



**SHIRE OF MURWEH**

**MORVEN - CHARLEVILLE - AUGATHELLA**

# Murweh Shire Council Planning Scheme

## Citation and commencement

This planning scheme may be cited as the Murweh Shire Planning Scheme.

A notice was published in the Government Gazette No. GAZ46 on Friday 17<sup>th</sup> November 2017 for the planning scheme for the Murweh Shire Local Government Area.

The commencement date for the planning scheme was Friday 1<sup>st</sup> December 2017

Amendments to the planning scheme are included at Appendix 2.

## Community statement

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

- **Sustainable use of the environment** – protecting our land, vegetation, water, flora and fauna for the future;
- Educated and knowledgeable people – encouraging and supporting people to achieve their goals;
- An equitable society - our differences are appreciated, recognised and respected;
- Vibrant, strong and healthy communities – Encouraging a healthy, positive community where people are involved and contribute;
- **Safe and efficient transport systems** - making all modes of transport safe, effective and accessible to everyone;
- **A buoyant local economy** – sustainable economic activity to contribute to a prosperous local economy to improve opportunities and living standards for all;
- **Encouraging Shire growth** – sustainable development to create a place that is attractive to new residents and investors alike; and
- Transparent governance – open, inclusive and accountable representation.

Those matters above which are bold are those in which a planning scheme, focussing on land use and development, can have a significant influence – and where this planning scheme will play its part in advancing the community's vision.

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# Part 1 About the planning scheme

## 1.1 Introduction

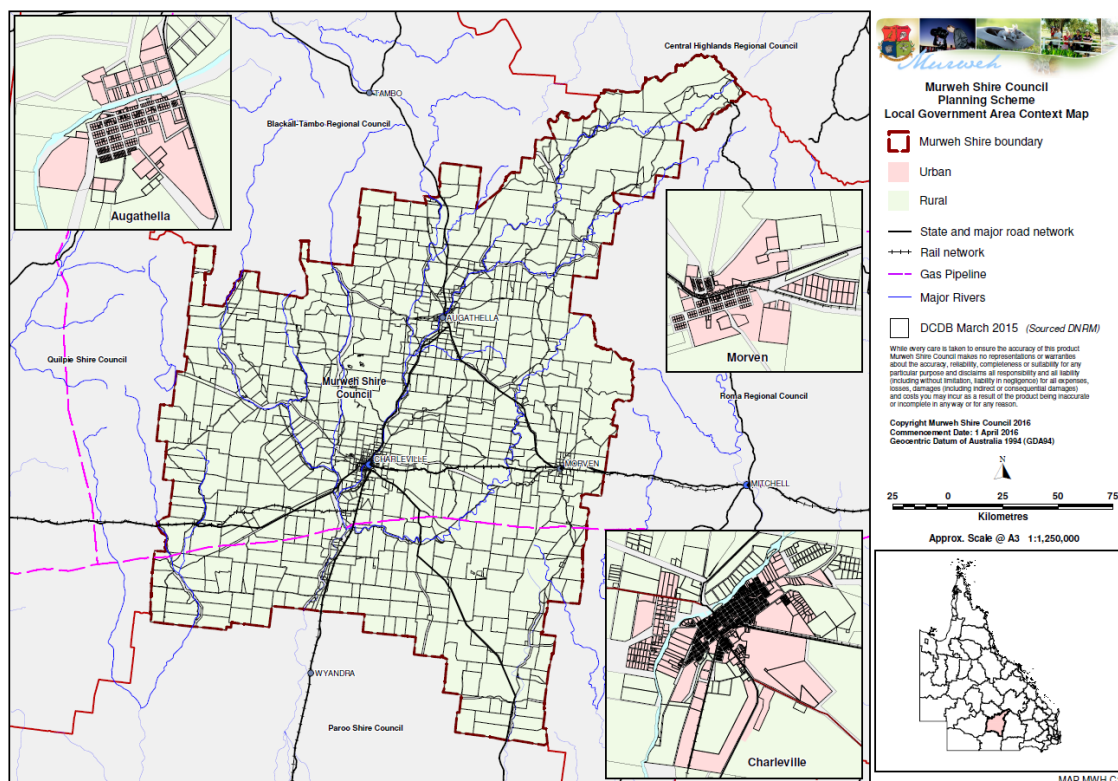
- (1) The Murweh Shire Council Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on Friday 1<sup>st</sup> December 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Murweh Shire Council's (MSC) intentions for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme applies to the planning scheme area of Murweh Shire Council (the Shire) including all premises, roads and internal waterways and interrelates with the surrounding local government areas shown in Schedule 2 – Murweh Shire Council Context.

Editor's note – The planning scheme has been amended to align with use terms and administrative terms as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements (to the extent chosen) 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. Brisbane core port land where there is a land use plan only to the extent of any inconsistency.

Editor's note—In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

## 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) Recreation and Open Space Zone
    - (ii) Rural Zone
    - (iii) Rural Residential Zone
    - (iv) Township Zone, inclusive of the following precincts:
      - (A) Commercial
      - (B) Industrial
      - (C) Residential
  - (g) the following development codes:
    - (i) Community residence requirements
    - (ii) Requirements for cropping involving forestry for wood production for accepted development
    - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code
  - (h) the following use codes:
    - (i) General development code
    - (ii) Non-resident workforce accommodation code
  - (i) other development codes:
    - (i) Operational works code
    - (ii) Reconfiguring a lot code
  - (j) the following schedules:
    - (i) Schedule 1 – Definitions
    - (ii) Schedule 2 – Mapping
    - (iii) Schedule 3 – Priority infrastructure plan and supporting material
    - (iv) Schedule 4 – Notation required under the *Planning Act 2016*–
    - (v) Schedule 5 – Designation of premises for development
    - (vi) Schedule 6 – Local Heritage Places

## 1.3 Interpretation

### 1.3.1 Definitions

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

Editor's note – In accordance with section 5(2)(a) of the Planning Regulation 2017, the regulated requirements apply to this planning scheme only where specifically identified as regulated requirements in the sections containing the definitions.

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

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

Note—This is an example of a note.

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

Footnote<sup>1</sup>—See example at bottom of page.

### **1.3.3 Punctuation**

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

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

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

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

### **1.3.5 Categories of development**

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

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development..

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

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

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<sup>1</sup> Footnote—this is an example of a footnote.

- (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.

## 1.4 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.

## 1.5 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 that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

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

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

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

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

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

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



## **1.6 Local government administrative matters**

### **1.6.1 Zones for railway corridors:**

- (1) The following applies to a railway corridor in the planning scheme area:
- (a) if adjoined on both sides by land in the same zone—the railway corridor is in the same zone as the adjoining land
  - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the railway corridor is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
  - (c) if the railway corridor is adjoined on one side only by land in a zone—the entire railway corridor is in the same zone as the adjoining land.<sup>1</sup>

## **Part 2 State planning provisions**

### **2.1 State planning policy**

The Minister has identified that the state planning policy July 2017 is integrated in the planning scheme in the following ways:

#### **State interests in the state planning policy appropriately integrated:**

All state planning policy matters relevant to Murweh Shire Council 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 Regulated requirements**

The following regulated requirements prescribed in the Planning Regulation 2017 are appropriately reflected in the planning scheme:

- Use definitions and terms;
- Administrative terms.

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent — Encouraging Prosperity in the Shire
  - (b) the strategic outcome(s) proposed for development in the planning scheme area for each theme
  - (c) the element(s) that refine and further describe the strategic outcome(s)
  - (d) the specific outcomes sought for each, or a number of, elements.

### 3.2 Strategic intent- Encouraging Prosperity in the Shire

The MSC and its community understands that planning for the future development of the Shire plays a critical role in achieving **prosperity**, so that development occurs on **'our terms'**.

This planning scheme builds upon the Shire's traditional economic strengths including agriculture, tourism, and remaining a key south western service centre. Future resource extraction activities occur in a way that retains our character, maintains our economic strengths, keeps us safe from natural hazards, emissions and hazardous activities, respects and cares for our environment and heritage and makes best use of our infrastructure.

#### **This is what the Shire means by prosperity.**

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

- **Outcomes** that satisfy the vision; and
- A **development assessment framework** to support the strategic outcomes for growing the economic opportunities of the Shire into the future.

It does this by:

- identifying a series of key outcomes for the area, that support a prosperous future for the Shire; and
- articulating specific outcomes to achieve the strategic intent and create a 'line of sight' between the strategic direction and development assessment provisions, such that development which 'value-adds' to our vision is facilitated, whilst development that is inconsistent with MSC's vision is not supported.

The planning scheme assists in producing a **prosperous** Shire by:

- focussing on achieving the desired outcomes;
- positively responding to change and encouraging development within the Shire; and
- ensuring that development decisions are transparent and accountable to the Shire's community.

The Shire will thrive and be prosperous through having a diversified economy that protects and enhances its most significant economic drivers such as agriculture, tourism and its key role as

a south western service centre, whilst also allowing for potentially new resource developments that can co-exist with, and preserve or enhance, our traditional economic strengths.

The planning scheme identifies development which supports our economy both in terms of **'what we do'** (ie, having a 'fit for purpose' development assessment regime) and **'where we do it'** (ie, ensuring an adequate supply of appropriately serviced land for a range of uses and activities).

To enable this **prosperity** into the future, the planning scheme ensures that, throughout the 20 year life of this planning scheme (to 2035), development is strategically located and occurs in a safe and efficient manner that leaves a positive legacy for the community and landscape of the Shire.

Five key strategic outcomes will drive this strategic intent:

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

### **3.2.1 Encouraging economic growth**

#### *Agriculture:*

At the commencement of this planning scheme (and as envisaged into 2035), agriculture is the largest employer in the Shire, with over 16% of the total workforce employed in the sector through activities such as cattle and sheep grazing.

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 SPP mapping — Economic Growth, Tourism and, Schedule 2 — Natural Sciences Loop.

Development that occurs in these mapped areas, that is consistent with rural values, will allow farms to diversify their enterprises while not diminishing or limiting the productivity of agricultural lands in shire.

MSC supports the development of value-adding agricultural industries such as cattle feedlots and abattoirs, 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. Established agriculturally-based industries, such as the Charleville abattoir, are protected from the encroachment by sensitive uses (such as residential uses) and inappropriate land fragmentation.

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

#### *Tourism:*

The Shire's tourist sector plays an important role in the regional economy. Famous tourist sites (not only for the Shire but for south west Queensland more broadly) such as the Bilby Experience, Cosmos Centre Observatory and Natural Sciences Loop 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 and, Schedule 2 – Natural Sciences Loop.

Developments such as short term accommodation which value-add to these experiences and the tourism economies generally are encouraged.

*Remaining a key south western service centre:*

Charleville is the south west region's key service centre in terms of retail, commercial and government services. It is important that the Charleville commercial centre is the focus of commercial uses and services in the Shire, and therefore, able to maintain its vibrancy, character and economic activity. Development will consolidate the traditional strip shopping area and maintain high levels of occupancy before alternative retail developments are considered. New retail developments will reinforce and support the Charleville commercial centre. To facilitate this, the re-use of buildings where no external building works are proposed is determined to be accepted development and does not require development approval.

*Resources:*

The Shire is located on large petroleum and mineral exploration leases, as well as quarrying resources, which could play an important part in its future prosperity. To facilitate new growth in the Shire's economy, it is important that these areas and any associated uses are able to co-exist with other land uses. Any future resource-related developments, such as non-resident workforce accommodation camps, are to be centred on Charleville, in either the Rural or Industrial zone to consolidate its role as the key south western service centre, whilst protecting the small rural town character of Augathella and Morven. Extractive industry sites are rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable.

Given the potential growth that can be anticipated from resource projects, future growth areas may be required in the towns of Charleville and Augathella. MSC has identified in Schedule 2 – Preferred Future Growth Patterns (strategic framework map) the general direction and areas within towns considered most appropriate for residential, industrial and rural residential expansion. No new mining towns will be established within the Shire, whilst new development will be undertaken around existing towns in keeping with traditional town character. New development will be located to support the economic well being of the Shire's towns including its town centres, protect the character and amenity of the towns, and contribute to the long term infrastructure of the towns.

### **3.2.2 Supporting rural and small town living**

The Shire is characterised by a rural lifestyle that is made up of large rural properties that are serviced by the town of Charleville, as well as the smaller communities of Augathella and Morven.

