DFL	Lot 111 Plan B1361 4.80 m DFL
									Lot 112 Plan B1361 4.82 m DFL

**Macintyre Street**