As of 30 June 2013, the estimated resident population of the Shire was 4,736 persons, or 0.1 per cent of the Queensland's population. According to population projections produced by the Australian Bureau of Statistics, the projected population of the Shire as of 30 June 2036 is 4,489 persons. Accordingly, with no growth projected, the land supply within currently zoned areas is adequate to meet development needs for the planning scheme area.

If unexpected growth occurs within the life of this planning scheme from development in for example, the Surat or Cooper Basins (to the east and west respectively), the general direction in which preferred development should occur is identified within the strategic framework map. This growth will consolidate around existing towns, and support the growth and economic well being of the Shire's towns.

Development in the Shire will result in well-serviced, accessible, and attractive environments and include an adequate supply of land, consisting of appropriate housing options, to maximise the use of existing services. Community health and safety, sensitive land uses and the natural environment are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses. Industrial development, and resource areas such as quarries are protected from encroachment by development, including sensitive land uses that would compromise their safe and effective function and located to reduce adverse impacts on sensitive land uses. The amenity of rural residential and township areas are maintained where industrial development is located in appropriate areas (such as the Charleville's Township Zone (industrial precinct)).

#### *Charleville:*

Charleville is the largest town in the Shire and acts as the service centre to both Augathella and Morven, as well as other towns located in the south west of Queensland. It is an important regional centre for health services, with the Charleville Hospital and Royal Flying Doctor Service providing life-saving health services for the south west of Queensland. Charleville is also an important education centre, with the Charleville School of the Air providing distance education for much of western Queensland. There are also local schooling options, including technical and further education, and a variety of government services.

Charleville is located at the junction point of the Charleville-Bollon Road, Diamantina Development Road, Warrego Highway and Mitchell Highway, which are the predominant freight and passenger roads networks for the region. Charleville airport has commercial flights to Brisbane, as well as passenger rail and freight services operating on the Western Rail Corridor.

The town is characterised by wide streets, in a standard grid pattern, with many historic buildings such as the School of Arts Building and Coronas Hotel in central locations. The town has distinct and separated commercial, residential and industrial precincts, with Rural Residential zones providing both a residential lifestyle option and an urban buffer to activities within the Rural Zone.

Commercial development is encouraged in the Shire, by promoting the adaptive reuse of existing buildings located within the central business district of Charleville. Charleville's residential built form consists of low and high set houses on large allotments (often in the classic "Queenslander" style), with a mixture of short-term accommodation facilities located near the state-controlled roads. Accommodation facilities within Charleville will reflect the existing form and high standard of architectural design of residential development in the town, not as single buildings or temporary buildings dispersed across a site. The industrial areas are predominantly used for accommodating low impact industries, with higher impact industries located away from sensitive uses.

Temporary workers camps are located outside (but proximate to) Charleville where economic benefits flow into Charleville, and where infrastructure upgrades can benefit the long term development of the town.

Residents of Charleville have a range of recreational facilities, including green space areas along Bradley's Gully, sporting facilities in Charleville Park, the Charleville Golf Course, the public pool and the Charleville Showgrounds and racecourse.

#### *Augathella:*

Augathella is the second largest town in the Shire and has a smaller range of services including a primary school, primary health care centre, police station and a sealed airstrip. Augathella's main street has numerous public art displays such as the giant Meat Ant and the Q150 building. This 'boutique' and 'low density' town feel is valued by local residents and is to be preserved in future development decisions.

Commercial uses such as the general store, post office and hotel are located along Main Street with the remainder of the town being a mixture of low set houses, light industries and government services on large allotments. Augathella has abundant recreational areas such as the Showgrounds, Q150 Building, bowls club, golf course, football fields and a public pool.

#### *Morven:*

Morven, the smallest town in the Shire, is located along the Warrego Highway. Morven has a mixture of services such as a primary school, library, public uses and some commercial uses such as a shop, hotel and motel. Houses are predominantly low set and are located on large residential allotments. This pattern of development is valued by local residents and is to be preserved in future development decisions.

### **3.2.3 Avoiding the impacts of natural and other hazards**

#### *Flooding:*

The Shire has a long history with natural hazards, with Charleville bearing the brunt of numerous events throughout its history. With the assistance of both state and federal governments, the towns of Charleville and Augathella have had flood protection levees built to provide residents flood immunity to a 1 in 200 year level. While the flood levees will not protect against every potential flood event, they do provide a tolerable risk for the residents of Charleville and Augathella. To ensure that economic development is not adversely impacted by significant flood events, development is encouraged within those areas of Charleville and Augathella that are not known to flood. The existence of the levees means that development within these areas in Charleville and Augathella is as close as possible to being flood-free and, will not be subject to an onerous flood-based development assessment process.

New development will be assessed to ensure that appropriate levels of safety and protection of property from flood hazards are achieved.

Flood assessment will be applied only to development on sites affected by flooding and shown in those areas on Schedule 2 Flood mapping.

#### *Bushfire:*

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

#### *Emissions and hazardous activities*

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

Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including former mining activities and hazards (e.g. disused underground

mines, tunnels and shafts – SPP mapping Safety and Resilience to Hazards – Emissions and Hazardous Activities.

The integrity of pipelines carrying petroleum is maintained and development does not encroach on the pipeline or pipeline easement. The pipeline is shown in Schedule 2 – Murweh Context Map.

### 3.2.4 Safeguarding our environment and heritage

#### *Waterways:*

The Murweh Shire is located within the Warrego River Catchment, which feeds into the Murray Darling Basin. The Warrego River headwaters start in the Carnarvon Ranges, with the river running south past Augathella and Charleville. Morven is also located with the Warrego River Catchment.

Development within the Shire must facilitate the protection of environmental values and the achievement of water quality objectives for the Shire. Maintaining water quality is a critical economic resource of the Shire and therefore new development will maintain appropriate levels of water availability and water quality.

#### *Biodiversity:*

Mulga shrub land is the predominant vegetation in the Shire, with Mulga communities found in both low open forest to tall shrub lands growing on the flat undulating plains of the Shire.

The major channels of the Warrego River also support Cypress Pine and native Acacia. Significant state threatened species of fauna and flora have been listed in the Shire, and these include:

<b>Fauna</b>	<b>Flora</b>
Collett's Snake ( <i>Pseudechis colletti</i> )	<i>Eucalyptus virens</i>
Death Adder ( <i>Acanthophis</i> spp.)	<i>Rhaphidospora bonneyana</i>
Little Pied Bat ( <i>Chalinolobus picatus</i> )	<i>Picris evae</i>
Brolga ( <i>Grus rubicunda</i> )	<i>Grevillea nematophylla</i>
Freckled Duck ( <i>Stictonetta naevosa</i> )	<i>Xerothamnella parviolia</i>

National biodiversity values in the area include threatened ecological communities such as Bigalow and species including the Red Goshawk and Greater Bilby.

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

#### *Cultural heritage:*

The Shire is home to important state and local cultural heritage places, with Charleville having several Queensland State heritage-listed buildings such as the Charleville Railway Station and Coronas Hotel. The unique architectural, cultural and historic qualities of these places contribute to their heritage value and a list of local heritage places is in Schedule 5 – Local Heritage Places.

Murweh Shire Council supports the adaptation and re-use of local heritage places for the benefit of the community to ensure that the Shire's history is kept alive for future generations whilst facilitating appropriate development and ongoing use. 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 managed, documented and interpreted by encouraging their retention for appropriate development and ongoing use.

### **3.2.5 Providing appropriate infrastructure**

#### *Roads:*

The Charleville-Bollon Road, Diamantina Development Road, Warrego Highway and Mitchell Highway are vitally important to the livelihood of the Shire. Any new development must not adversely affect the safety and efficiency of the road network identified in SPP mapping — Infrastructure, State Transport Infrastructure.

#### *Rail:*

The Western rail corridor and the Cunnamulla rail corridor allow for significant movements of heavy freight and transportation of passengers to Brisbane. These corridors are identified in SPP mapping — State Transport Infrastructure. These rail corridors are important in servicing the Shire's economy and any new development must not compromise their long-term viability.

#### *Air:*

The Charleville airport and Augathella airstrip play a vital role in delivering health services across the south west region. The Charleville airport also provides a direct link to other regional centres and could become vitally important if major resource projects are started in the region. Any new developments located within Charleville and Augathella must not create incompatible intrusions or compromise aircraft safety of the Charleville airport, Augathella airstrip and 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. These areas, identified in SPP mapping — Infrastructure, Major Electricity Infrastructure must not be adversely impacted upon by new developments.

#### *Town-based infrastructure:*

Murweh Shire Council (MSC) will continue to provide dedicated infrastructure services including sewerage, water, road networks and open space areas to the extent possible within the budget framework. New development within townships will be required to connect to town infrastructure.

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

There is no Local government infrastructure plan for infrastructure charging however MSC has a Priority Infrastructure Plan which is contained in Schedule 3 – Priority infrastructure plan and supporting material including mapping and supporting material.

## Part 5 Tables of assessment

### 5.1 Preliminary

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

### 5.2 Reading the tables

The tables identify the following:

- (1) The category of development:
  - (a) prohibited;
  - (b) accepted, including accepted with requirements; and
  - (c) assessable development, that requires either code or impact assessment
- (2) the category of assessment – code or impact - for assessable development in:
  - (a) a zone and, where used, a precinct of a zone
- (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 following:
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
- (3) determine if the development is accepted development under Schedule 6 of the Regulation

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

- (4) determine if the development is assessable development under Schedule 10 of the Regulation by reference to the tables in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation
- (5) if the development is not listed at Schedule 6 of the Regulation or in the tables in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation, determine the initial category of assessment by reference to the tables in:
  - section 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
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5.

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

- (1) A material change of use is assessable development requiring impact assessable:

- (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.
  - (5) The category of development prescribed under Schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

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

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the application code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment:
- (4) Code assessable development:
  - (a) is to be assessed against all assessment benchmarks identified in the assessment benchmarks column.
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
    - (ii) comply with all required acceptable outcomes identified in sub section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
  - (c) that complies with:
    - (i) the purpose and overall outcomes of the code complies with the code
    - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
  - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

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

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

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

For the development specified in the 'use', 'zone' or 'development' columns, the categories of development and assessment are prescribed.

**Table 5.4.1—Development under Schedule 6 of the Regulation: material change of use**

Use	Categories of development and assessment	Assessment benchmarks
Community residence.	<b>Accepted development subject to requirements</b>	
	Editor's note- Refer to the material change of use tables for category of development and assessment for community residence that do not comply with the requirements for accepted development.	Editor's note- requirements for community residence development that may not be made assessable under a planning scheme are set out in Schedule 6, part 2, item 6 of the Regulation.
Particular cropping (involving forestry for wood production)	<b>Accepted development subject to requirements</b>	
	If in a rural zone. Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.	Editor's note – requirements for cropping (involving forestry for wood production) are now prescribed in schedule 13 of the Regulation.
Dwelling house	<b>Accepted development</b>	
	If in a residential zone and identified in Schedule 6, part 2(2) of the Regulation. <i>Editor's note-The Murweh Shire Council Planning Scheme does not contain a zone defined as a residential zone referred to in the regulation. Therefore this prescribed level of assessment is not triggered in the planning scheme.</i>	Editor's note – the Queensland Development Code also applies to dwelling houses.

**Table 5.4.2— Regulated categories of development and categories of assessment: reconfiguring a lot**

Zone	Category of assessment	Assessment benchmarks
<b>Residential zone category or industry zone category (other than a rural residential zone)</b>	<b>Code assessment</b>	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 (part 12) of the Regulation.	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.  <i>Editor's note- Assessment benchmarks for the reconfiguring a lot are set out in Schedule 12 of the Regulation.</i>

**Table 5.4.3 Regulated categories of development and assessment: operational work**

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	<b>Compliance assessment</b>	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 12, division 2 of the Regulation.	<i>Editor's note-Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in Schedule 12 of the Regulation.</i>

## 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— Recreation and Open Space zone**

Use	Categories of development and assessment	Assessment benchmarks
Park	<b>Accepted development</b>	
Roadside stall	<b>Accepted development</b> <i>Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994</i>	
Major electricity infrastructure	<b>Accepted development</b> If provided by a public sector entity or MSC.	
Substation	<b>Accepted development</b> If: (a) provided by a public sector entity or MSC; and (b) not located in a flood hazard area shown on Schedule 2 – flood mapping.	
Utility installation	<b>Accepted development</b> If: (a) provided by a public sector entity or MSC; and (b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving water treatment plant or a waste management facility.	
Outdoor sport and recreation	<b>Accepted development</b> If provided by a public sector entity or MSC.	
Any use above that is not accepted development	<b>Code assessment</b>	General development code
Club	<b>Code assessment</b>	General development code
Outdoor sport and	<b>Code assessment</b>	

recreation	Where not provided by a public sector entity or MSC.	General development code
Food and drink outlet.	<b>Code assessment</b>	
		General development code
Market	<b>Code assessment</b>	
		General development code
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme.

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

**Table 5.5.2—Rural zone**

Use	Categories of development and assessment	Assessment benchmarks
Rural Activities	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>Other than cropping where involving forestry for wood production.</li> </ul>	
Park	<b>Accepted development</b>	
	Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1.	
Roadside stall	<b>Accepted development</b>	
	Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1.  <i>Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994</i>	
Winery	<b>Accepted development</b>	
	Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1.	
Permanent Plantation	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on</li> </ul>	



Use	Categories of development and assessment	Assessment benchmarks
	<p>Schedule 2 Map MWH C1; and</p> <ul style="list-style-type: none"> <li>Where not located in a mapping category on <u>SPP mapping – Economic Growth, Agriculture.</u></li> </ul>	
Dwelling House	<p><b>Accepted development</b></p> <ul style="list-style-type: none"> <li>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>Where not located in a flood hazard on <u>Schedule 2 – Flood mapping or a bushfire hazard area on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire;</u> and</li> </ul> <p><i>Editor's Note: _MSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009).</i></p> <ul style="list-style-type: none"> <li>not exceeding 8.5m in building height.</li> </ul>	
Home based business	<p><b>Accepted development</b></p> <ul style="list-style-type: none"> <li>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>If: <ul style="list-style-type: none"> <li>(a) not for bed and breakfast style accommodation; and</li> <li>(b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving building work.</li> </ul> </li> </ul>	
Short term accommodation	<p><b>Accepted development</b></p> <ul style="list-style-type: none"> <li>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>for farm stay style accommodation if not located</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks
	in a flood hazard area shown on Schedule 2 – flood mapping.	
Major electricity infrastructure	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>• Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>• If provided by a public sector entity or MSC.</li> </ul>	
Substation	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>• Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>• If: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or MSC; and</li> <li>(b) not located in a flood hazard area shown on Schedule 2 – flood mapping.</li> </ul> </li> </ul>	
Utility installation	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>• Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>• If: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or MSC; and</li> <li>(b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving water treatment plant or a waste management facility.</li> </ul> </li> </ul>	
Outdoor sport and recreation	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>• Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>• If provided by a public sector</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks
	entity or MSC.	
Rural workers accommodation	<b>Accepted development</b> <ul style="list-style-type: none"> <li>• Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 Map MWH C1; and</li> <li>• If: <ul style="list-style-type: none"> <li>(a) directly related to the rural activities on the same site; and</li> <li>(b) not located in a flood hazard area shown on Schedule 2 – flood mapping</li> </ul> </li> </ul>	
Any use above that is not accepted development	<b>Code assessment</b>	General development code
Veterinary services	<b>Code assessment</b>	General development code
Rural industry	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>• 1,000 or less birds of poultry; or</li> <li>• 400 or less standard pig units; or</li> <li>• 150 or less standard cattle units; or</li> <li>• 1000 or less standard sheep units.</li> </ul>	General development code
Aquaculture	<b>Code assessment</b>	General development code Rural zone code
Environment facility	<b>Code assessment</b>	General development code Rural zone code
Nature based tourism	<b>Code assessment</b>	General development code Rural zone code
Outdoor sport and recreation	<b>Code assessment</b> If not provided by a public sector entity or MSC.	General development code Rural zone code
Renewable energy facility	<b>Code assessment</b>	General development code Rural zone code
Service station	<b>Code assessment</b>	General development code Rural zone code
Home based business	<b>Code assessment</b> For bed and breakfast style accommodation	General development code Rural zone code
Non-resident workforce accommodation	<b>Impact assessment</b>	The planning scheme including:

Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> <li>• Non-resident workforce accommodation Code.</li> </ul>
<b>Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column.</p> <p>Any other undefined use.</p>		The planning scheme.

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

**Table 5.5.3—Rural Residential zone**

Use	Categories of development and assessment	Assessment benchmarks
Park	<b>Accepted development</b>	
Roadside stall	<p><b>Accepted development</b></p> <p><i>Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994</i></p>	
Dwelling House	<p><b>Accepted development</b></p> <p>(a) Where not located in a flood hazard area shown on Schedule 2 – flood mapping or a bushfire hazard area on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire; and</p> <p><i>Ed Note: MSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</i></p> <p>(b) not exceeding 8.5m in building height.</p>	
Home based business	<p><b>Accepted development</b></p> <p>If:</p> <p>(a) a maximum of 60 m<sup>2</sup> of GFA; and</p> <p>(b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving building work.</p>	
Major electricity infrastructure	<p><b>Accepted development</b></p> <p>If provided by a public sector entity or MSC.</p>	
Substation	<p><b>Accepted development</b></p> <p>If:</p> <p>(a) provided by a public sector entity or MSC; and</p> <p>(b) not located in a flood hazard area shown on Schedule 2 –</p>	

Use	Categories of development and assessment	Assessment benchmarks
	flood mapping.	
Utility installation	<b>Accepted development</b> If: (a) provided by a public sector entity or MSC; and (b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving water treatment plant or a waste management facility.	
Dwelling House	<b>Code assessment</b> Where not identified accepted development.	General development code
Home based business	<b>Code assessment</b> Where greater than 60 m <sup>2</sup> of GFA	General development code Rural Residential Zone Code
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme.

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

**Table 5.5.4—Township Zone**

Use	Categories of development and assessment	Assessment benchmarks
Park	<b>Accepted development</b>	
Home based business	<b>Accepted development</b> (a) where a maximum of 60 m <sup>2</sup> GFA; and (b) does not include bed and breakfast style accommodation; and (c) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving building work.	
Major electricity infrastructure	<b>Accepted development</b> If provided by a public sector entity or MSC.	
Substation	<b>Accepted development</b> If: (a) provided by a public sector entity or MSC; and (b) not located in a flood hazard area shown on Schedule 2 – flood mapping.	
Utility installation	<b>Accepted development</b> If: (a) provided by a public sector entity or MSC; and (b) not located in a flood hazard area shown on Schedule 2 –	

Use	Categories of development and assessment	Assessment benchmarks
	flood mapping if involving water treatment plant or a waste management facility.	
Commercial activities	<p><b>Accepted development</b></p> <ul style="list-style-type: none"> <li>• In the Charleville commercial precinct if: <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed; or</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it; or</li> <li>(c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by MSC.</li> </ul> </li> </ul>	
Community activities	<p><b>Accepted development</b></p> <ul style="list-style-type: none"> <li>• Where not in the Industrial precinct; and <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed; or</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it; or</li> <li>(c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by MSC.</li> </ul> </li> </ul>	
Dwelling House	<p><b>Accepted development</b></p> <ul style="list-style-type: none"> <li>(a) Where not located in a flood hazard area on <u>Schedule 2 – Flood mapping</u> or a bushfire hazard area on <u>SPP mapping – Hazards and Safety, Natural Hazards, Bushfire</u>; and</li> </ul> <p><i>Editor's Note: MSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</i></p> <ul style="list-style-type: none"> <li>(b) not exceeding 8.5m in building height.</li> </ul>	
Any use above that is not accepted development	<b>Code assessment</b>	General development code
Caretaker's accommodation	<b>Code assessment</b>	General development code
Emergency Services	<b>Code assessment</b>	General development code

Use	Categories of development and assessment	Assessment benchmarks
Dual occupancy	<b>Code assessment</b>	
	(a) where located within the Charleville residential precinct; and (b) on a lot greater than 800m <sup>2</sup>	General development code Township zone code
Multiple dwelling	<b>Code assessment</b>	
	(a) where located within the Charleville residential precinct; and (b) on a lot greater than 1000m <sup>2</sup>	General development code Township zone code
Low Impact Industry	<b>Code assessment</b>	
	Where located within the Industrial precinct.	
Hardware and trade supplies	<b>Code assessment</b>	
	Where located within the Industrial precinct.	
Warehouse	<b>Code assessment</b>	
	Where located within the Industrial precinct.	
Transport Depot	<b>Code assessment</b>	
	Where located within the Industrial precinct.	
Service industry	<b>Code assessment</b>	
	Where located within the Industrial precinct.	General development code.
Agricultural supplies store	<b>Code assessment</b>	
	Where located within the Charleville Industrial precinct.	General development code. Township zone code.
Garden centre.	<b>Code assessment</b>	
	Where located within the Charleville Industrial precinct.	General development code. Township zone code.
Indoor sport and recreation.	<b>Code assessment</b>	
	Where located within the Charleville Industrial precinct.	General development code. Township zone code.
Service station.	<b>Code assessment</b>	
	Where located within the Charleville Industrial precinct.	General development code. Township zone code.
Outdoor sales.	<b>Code assessment</b>	
	Where located within the Charleville Industrial precinct.	General development code. Township zone code.
Commercial activities	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>• Within the Charleville commercial precinct:</li> <li>(a) If the reuse of a local heritage place; and</li> <li>(b) requires building or operational work in relation to it.</li> </ul>	General development code. Township zone code.
Market	<b>Code assessment</b>	
	Where located within the Charleville commercial precinct.	General development code Township zone code
Showroom	<b>Code assessment</b>	
	Where located within the Charleville commercial precinct.	General development code Township zone code
Veterinary services	<b>Code assessment</b>	
	Where located within the	General development code

Use	Categories of development and assessment	Assessment benchmarks
	Charleville commercial precinct.	Township zone code
Non-resident workforce accommodation	<b>Impact assessment</b>	
	Where located in the Industrial precinct.	The planning scheme including: <ul style="list-style-type: none"> <li>• General development code</li> <li>• Township zone code</li> <li>• Non-resident Workforce Accommodation Code</li> </ul>
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme.

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

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

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

**Table 5.6.1—Reconfiguring a lot.**

Zone	Categories of development and assessment	Assessment benchmarks
<b>All zones</b>	Code Assessment	Reconfiguration of a lot code.

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

## 5.7 Categories of development and assessment—Operational work

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

**Table 5.7.1 —Operational work**

Zone	Categories of development and assessment	Assessment benchmarks
<b>All zones</b>	<b>Code assessment</b>	
	If operational works for a: A category 2 Levee as identified under the <i>Water Act 2000</i> .	Operational works code.
	Operational works that is excavation and/or filling where there would be a change 1m or more in the level of any part of the land or where any drainage path is affected or:	Operational works code.



Zone	Categories of development and assessment	Assessment benchmarks
	Operational works for urban purposes that involve disturbing more than 2500 square metres of land.	
	If for clearing native vegetation associated with a material change of use or reconfiguring a lot on a lot that is less than 5ha	Operational works code
	<b>Impact assessment</b>	
	If operational works for a: A category 3 Levee as identified under the <i>Water Act 2000</i> .	The planning scheme.
	<b>Accepted development</b>	
Any other operational work not listed in this table.		

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

## Part 6 Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) A precinct may be identified for part of a zone.
- (5) Precinct provisions are contained in the zone code.
- (6) Each zone code identifies the following:
  - (a) the purpose of the code
  - (b) the overall outcomes that achieve the purpose of the code
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
  - (e) the performance and acceptable outcomes for the precinct.
- (7) The following are the zone codes for the planning scheme:
  - (a) Recreation and open space 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.

Note—The lessee shall use leased land for residential purposes namely rural residential purposes and for purposed incidental thereto.

### 6.2 Zone codes

#### 6.2.1 Recreation and open space zone code

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

##### 6.2.1.1 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 reserves, 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) 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; and

- (b) structures ancillary to outdoor sport and recreation uses, such as clubhouses, shelters, amenity facilities, may be provided where appropriate; and
- (c) development protects and enhances matters of state and local environmental significance, landscape values and ecological connectivity.

**6.2.1.2 Assessment benchmarks: Recreation and open space zone code:**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<p><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.</p>	<p><b>AO1</b> A building or other structure does not exceed 2 storey and 8.5 m in height.</p>
<p><b>PO2</b>  The extent of built form and site cover is minimised to maintain the open space character, amenity and utility of land in the zone.</p>	<p><b>AO2</b> Development has a maximum total site cover of 10% with any single building or structure not exceeding 1,000m<sup>2</sup> site cover.</p>
<p><b>PO2</b> Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).</p>	<p><b>AO2</b> No Acceptable Outcome provided.</p>
<p><b>PO3</b> There are no significant adverse impacts on amenity, public health or safety resulting from:</p> <ul style="list-style-type: none"> <li>(a) the siting, scale and design of buildings or other works;</li> <li>(b) waste water disposal;</li> <li>(c) permanent or temporary occupation of or access to areas subject to natural hazards.</li> </ul>	<p><b>AO3</b> No Acceptable Outcome provided.</p>

**6.2.2 Rural 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 rural zone code is to:

- (a) ensure the productive capacity of agricultural and associated rural industries that rely on Important Agricultural Areas (IAA) identified as IAA 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 stock route network is maintained and protected from development to ensure that the stock route is maintained and protected from inappropriate or incompatible development; and

- (e) ensure development protects extractive resources development from reverse amenity impacts resulting from existing and proposed rural uses and; also protects new rural uses from impacts of existing or future extractive industries.
- (f) Development does not inhibit the safe and efficient operation of pipelines.
- (g)

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 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. support and add to the quality of experiences on the Natural Sciences Loop; and
- (c) development is established only where they:
  - a. protect extractive resources of local and state significance and operating extractive industry from encroachment by incompatible uses;
  - b. protect established rural uses from the adverse amenity and safety impacts of proposed extractive industry;
- (d) new extractive activities are established only where they do not impact on the viability of existing agricultural, residential and tourist uses;
- (e) biodiversity values and ecological connectivity are protected and maintained;
- (f) development is serviced with infrastructure including formal road access, and is appropriate for the level of risk associated with any flood and bushfire hazard;
- (g) The land is protected from fragmentation that would result in diminished productivity.

**6.2.2.2 Assessment benchmarks: Rural zone code**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>PO1</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.	<b>AO1</b> No Acceptable Outcome provided.
<b>PO2</b> Uses established in the Rural zone do not conflict with petroleum infrastructure that occurs on petroleum leases or under petroleum facility licences and pipeline licences;	<b>AO2</b> Development is not located within the pipeline easement and land uses must not interfere with pipeline function.
<b>PO2</b> Uses established in the Rural zone do not conflict with the function of stock routes.	<b>AO3</b> No acceptable outcome is provided
<b>PO4</b> Tourist uses support the primary rural activities on the site are limited in scale and do not to threaten the viability of traditional	<b>AO4</b> No Acceptable Outcome provided

rural uses.	
<b>PO5</b> New development does not jeopardize existing or potential extractive industry or mining operations.	<b>AO5</b> Residential and other sensitive uses, are not located: (a) within 200m of extraction of sedimentary deposits; or (b) within 1000m of hard rock extraction.
<b>PO6</b> Extractive industry is adequately separated from sensitive uses to minimise potential for nuisance or complaint.	<b>AO6</b> New extractive uses and activities are not established within 1000m of existing rural, residential or tourist uses.
<b>PO7</b> The transportation of extracted resources associated with extractive industry does not compromise rural amenity or adversely impact on sensitive land uses.	<b>AO7</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 sensitive land use.
<b>PO8</b> Development is connected to an appropriate level of infrastructure services.	<b>AO8.1</b> Development has formal and safe access to the existing road network.  <b>AO8.2</b> Development is connected to a reticulated water supply and sewerage system, or alternatively an on-site water storage and a waste disposal system is provided which does not overflow to adjoining properties or detract from environmental values.  <b>AO8.3</b> The development is connected to electricity and telecommunications.

### 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:

- (a) residential development on large lots set in a pleasant, semi-rural setting, which is connected to MSC's water supply; and
- (b) Small scale activities which support economic development and which remain ancillary to the primary residential use.

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) home-based businesses and non-residential uses may be appropriate where they do not detract from the primary residential function and amenity of the area or impact on neighbours; and

(c) development protects and enhances environmental and amenity values.

### 6.2.3.2 Assessment benchmarks: Rural residential zone code.

Performance outcomes	Acceptable outcomes
For assessable development	
<p><b>PO1</b> New development is located and designed to contribute to the residential amenity and character of the area.</p>	<p><b>AO1</b> No Acceptable Outcome provided.</p>
<p><b>PO2</b> Non-residential uses do not have an unacceptable impact on residential uses</p>	<p><b>AO2.1</b> Development for a non-residential use does not involve an Environmentally Relevant Activity.</p> <p><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.</p> <p><b>AO2.3</b> Home based businesses operate from within the dwelling house and do not occupy more than a third of the gross floor area of the dwelling house.</p>
<p><b>PO3</b> The traffic generated by a non-residential use does not significantly increase the traffic that could normally be expected in the locality.</p>	<p><b>AO3</b> The traffic generated by a non-residential use does not involve:</p> <p>(a) more than two truck movements per day; and</p> <p>(b) vehicles with a gross vehicle mass greater than 42 tonnes.</p>

### 6.2.4 Township 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 this code is to:

Provide for the urban development of the towns and villages 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 rural community. The Township zone provisions aim to:

- (a) maintain the character and amenity of Charleville, Augathella and Morven;
- (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:
  - a. promoting re-use of existing buildings in commercial areas; and
  - b. 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 purpose, 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 serviced with MSC infrastructure where MSC infrastructure exists.
- (c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of non-residential uses;
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.
- (e) Industrial land uses are protected from encroachment by incompatible land uses.

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

*a. Charleville commercial precinct:*

- i. This precinct promotes the commercial, professional, government and retail uses that service the Shire and South West Queensland, which are consolidated in the Charleville central business district.
- 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 are encouraged to use existing buildings to help keep the commercial precinct vibrant.

*b. Charleville residential precinct:*

- i. This precinct supports predominantly dwelling houses on residential lots where lot size is consistent with traditional character.
- ii. 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 urban 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 mixing of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design.

*c. Charleville Industrial precinct:*

- i. This precinct enables the establishment of a wide range of industries in a manner compatible with the scale and character of the area.
- ii. Industries are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.
- iii. Industries manage impacts to acceptable levels to maintain acceptable levels of amenity to sensitive uses.
- iv. The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road and rail systems.
- v. Non-resident workforce accommodation can be established on green field industrial areas away from sensitive existing uses, where it does not alienate potential industrial land in the long term.

**6.2.4.2 Assessment benchmarks: Township zone code.**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</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 identified in the <u>SPP mapping – Environment, Cultural heritage</u>.</p>	<p><b>AO1</b> No Acceptable Outcome provided.</p>
<p><b>PO2</b> Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.</p>	<p><b>AO2</b> No Acceptable Outcome provided.</p>
<p><b>PO5</b> Tourist accommodation in the form of a caravan park or motel is provided in locations where serviced with existing infrastructure, and where it:</p> <ol style="list-style-type: none"> <li>(a) is complementary to the existing character of the area;</li> <li>(b) does not have an adverse impact on residential amenity; and</li> <li>(c) Contributes to the quality and diversity of accommodation experiences available within the area.</li> </ol>	<p><b>AO5</b> No Acceptable Outcome provided.</p>
<p><b>PO6</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>AO6</b> No Acceptable Outcome provided.</p>
<p><b>PO7</b> Sensitive land uses do not compromise the viability and operation of existing or future industrial, major recreational, extractive, hazardous or intensive animal industries</p>	<p><b>AO7</b> No Acceptable Outcome provided.</p>



land uses and are not located within close proximity to waste and sewage treatment plants.	
<b>Charleville commercial precinct</b>	
<b>PO1</b> The character of the Commercial precinct is enhanced by the design of new buildings that are sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.	<b>AO1.1</b> Developments are no higher than 2 storeys or 8 metres above the ground level within the Commercial precinct.  <b>AO1.2</b> Site cover of buildings does not exceed 85% of the site area.
<b>PO2</b> New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	<b>AO2</b> Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.
<b>PO3</b> New uses developed in the precinct do not detract from the precinct's predominant commercial nature.	<b>AO3</b> No Acceptable Outcome provided.
<b>Charleville residential precinct</b>	
<b>PO1</b> Buildings and other structures are consistent with the dominant density, type and scale of development in the residential area.	<b>AO1</b> A building has a maximum height of 2 storeys and 8.5 metres
<b>PO2</b> Dual Occupancy is located on appropriately sized lots to maintain a consistent scale, density and character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape and surrounding area.	<b>AO2</b> Dual Occupancy are located on a site with an area of at least 800m <sup>2</sup> .
<b>PO3</b> Multiple dwellings and retirement facility is of a scale, density and character that is complementary and compatible with the surrounding residential area.	<b>AO3.1</b> <b>Multiple dwellings are located on lots with a minimum area of 1000m<sup>2</sup>.</b>
	<b>AO3.2</b> The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows: <b>(a)</b> One bedroom units per 350 m <sup>2</sup> of site area; and <b>(b)</b> Units comprising more than one bedroom per 400 m <sup>2</sup> of site area.
<b>PO4</b> Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, dust, vibration, odour and fumes, lighting and traffic generation.	<b>AO4</b> No Acceptable Outcome provided.
<b>PO5</b> Non-residential uses protect and maintain the privacy of adjoining residential uses.	<b>PO5</b> Non-residential uses are designed and oriented to avoid overlooking of habitable room windows or private outdoor recreation areas of any adjoining residential use. Screening is provided where any direct

	views are available.
<b>PO6</b> Non-residential uses are compatible with, and complementary to, the existing residential uses and does not impact on residential amenity.	<b>AO6.1</b> A non-residential use does not involve an Environmentally Relevant Activity.
<b>Charleville Industrial precinct</b>	
<b>PO1</b> Industrial development does not result in sensitive land uses located outside of the industrial precinct being affected by industrial air, noise and odour emissions.	<b>AO1</b> No Acceptable Outcome provided.
<b>PO2</b> Uses, other than industrial uses, such as food and drink outlets are consistent with and make a positive contribution to the economy and character of the industrial precinct, and do not detract from the Township Zone (Charleville commercial precinct) as being the primary location for commercial development.	<b>AO2</b> No Acceptable Outcome provided.
<b>PO3</b> Sensitive land uses (other than Caretaker's accommodation) are not established within or adjacent to the industrial precinct.	<b>AO3</b> No Acceptable Outcome provided.

## Part 7 Development codes

### 7.1 Preliminary

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

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

#### 7.2.1 Community residence requirements

- (1) Development for a community residence that complies with all of the requirements in Table 7.2.1.1 is accepted development.

**Table 7.2 1.1 Community residence for accepted development only**

Requirements	
1	The premises are in a residential zone or rural residential zone.
2	No more than 7 support workers attend the residence in a 24-hour period.
3	At least 2 car parks are provided on the premises for use by residents and visitors.
4	At least 1 of the car parks stated in (3) is suitable for persons with disabilities.
5	At least 1 car park is provided on the premises for use by support workers.

Editor's note—Schedule 6, Part 2, (6) of the Regulation states the development the planning scheme is prohibited from making assessable development for a material change of use for community residence.

#### 7.2.2 Requirements for cropping involving forestry for wood production code for accepted development

The Planning Scheme is in accordance with the relevant requirements from schedule 13, requirements for cropping involving forestry for wood production of the Regulation.

**Table 7.2.2.1 - Requirements for accepted development that is a material change of use for cropping involving forestry for wood production or operational work for harvesting trees for wood production**

<b>Requirements</b>	
<b>Setbacks</b>	
1	The use or work is at a distance of at least the separation distance stated in Table 7.2.2.2 Separation distances.  Refer to Table 7.2.2.2 Separation Distances below.
2	Seedlings within the separation distance stated in requirement 1 are removed if the seedlings— <ul style="list-style-type: none"> <li>(i) are the same species as the trees to be harvested; and</li> <li>(ii) are not native to the local area.</li> </ul>
3	For land with a slope of more than 10% but less than 25% - the development uses only— <ul style="list-style-type: none"> <li>(i) mechanical strip cultivation on the contour; or</li> <li>(ii) spot cultivation; or</li> <li>(iii) manual cultivation.</li> </ul>
4	For land with a slope of 25% or more— the development uses only— <ul style="list-style-type: none"> <li>(i) spot cultivation; or</li> <li>(ii) manual cultivation.</li> </ul>
5	The construction, operation or maintenance of a track or road for the development does not adversely affect— <ul style="list-style-type: none"> <li>(i) a natural drainage feature on the land; or</li> <li>(ii) land that is subject to erosion or landslide.</li> </ul>
6	A track or road for the development— <ul style="list-style-type: none"> <li>(i) is appropriately drained; and</li> <li>(ii) has a stable surface.</li> </ul>
7	Drainage structures for a track or road for the development are regularly maintained.
8	Drainage water from a track or road for the development is directed away from exposed soils and onto undisturbed ground or other areas with a stable surface.
9	For development involving a forest for wood production that is less than 40ha— a fire break that is at least 7m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
10	For development involving a forest for wood production that is at least 40ha, but less than 100ha—a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
11	For development involving a forest for wood production that is 100ha or more— <ul style="list-style-type: none"> <li>(a) a fire break that is at least 20m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained; or</li> <li>(b) both of the following things are established and maintained—  <ul style="list-style-type: none"> <li>(i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested;</li> <li>(ii) a fuel reduction area immediately behind the fire</li> </ul> </li> </ul>

<b>Requirements</b>	
	break that is at least 10m wide.
12	Trees to be harvested in the fuel reduction area are pruned to a minimum height of 5m when the trees reach a height of 10m.
13	Fire breaks are kept clear of flammable material with a height of more than 1m.
14	Fire access tracks and roads that are at least 4m wide are established and maintained on the premises.
15	Each part of the forest for wood production is within 250m of a fire access track or road.
16	Despite requirement (1), the following works may be carried out within the separation distance mentioned in Table 7.2.2.2 - Separation distances— <ul style="list-style-type: none"> <li>a) the construction of roads and tracks for the development;</li> <li>b) maintenance works for the development.</li> </ul>

**Table 7.2.2.2- Separation distances**

<b>Column 1 Structure or thing</b>	<b>Column 2 Separation distance</b>
1 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 1 to 2 under the <u>Strahler stream order classification system</u>	5m from the defining bank of the watercourse
2 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 3 to 5 under the <u>Strahler stream order classification system</u>	10m from the defining bank of the watercourse.
3 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 6 under the <u>Strahler stream order classification system</u>	20m from the defining bank of the watercourse.
4 A State-owned protected area or forest reserve under the <i>Nature Conservation Act 1992</i>	10m from the boundary of the protected area or forest reserve
5 A category A area, category B area, category C area or category R area	10m from the boundary of the area
6 A dwelling	100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 <i>Construction of buildings in bushfire prone areas</i>
7 A machinery shed	A distance that is the greater of the following— (a) 25m from the machinery shed; or (b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested
8 A transmission grid, supply network or above-ground pipeline, that services more than 1 premises and is not the subject of an easement.	A distance that is the longer of the following— (a) 25m from the structure; (b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested

### **7.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code**

(1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing applications for development for reconfiguring a lot that requires assessment as regulated in Part 5, section 5.4 under Table 5.4.2—Regulated categories of development: reconfiguring a lot.

Editor's note—Schedule 12 (3) of the Regulation sets out the assessment benchmarks for the reconfiguring a lot.

#### **Table 7.2.3.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment.**

This code applies to a reconfiguring of a lot if –

- (a) The lot is in an industrial zone or residential zone (other than a rural residential zone); and

- (b) the reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot); and
- (c) each created lot is at least the minimum lot size for the relevant zone stated in a local instrument; and
- (d) the reconfiguration is consistent with the purpose statement for the relevant zone stated in a local instrument.

However, this code does not apply if –

- (a) all or part of the premises, are in an erosion prone area or any of the following areas under a local instrument—
  - (i) a flood hazard area;
  - (ii) a bushfire hazard area;
  - (iii) a landslide hazard area;
  - (iv) a storm tide inundation area; or
- (b) an overlay in a local instrument applies to all or part of the premises, or any part of the premises.

For this section –

**Industrial zone** means area (however described) designated in a local categorising instrument as industrial.

**Relevant zone** means the zone applying to premises under a local instrument.

A reference to a local instrument is a reference to a local instrument applying to the premises.

	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
	The reconfiguration involved the creation of a rear lot only if the local instrument states that a rear lot is consistent with the relevant zone.
	The number of lots, including rear lots, adjoining each created lot complies with the maximum number of adjoining lots of the relevant zone stated in a local instrument.
	If the reconfiguration creates a rear lot— <ul style="list-style-type: none"> <li>(i) An access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and</li> <li>(ii) No more than 2 rear lots are accessed from the head of a single cul-de-sac</li> </ul>
	If a local instrument states minimum setback distances for the relevant zone—the distance of a building or structure from a boundary of a created lot complies with the minimum distances stated in the local instrument.
	If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone— the distance of an existing building or structure from a boundary of a created lot complies with the minimum setback distances stated in the Queensland Development Code, parts 1.1 to 1.3
	A new building or structure on the premises will- <ul style="list-style-type: none"> <li>(iii) comply with the Queensland Development Code, part 1.4; and</li> <li>(iv) be outside of an existing or planning infrastructure easement.</li> </ul>

	<ul style="list-style-type: none"> <li>(i) Each created lot has access to the road network through-direct road frontage; or</li> <li>(ii) an access strip; or</li> <li>(iii) an access easement, if a local instrument states that an access easement is consistent with the relevant zone.</li> </ul>
	<p>Access from each created lot to the road network is-</p> <ul style="list-style-type: none"> <li>(i) lawful, safe and practical; and</li> <li>(ii) designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient;</li> </ul>
	<p>If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone – an access strip or access easement for a created lot has a minimum width of –</p> <ul style="list-style-type: none"> <li>(i) for reconfiguring a lot in a residential zone—5m; or</li> <li>(ii) for reconfiguring a lot in an industrial zone— 8m.</li> </ul>
	<p>If a local instrument does not state a maximum length requirement for an access strip or access easement in the relevant zone – an access strip or access easement for a created lot has a maximum length of 50m.</p>
	<p>If the premises are in a reticulated water area – each created lot is connected to the reticulated water supply system.</p>
	<p>If the premises are not in a reticulated water area – each created lot has an alternative potable water supply source that complies with the minimum storage capacity requirements for the relevant zone stated in a local instrument.</p>
	<p>If the premises are in an area with a sewerage service – each created lot is connected to the sewerage service.</p>
	<p>If the premises are not in an area with a sewerage service – each created lot has an effluent treatment and disposal system designed and built in accordance with the requirements stated in a local instrument.</p>
	<p>Each lot is connected to a supply network and telecommunication network, if required under a local instrument.</p>
	<p>Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument.</p>
	<p>The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff-</p> <ul style="list-style-type: none"> <li>(i) is minimised during and after construction; and</li> <li>(ii) complies with the requirements stated in a local instrument.</li> </ul>
	<p>Filling and excavation on the premises –</p> <ul style="list-style-type: none"> <li>(i) does not cause a vertical change to the natural ground level of more than 1 metre; and</li> <li>(ii) does not result in ponding on the premises or adjoining land; and</li> <li>(iii) complies with the requirements stated in a local instrument.</li> </ul>



## 7.3 Use codes

### 7.3.1 General development code

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

**Table 7.3.1.1: Assessment benchmarks - General Development Code**

Performance outcomes	Acceptable outcomes
<b>Site Layout</b>	
<p><b>PO1</b> The size and bulk of new buildings associated with development:</p> <ol style="list-style-type: none"> <li>a. maintains and enhances the intended local character of the location (zone and/or precinct);</li> <li>b. avoids over-development of the site; and</li> <li>c. results in development at a consistent scale, siting and intensity to nearby development.</li> </ol>	<p><b>AO1</b> Total development on the site has a maximum site cover as follows:</p> <ul style="list-style-type: none"> <li>• Rural Residential Zone - 10%</li> <li>• Recreation and Open Space Zone – 10%</li> <li>• Township Zone (where not in a precinct) - 50%</li> <li>• Township Zone (Charleville Commercial Precinct) - 90%</li> <li>• Township Zone (Charleville Residential Precinct) - 85%</li> <li>• Township Zone (Charleville Industrial Precinct) - 40%</li> <li>• Rural Zone – no acceptable outcome prescribed.</li> </ul>
<p><b>PO2</b> Landscaping is provided to enhance the visual appeal of the 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>AO2</b> Except in the Charleville commercial precinct and the Rural zone, a minimum of 10% of the total development area is landscaped.</p>

<p><b>PO</b></p> <p>New development retains the character and amenity of the area, including minimising or avoiding adverse impacts from:</p> <ul style="list-style-type: none"> <li>• Heavy vehicle or traffic generation on residential or rural residential roads;</li> <li>• Reduction in visual amenity by way of layout of the premises and inappropriate presentation to the street; and</li> <li>• Emissions such as air pollutants, noise, stormwater run off or other pollutants.</li> </ul>	<p>No acceptable outcome provided.</p>
<b>Building Design</b>	
<p><b>PO3</b></p> <p>The height of development:</p> <ol style="list-style-type: none"> <li>(a) maintains the overall low rise scale and character of development in the Shire;</li> <li>(b) reflects the intended form, function and character of development in the respective zone or zone precinct; and</li> <li>(c) comfortably integrates with existing surrounding development without introducing adverse amenity impacts.</li> </ol>	<p><b>AO3</b></p> <p>The height of development does not exceed:</p> <ul style="list-style-type: none"> <li>• Recreation and Open Space Zone – 8.5m above ground level;</li> <li>• Rural Residential Zone – 2 storeys and 8.5m above ground level;</li> <li>• Rural Zone – no acceptable outcome provided;</li> <li>• Township Zone (where not in a precinct) – 8.5m above ground level;</li> <li>• Township Zone (Charleville Commercial Precinct) – 2 storeys or 8m above ground level;</li> <li>• Township Zone (Charleville Industrial Precinct) – 15m above ground level; and</li> <li>• Township Zone (Charleville Residential Precinct) – 2 storeys and 8.5m above ground level.</li> </ul>
<p><b>PO4</b></p> <p>New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk.</p>	<p><b>AO4</b></p> <p>Except where in the Charleville commercial and industrial precincts, at least three of the six elements below must be incorporated into the façade of a new buildings:</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 textures matching or complementing those prevailing in neighbouring buildings.</li> </ul>
<p><b>PO5</b></p> <p>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</li> </ul>	<p>No acceptable outcome provided.</p>

<p>character of development in the respective zone or zone precinct; and</p> <ul style="list-style-type: none"> <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>	
<b>Dual Occupancy and Multiple Dwelling</b>	
<p><b>PO6</b> The design, appearance and form of development for Dual Occupancy or 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><i>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.</i></p>	No acceptable outcome provided
<p><b>PO7</b> Building scale, form and site layout is consistent with existing prevalent residential architectural features and site layouts (eg location of building at the front of the lot, parking at the side or rear of dwellings, one larger building rather than multiple small buildings).</p> <p><i>Editor's note: Dwellings having the appearance of relocatable dwellings or other temporary structures are generally discouraged and unlikely to meet the performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</i></p>	No acceptable outcome provided.
<p><b>PO8</b> Landscaping is provided for site presentation, privacy and shade.</p>	No acceptable outcome provided.
<b>Ancillary Uses</b>	
<p><b>PO9</b> Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities such as sheds are subordinate in use and size to the primary use of the premises.</p>	<p><b>AO9</b> Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities do not exceed 10% of the gross floor area of the primary use on the site.</p>
<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 7.3.1.2.</p>
<p><b>PO11</b> The proposed driveway is clear of all</p>	<p><b>AO11</b> The proposed driveway is clear of street</p>

impediments.	furniture, gully pits, man holes, power poles, street trees and bus stops.
<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 6 metres.</p>
<p><b>PO13</b> The design of access, parking and manoeuvring within the site:</p> <ul style="list-style-type: none"> <li>(a) is adequate for the type and volume of traffic generated by the use;</li> <li>(b) does not adversely impact on the traffic network external to the site;</li> <li>(c) caters for safe pedestrian access; and</li> <li>(d) provides appropriate parking space/s and access for people with a disability.</li> </ul>	<p><b>AO13.1</b> Vehicle crossovers are designed in accordance with:</p> <ul style="list-style-type: none"> <li>(a) Figure 1; or</li> <li>(b) Figure 2.</li> </ul> <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; 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 support 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 MSC's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> <li>• Water Services Association of Australia (WSAA), 2011, "<i>WSA 03-11 Water Supply Code of Australia</i>" Version 3.1.</li> <li>• Queensland Department of Energy and Water Supply, 2010, <i>Planning Guidelines for Water Supply and Sewerage</i>.</li> </ul> <p>In the Public and Open Space, Rural and Rural Residential Zones, a potable water supply is provided.</p> <p><b>AO15.2</b> In the Township zone, all development is connected to MSC's reticulated sewerage network.</p> <p>In the Public and Open Space, Rural, and Rural residential zones, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>
<p><b>PO16</b> Stormwater is collected and discharged to</p>	<p><b>AO16</b> In all zones, stormwater drainage is provided in</p>

<p>ensure no impacts on adjoining land owners, MSC or state infrastructure while also ensuring environmental values of waters in the Shire are maintained.</p>	<p>accordance with:</p> <ul style="list-style-type: none"> <li>• <u>Queensland urban drainage manual</u>, 3rd Edition, Queensland Department of Energy and Water Supply, 2013.</li> <li>• Pilgrim, DH, (ed)., <u>Australian Rainfall &amp; Runoff – A Guide to Flood Estimation</u>, 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><i>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:</i></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>AO17.1</b> Wastewater from development is not discharged to a waterway.</p>
<b>MSC assets</b>	
<p><b>PO18</b> Development does not adversely impact on MSC infrastructure.</p>	<p><b>AO18.1</b> All proposed structures and buildings are clear of MSC easements and underground infrastructure within the site boundaries.</p> <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 1metre.</p>
<b>Development located in a Bushfire Hazard Area</b>	
<p><b>PO19</b> A vulnerable use is not established or materially intensified where there are unacceptable risks to people or property from a Bushfire Hazard.</p>	<p><b>AO19</b> Vulnerable uses are not established or expanded within a bushfire prone area as identified on SPP mapping – Hazards and Safety, Natural hazards, , Risk and Resilience.</p> <p><i>Editor's note: <b>Vulnerable uses</b> are those involving:</i></p> <ol style="list-style-type: none"> <li>(1) <i>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; or</i></li> <li>(2) <i>the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.</i></li> </ol>
<b>PO20</b>	<b>AO20</b>

Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	Emergency services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to evacuation routes clear of a bushfire hazard area.
<b>PO21</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area.	<b>AO21</b> The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.
<b>PO22</b> Development in a bushfire prone area as identified on SPP mapping – Hazards and Safety, Natural hazards, Risk and Resilience makes adequate provision of water supply for fire-fighting requirements.	No acceptable outcome identified.
<b>Development located in a Flood Hazard Area</b>	
<b>PO23</b> Development minimises exposure of people and property to unacceptable risk from flood hazards.	<b>AO23</b> Development on land identified as flood hazard on the flood hazard maps(as identified in Schedule 2 – Flood mapping) is sited and designed so that:  (a) all new lots contain a building envelope located:  i. outside of the mapped flood area in Schedule 2 – Flood mapping; or  ii. can achieve the flood immunity level of 295.85 AHO (Charleville), 366 .5 AHO (Augathella).  (b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.
<b>PO24</b> Development involving essential community infrastructure remains functional to meet community needs during and after flood events	<b>PO24</b> No acceptable outcome provided.
<b>Stock Route Network</b>	
<b>PO25</b> (a) Development of lots fronting the stock route network ( <u>SPP mapping – Economic Growth, Agriculture, Stock Route Network</u> ) has no adverse impact on the operational efficiency or safety of the stock route.	<b>AO25</b> No acceptable outcome is provided.

<p>(b) The amenity of the stock route is protected (especially from any residential or sensitive commercial or community use) and any potential for conflict between access to the lot and use of the stock route is mitigated.</p>	
<b>Petroleum pipeline</b>	
<p><b>PO26</b> The integrity and function of pipelines carrying petroleum and gas is maintained.</p>	<p><b>AO26</b> No development is located within 200m of petroleum and gas pipelines or pipeline easement identified on Schedule 2 - Context Map.</p>
<b>Local heritage places</b>	
<p><b>PO27</b> Development maintains the values and cultural heritage significance of local heritage places, and facilitates their adaptive reuse.</p>	<p><b>AO27.1</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>AO27.2</b> Development does not involve the demolition of key parts of the place's cultural heritage significance.</p> <p>Note: Where there is no feasible or prudent alternative to partial demolition or removal of the place:</p> <p>(a) 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</p> <p>(b) an archival record is prepared to document the changes.</p> <p><i>Editor's note: the report must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated.</i></p>
<b>Biodiversity</b>	
<p><b>PO28</b> Development: (a) identifies matters of state environmental significance as</p>	<p><b>AO28</b> Where development is located in a zone other than the Township Zone, buildings, ancillary structures and all other development are</p>

<p>identified in SPP mapping – Environment and Heritage, Biodiversity;</p> <p>(b) facilitates the protection and enhancement of matters of state environmental significance; and</p> <p>(c) protects and enhances ecological connectivity.</p>	<p>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 SPP mapping –Environment and Heritage, Biodiversity.</li> </ul> <p>No acceptable outcome is provided for development located in the Township Zone.</p>
<b>Aviation facilities</b>	
<p><b>PO29</b> Development does not interfere with the function of aviation facilities.</p>	<p><b>AO29</b> Development located within the building restriction area for an aviation facility does not create:</p> <p>(a) permanent or temporary physical obstructions in the line of sight between antenna;</p> <p>(b) an electrical or electromagnetic field that interferes with the signals transmitted by the facility; and</p> <p>(c) reflective surfaces that could deflect or interfere with signals transmitted by the facility;</p> <p>OR</p> <p>Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility ;</p> <p>OR</p> <p>Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p>

**Table 7.3.1.2: Car parking Requirements**

<b>Use</b>	<b>Requirements</b>
Caravan 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.
Commercial activities	1 space per 50m <sup>2</sup> of gross floor area.
Dual Occupancy Multiple Dwelling	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Industrial Uses.	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.
Residential premises	1 covered space per dwelling unit.
Rural activities	1 space per 100m <sup>2</sup> of gross floor area.
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.

Figure 1 - Vehicle Crossover non-piped.

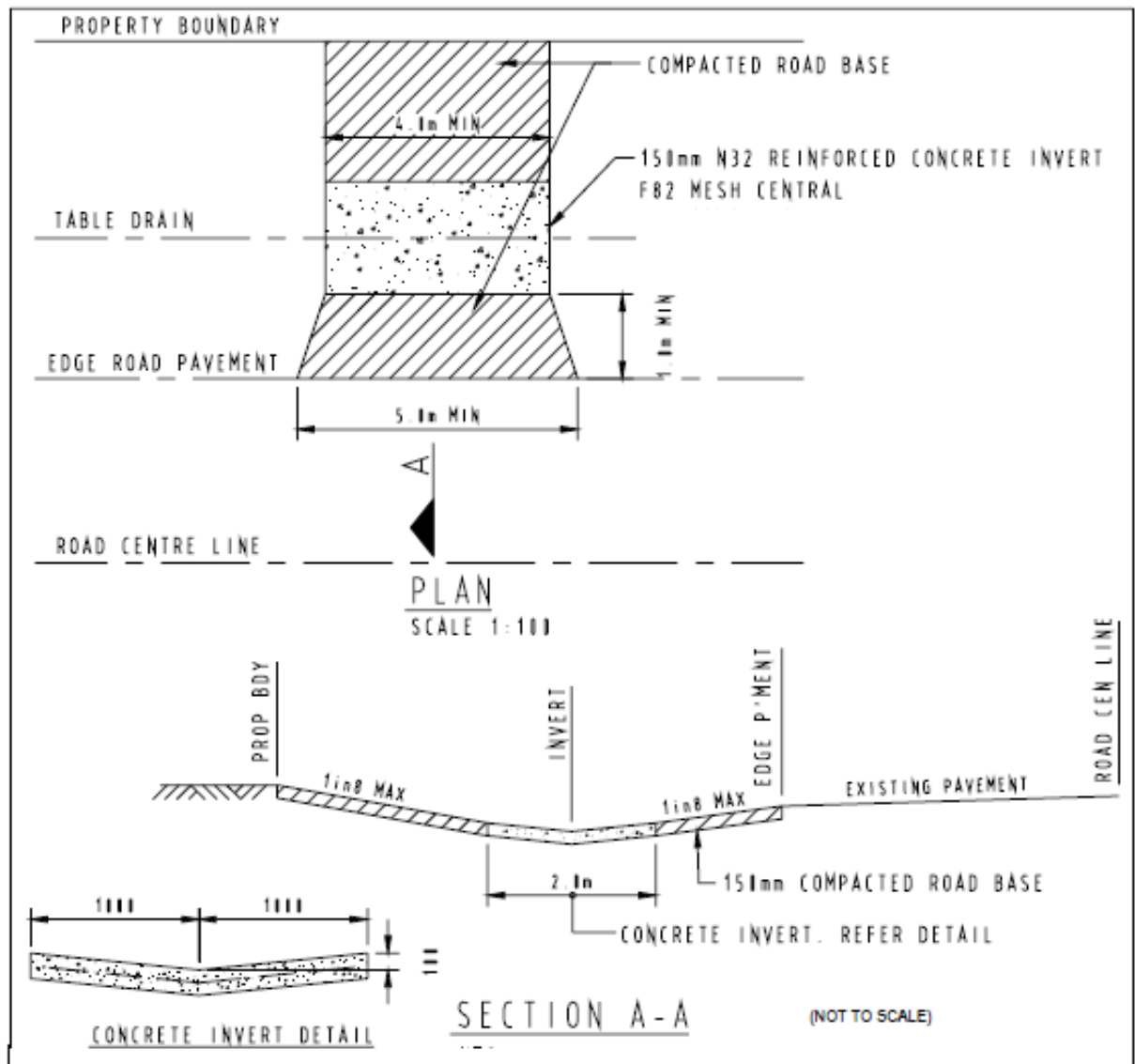
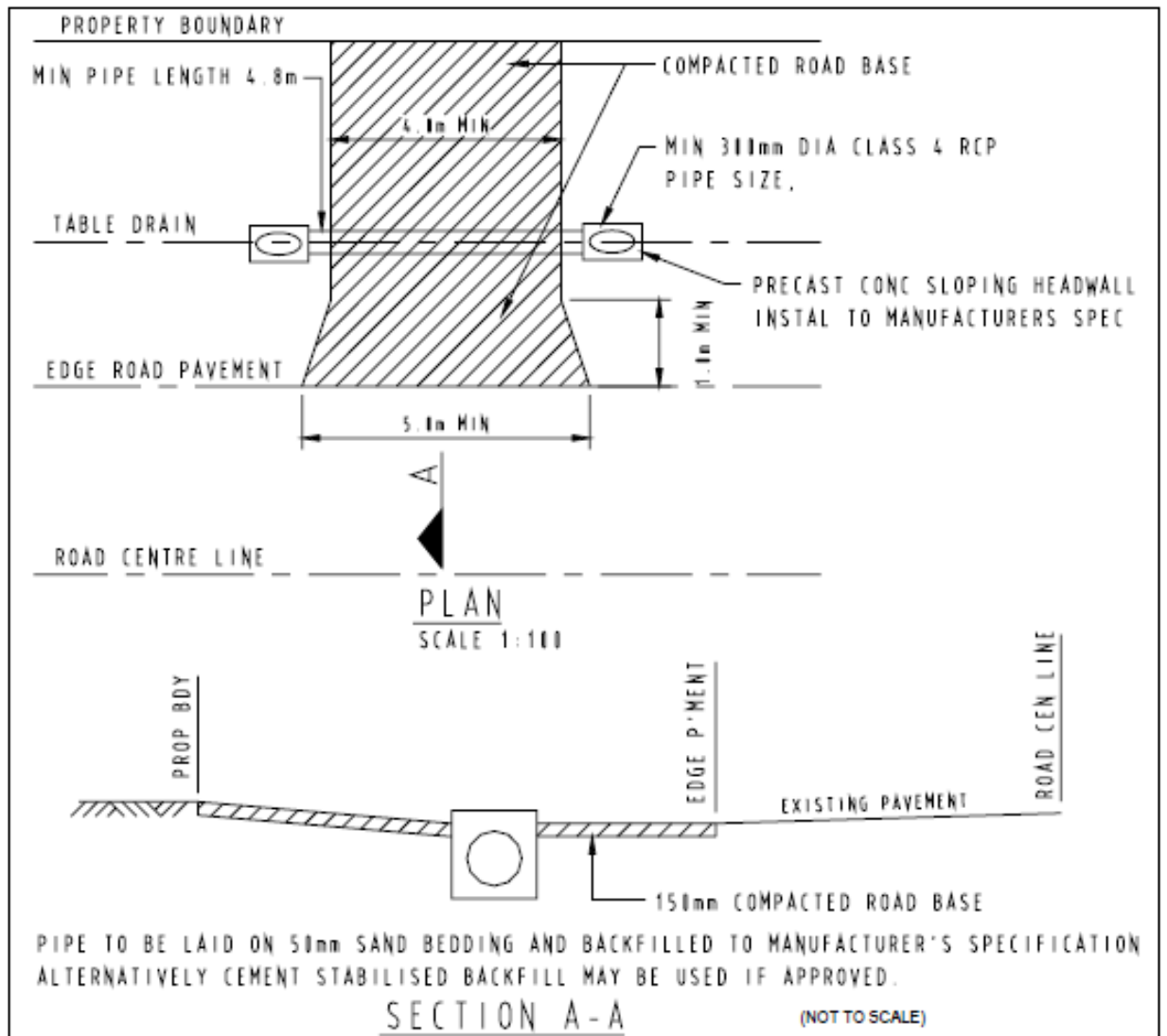


Figure 2 - Vehicle Crossover – piped.



### 7.3.2 Non-resident workforce accommodation code

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

The purpose of the NRWA code is to ensure that non-resident workforce accommodation is in the Rural zone or the Industrial precinct of the Township zone, and is designed, and operated in a manner that will not detract from existing uses.

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

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

**Table 7.3.2.1 Assessment benchmarks - Non-resident workforce accommodation**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO1</b> The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.</p>	<p><b>AO1</b> All buildings are set back: (a) a minimum of 500 metres from rural residential and residential precinct areas;  (b) a minimum of 15 metres from all side boundaries; and  (c) a minimum of 25 metres from the front and rear boundaries.</p>
<p><b>PO2</b> The location of the NRWA is located the proximate distance to Charleville and the major road network that:  (a) enables convenient access to services and facilities in the town where the use is able to support the economic development of the town; and  (b) supports the long term development of infrastructure in the Shire.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> The layout of NRWA buildings does not substantially detract from the character of the area through overdevelopment of the site.</p>	<p><b>AO3</b> Buildings and ancillary facilities occupy no more than 25% of the site area.</p>
<p><b>PO4</b> Development is connected to infrastructure required for the use including; water supply, waste water disposal, stormwater control, telecommunications and electricity. (Where MSC infrastructure is available, this is</p>	<p><b>AO4</b> No Acceptable outcome proposed</p>

required in lieu of on-site infrastructure.)	
<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 5 years.  <b>AO6.2</b> When not used for more than 6 months the site is restored to its pre-NRWA condition.

## 7.4 Other development codes

### 7.4.1 Operational works code

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

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

- (1) Operational works involving excavating and filling land:
  - (a) Site disturbance is minimised;
  - (b) Water and sediment runoff is controlled; and
  - (c) Once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
- (2) Levees are constructed in accordance with the applicable State Code;
- (3) Development:
  - (a) Is located to avoid significant adverse impacts on matters of state environmental significance;
  - (b) Facilitates the protection and enhancement of matters of state environmental significance; and
  - (c) Protects and enhances ecological connectivity.

**Table 7.4.1.1 Assessment benchmarks - Operational works**

Performance outcomes	Acceptable outcomes
<b>Site Layout</b>	
<b>PO1</b> Adverse impacts of operations are minimised including impacts from: <ul style="list-style-type: none"> <li>• noise;</li> <li>• dust;</li> <li>• silt; and</li> <li>• other noxious emissions;</li> </ul> Changes to adjoining land and natural features, including surface and groundwater are minimised and do not adversely impact adjoining properties or the locality.	<b>AO1</b> Excavation or filling on all land (except dams on rural zoned land for rural purposes):- <ol style="list-style-type: none"> <li>(a) Does not exceed 1 metre deep or 1 metre high (except for excavation for building works).</li> <li>(b) Ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary.</li> <li>(c) Has a childproof fence if excavation is for a water retaining structure.</li> <li>(d) Ensures no ponding develops on adjacent land at any time.</li> <li>(e) Restores all surfaces exposed or damaged by the operations</li> </ol>

	<p>immediately on conclusion of the works to their original standard.</p> <p>(f) Ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.</p>
<p><b>PO2</b> Operational works or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p><b>AO2</b> No acceptable outcome provided.</p> <p>Note: Implementation of 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 A (construction phase) or local equivalent, for:</p> <p>(a) drainage control;</p> <p>(b) erosion control;</p> <p>(c) sediment control; and</p> <p>(d) water quality outcomes.</p>
<b>Levees</b>	
<p><b>PO3</b> The levee does not result in—</p> <p>(a) an unacceptable change in hydraulic effects that occur off-property; and</p> <p>(b) an unacceptable impact on people, property or the environment.</p>	<p><b>AO3</b> No acceptable outcome provided.</p> <p>Note: A hydraulic report from an RPEQ will be required to determine the hydraulic characteristics of water flow and its impacts.</p>
<p><b>PO4</b> Any off-property impact from the levee is minimised and acceptable having regard to the following—</p> <ul style="list-style-type: none"> <li>• the environment in which the levee is located;</li> <li>• the measures proposed to be taken to mitigate any off-property impact;</li> <li>• any compensation measures for an impact that are proposed by the applicant.</li> </ul>	<p><b>AO4</b> No acceptable outcome provided.</p> <p>Note: A hydraulic report from an RPEQ will be required to determine the hydraulic characteristics of water flow and its impacts.</p>
<p><b>PO5</b> The levee is a safe and stable structure.</p>	<p><b>AO5</b> The design, construction, operation and maintenance for the levee is appropriate for the materials used and the levee's intended function.</p>
<p><b>PO6</b> Community safety is ensured in the event a category 3 levee fails or overtops.</p> <p><i>Editors note: (For further details on levees including classification, planning and development see DNRM Guideline: Regulation of levee banks <a href="https://www.dnrm.qld.gov.au/water/catchments-">https://www.dnrm.qld.gov.au/water/catchments-</a></i></p>	<p><b>AO6.1</b> Demolition is required due to a catastrophic event which substantially destroys the structure or building.</p> <p><b>AO6.2</b> Appropriate emergency action procedures</p>

<u>planning/levees</u>	are in place for category 3 levees
<b>Site rehabilitation</b>	
<b>PO7</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.	<b>AO7</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.
<b>Vegetation clearing</b>	
<b>PO8</b> Development: (a) identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage, Biodiversity; (b) facilitates the protection and enhancement of matters of state environmental significance; and (c) protects and enhances ecological connectivity.	<b>AO8</b> No Acceptable Outcomes provided

**Table 7.4.1.2 Construction phase—stormwater management design objectives**

Issue		Design objectives
<b>Drainage control</b>	Temporary drainage works	<ol style="list-style-type: none"> <li>1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> <li>• Disturbed area open for &lt;12 months—1 in 2-year 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>2. Design capacity excludes minimum 150 mm freeboard</li> <li>3. 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>1. Minimise exposure of disturbed soils at any time</li> <li>2. Divert water run-off from undisturbed areas around disturbed areas</li> <li>3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods</li> <li>4. Implement erosion control methods corresponding to identified erosion risk rating</li> </ol>
<b>Sediment control</b>	Sediment control measures  Design storm for sediment control basins  Sediment basin dewatering	<ol style="list-style-type: none"> <li>1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> <li>• potential soil loss rate, or</li> <li>• monthly erosivity, or</li> <li>• average monthly rainfall</li> </ul> </li> <li>2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> <li>• design storm for sediment basin sizing is 80th% five-day event or similar</li> </ul> </li> <li>3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> <li>• TSS &lt; 50 mg/L TSS, and</li> </ul> </li> </ol>

		<ul style="list-style-type: none"> <li>• Turbidity not &gt;10% receiving waters turbidity, and</li> <li>• pH 6.5–8.5</li> </ul>
<b>Water quality</b>	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> <li>1. Avoid wind-blown litter; remove gross pollutants</li> <li>2. Ensure there is no visible oil or grease sheen on released waters</li> <li>3. Dispose of waste containing contaminants at authorised facilities</li> </ol>

### 7.4.2 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) Reconfiguring lots ensures that future lots are resilient from the impacts of flood and bushfire.
- (3) Reconfiguring lots does not adversely impact on the cultural heritage or biodiversity values of an area or water quality.
- (4) 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.

#### 7.4.2.1 Assessment benchmarks – reconfiguring a lot

Performance outcomes	Acceptable outcomes
<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> The proposed lots have a legal point of access from local or state controlled road networks.	<b>AO2</b> No Acceptable Outcome proposed.
<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: <ul style="list-style-type: none"> <li>• preserving land for agriculture and</li> </ul>	<b>AO3</b> Allotments dimensions comply with Table 7.4.2.2



<p>animal production in the Rural Zone;</p> <ul style="list-style-type: none"> <li>• achieving a safe and pleasant residential environment;</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>PO4</b> The development is planned, designed, constructed and managed to avoid:</p> <ul style="list-style-type: none"> <li>▪ adverse impacts on surrounding development; and</li> <li>▪ compromising the natural health and functioning of adjoining waters.</li> </ul>	<p><b>AO4</b> No Acceptable Outcome proposed.</p> <p>Note: A site stormwater quality management plan (SQMP) is prepared and implemented , and which:</p> <ul style="list-style-type: none"> <li>(a) 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); and</li> <li>(iii) rainfall erosivity; and</li> </ul> </li> <li>(b) is consistent with any local area stormwater management planning.</li> </ul> <p><i>Editor's note: Local area stormwater management planning may include Catchment or waterway management plans, Healthy Waters Management Plans or Natural Resource Management Plans.</i></p>
<p><b>PO5</b> The impacts of development on matters of state environmental significance (identified in SPP mapping – Environmental and Heritage – Biodiversity) are avoided or if avoidance is not possible, minimised.</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 purposes.</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> <p><b>AO7.2</b> All lots within the Rural and Rural Residential Zone have a potable water supply and on site sewerage.</p>
<b>Flood</b>	
<p><b>PO8</b> Lot design in areas of flood hazard maintains personal safety and minimises</p>	<p><b>AO8</b> Reconfiguration on land identified as flood</p>

<p>property impacts at all times, through siting and layout of lots and access.</p> <p>Safe egress is provided to all building areas within lots in emergencies in all floods.</p>	<p>hazard on the flood hazard maps is sited and designed so that:</p> <p>(a) all new lots contain a building envelope located:</p> <ol style="list-style-type: none"> <li>i. outside of the mapped flood area in Schedule 2 – Flood mapping; or</li> <li>ii. can achieve the flood immunity level of 295.85 AHO (Charleville), 366.5 AHO (Augathella); and</li> </ol> <p>(b) there is a least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>
<b>Bushfire</b>	
<p><b>PO9</b></p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation can be established at the edge of the proposed lot(s).</p> <p><i>Editor's note: "Urban purposes" and "urban area" are defined in the Planning Regulation 2017. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m<sup>2</sup> and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m<sup>2</sup> or less.</i></p> <p><b>PO9.1</b></p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m<sup>2</sup> at any point.</p>	<p><b>AO9.1</b></p> <p>No new lots are created within the bushfire hazard area</p> <p><i>(Editor's note: bushfire prone area as shown in SPP mapping – Hazards and Safety, Natural hazards, , Risk and Resilience.</i></p> <p>OR</p> <p><b>AO9.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ol style="list-style-type: none"> <li>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</li> <li>(b) is contained wholly within the development site.</li> </ol> <p><i>Editor's notes:</i></p> <ul style="list-style-type: none"> <li>• <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.</i></li> <li>• <i>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</i></li> <li>• <i>The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</i></li> </ul>

<p><b>PO10</b> Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p><b>AO10.1</b> Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(e) a minimum of 4.8m vertical clearance above the road;</li> <li>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>(g) incorporates roll-over kerbing.</li> </ul> <p><b>AO10.2</b> Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p><i>Editor's note: Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</i></p>
<p><b>PO11</b> Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p><b>AO11</b> Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</li> <li>(d) a minimum of 4.8 metres vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> </ul>

	<ul style="list-style-type: none"> <li>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of MSC and Queensland Fire and Emergency Services.</li> </ul>
<p><b>PO12</b> Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p><b>AO12</b> Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20 metres;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</li> <li>(d) a minimum of 4.8 metres vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of MSC and Queensland Fire and Emergency Services.</li> </ul>
<p><b>PO13</b> The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p><b>AO13</b> The lot layout:</p> <ul style="list-style-type: none"> <li>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</li> </ul>

	<p>(b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p><i>Editor's note: For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</i></p> <p><i>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</i></p>
<b>PO14</b> Critical infrastructure does not increase the potential bushfire hazard.	<b>AO14</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.
<b>Local heritage places</b>	
<b>PO15</b> Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place.	<b>AO15</b> No acceptable outcome is provided.
<b>Stock Route Network</b>	
<b>PO16</b> The stock route network identified in <u>SPP mapping – Agriculture, Development and Construction, Mining and Extractive Resources and Tourism</u> is protected from incompatible development on adjoining sites.	<b>AO16</b> No new allotments are created within or adjacent to the stock route network.
<b>PO17</b> The integrity of pipelines carrying petroleum is maintained	<b>AO17</b> No development is located closer than 200m from a pipeline or pipeline easement identified on Schedule 2 - Strategic Map.

**Table 7.4.2.2 – acceptable outcomes for lot sizes and frontages**

<b>Zone/Precinct</b>	<b>Allotment Size</b>	<b>Road frontage</b>
Rural Zone.	5000ha	N/A
Rural Residential Zone.	2ha	70 metres
Recreation and Open Space Zone.	Not applicable	Not applicable
Township Zone (excluding the Charleville precincts).	1000m <sup>2</sup>	20 metres
Charleville commercial precinct.	400m <sup>2</sup>	15 metres
Industrial precinct.	2000m <sup>2</sup>	30 metres
Charleville residential precinct.	800m <sup>2</sup>	20 metres

# Schedule 1 Definitions

## SC1.1 Use definitions

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

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

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

Table SC1.1.2—Use definitions as per the regulated requirements.

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	<p><b>Adult store</b> means the use of premises for the primary purpose of displaying or selling—</p> <ul style="list-style-type: none"> <li>(a) sexually explicit materials; or</li> <li>(b) products and devices that are associated with, or used in, a sexual practice or activity.</li> </ul>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> <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	<p><b>Agricultural supplies store</b> means the use of premises for the sale of agricultural supplies and products.</p> <p><i>Examples of agricultural supplies and products –</i> Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Animal husbandry	<p><b>Animal husbandry</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) producing animals or animal products on native or improved pastures or vegetation; or</li> <li>(b) a yard, stable, temporary holding</li> </ul>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of animal husbandry—</i> Cattle stud, grazing of livestock, non-feedlot dairy</p>		
Animal keeping	<p><b>Animal keeping</b> means the use of premises for—</p> <p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of animal keeping—</i> Aviary, cattery, kennel, stables, wildlife refuge</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	<p><b>Aquaculture</b> means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.</p>	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	<p><b>Bar</b> means the use of premises, with seating for 60 or less people, for—</p> <p>(a) selling liquor for consumption on the premises; or</p> <p>(b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, nightclub entertainment facility, tavern
Bulk landscape	<p><b>Bulk landscape supplies</b> means the use of premises</p>		Garden centre, outdoor sales,



Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
supplies	for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		wholesale nursery
Caretaker's accommodation	<b>Caretaker's accommodation</b> means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	<b>Car wash</b> means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	<b>Cemetery</b> means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	<b>Child care centre</b> means the use of premises for the care, education and minding, but not residence, of children.  <i>Examples of a child care centre—</i> Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	<b>Club</b> means the use of premises for—  (a) An association established for social, literary, political, sporting, athletic or other similar purposes; or  (b) Preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	<b>Community care centre—</b> (a) means the use of	Disability support services, drop in	Child care centre, family day care,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises for</p> <p>(b) does not include the use of premises for providing accommodation to members of the public.</p> <p><i>Examples of a community care centre—</i> disability support service, drop-in centre, respite centre, indigenous sport centre</p>	<p>centre, respite centre, integrated Indigenous support centre</p>	<p>home based child care, health care services, residential care facility</p>
Community residence	<p><b>Community residence—</b></p> <p>(a) means the use of premises for residential accommodation for—</p> <p>(i) no more than 6 persons requiring assistance or support with daily living needs; and</p> <p>(ii) no more than 1 support worker; and</p> <p>(b) Includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	<p>Hospice</p>	<p>Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation</p>
Community use	<p><b>Community use</b> means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of a community use—</i> <i>art gallery, community centre, community hall, library, museum</i></p>	<p>Art gallery, community centre, community hall, library, museum</p>	<p>Cinema, club, hotel, nightclub entertainment facility, place of worship</p>
Crematorium	<p><b>Cremation</b> means the use of premises for the cremation or aquamation of bodies.</p>		<p>Cemetery</p>

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Cropping	<p><b>Cropping</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</li> <li>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</li> <li>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</li> </ul> <p><i>Examples of cropping—</i> Forestry for wood production, fodder and pasture production, producing fruits, nuts vegetables and grains, plant fibre production, sugar cane growing, vineyard</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Dual occupancy	<p><b>Dual occupancy—</b></p> <ul style="list-style-type: none"> <li>(a) means a residential use of premises for 2 households involving <ul style="list-style-type: none"> <li>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</li> <li>(ii) any domestic outbuilding associated with the dwellings; but</li> </ul> </li> <li>(b) does not include a</li> </ul>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	residential use of premises that involves a secondary dwelling.		
Dwelling house	<p><b>Dwelling house</b> means a residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<p><b>Dwelling unit</b> means the use of premises containing a non-residential use for a dwelling, other than a dwelling for a caretaker of the non-residential use.</p>	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p><b>Educational establishment</b> means the use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of an education establishment—</i> college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Emergency services	<p><b>Emergency services</b> means the use of premises by a government entity or community organisation to provide—</p> <ul style="list-style-type: none"> <li>(a) essential emergency services; or</li> <li>(b) disaster management services; or</li> <li>(c) management support facilities for the services.</li> </ul> <p><i>Examples of emergency services—</i> ambulance station, evacuation centre, fire station, police station</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	<p><b>Environment facility—</b></p> <ul style="list-style-type: none"> <li>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</li> <li>(b) does not include the use of premises to provide accommodation for tourists and travellers.</li> </ul>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Food and drink outlet	<p><b>Food and drink outlet</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) preparing and selling food and drink for consumption on or off the premises; or</li> <li>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</li> </ul>	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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><i>Examples of a food and drink outlet—</i> café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</p>		
Function facility	<p><b>Function facility</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) receptions or functions; or</li> <li>(b) preparing and providing food and liquor for consumption on the premises as part of the reception or function.</li> </ul>	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p><b>Funeral parlour—</b></p> <ul style="list-style-type: none"> <li>(a) means the use of premises for— <ul style="list-style-type: none"> <li>(i) arranging and conducting funerals, memorials and other similar events; or</li> <li>(ii) a mortuary; or</li> <li>(iii) storing and preparing bodies for burial or cremation; but</li> </ul> </li> <li>(b) does not include the use of premises for the burial or cremation of bodies.</li> </ul>		Cemetery, crematorium, place of worship
Garden centre	<p><b>Garden centre</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) selling plants; or</li> <li>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</li> </ul>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(c) a food and drink outlet is ancillary to the use in paragraph (a).		
Hardware and trade supplies	<b>Hardware and trade supplies</b> means the use of premises for selling, displaying or hiring hardware and trade supplies (house fixtures, timber, tools, paint, wallpaper or plumbing supplies, for example).		Shop, showroom, outdoor sales and warehouse
Health care service	<b>Health care services</b> means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.  <i>Examples of a health care service—</i> dental clinic, medical centre, physiotherapy clinic	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<b>High impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if— (a) either of the following apply— (i) the use involves outdoor activities carried out between 6p.m. and 7a.m.; (ii) measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry  Note—additional examples may be shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>use; and</p> <p>(b) the impacts of the use on other premises, or road or infrastructure networks, are within the upper and lower limits for the use stated in a local planning instrument applying to the premises.</p>		
Home-based business	<p><b>Home based business</b> means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.</p>	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	<p><b>Hospital</b> means the use of premises for—</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a)</p>		Health care services, residential care facility
Hotel	<p><b>Hotel</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) selling liquor for consumption on the premises; or</p> <p>(ii) a dining or entertainment activity, or short-term</p>	Pub, tavern	Nightclub entertainment facility



Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>accommodation , if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a bar.</p>		
Indoor sport and recreation	<p><b>Indoor sport and recreation</b> means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p><i>Examples of indoor sport and recreation—</i> amusement parlour, bowling alley, gymnasium, squash court</p>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p><b>Intensive animal industry—</b></p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p><i>Examples of intensive animal industry—</i> feedlot, piggery, poultry and</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	egg production		
Intensive horticulture	<p><b>Intensive horticulture</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p> <p><i>Examples of intensive horticulture—</i> greenhouse, hydroponic farm, mushroom farm</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Low impact industry	<p><b>Low impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if—</p> <p>(a) the activity is carried out mainly indoors and mainly between 7am and 6pm; and</p>	<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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(b) measure are not required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and</p> <p>(c) the impact of the use on other premises, or road or infrastructure networks, does not exceed the limits for the use stated in a local planning instrument applying to the premises.</p>		
Major electricity infrastructure	<p>major electricity infrastructure—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in the <i>Planning Regulation 2017</i>, schedule 6 <u>[Development local categorising instrument is prohibited...]</u>, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.		
Major sport, recreation and entertainment facility	<p><b>Major sport, recreation and entertainment facility</b> means the use of premises for large-scale events (major sporting, recreation conference or entertainment events, for example).</p> <p><i>Examples of a major sport, recreation and entertainment facility—</i> Convention centre, exhibition centre, horse racing facility, sports stadium</p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Market	<p><b>Market</b> means the use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures (stalls, booths or trestle tables, for example); or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p><b>Medium impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if—</p> <p>(a) any of the following apply—</p> <p>(i) the activity is carried</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>out between 6pm and 7am, but not outdoors;</p> <p>(ii) the activity involves the storage of dangerous goods and requires measures on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and</p> <p>(b) the impacts of the use on other premises, or road or infrastructure networks, are within the upper and lower limits for the use stated in a local planning instrument applying to the premises.</p>	<p>examples may be shown in SC1.1.2 industry thresholds.</p>	<p>special industry</p>
<p>Motor sport facility</p>	<p><b>Motor sport facility</b> means the use of premises for—</p> <p>(a) Organised or recreational motor sports; or</p> <p>(b) Facilities for spectators (stands, amenities or food and drink outlets, for example).</p> <p><i>Examples of a motor sport facility—</i></p> <p>Car race track, go-kart track, trail bike park, 4WD park</p>	<p>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</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>
<p>Multiple dwelling</p>	<p><b>Multiple dwelling</b> means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</p>
<p><i>Nature-based tourism</i></p>	<p><b>Nature-based tourism</b> means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation,</p>	<p>Environmentally responsible accommodation facilities including lodges, cabins,</p>	<p>Environment facility</p>

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>conservation or interpretation of—</p> <ul style="list-style-type: none"> <li>(a) an area of environmental, cultural or heritage value; or</li> <li>(b) a local ecosystem; or</li> <li>(c) the natural environment.</li> </ul> <p><i>Examples of nature-based tourism—</i></p> <p>Environmentally responsibly accommodation facilities including cabins, huts, lodges and tents</p>	huts and tented camps	
Nightclub entertainment facility	<p><b>Nightclub entertainment facility</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) providing entertainment that is cabaret, dancing or music; or</li> <li>(b) selling liquor and food for consumption on the premises; if the use is ancillary to the use in paragraph (a).</li> </ul>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p><b>Non-resident workforce accommodation</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) accommodation of non-resident workers; or</li> <li>(b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).</li> </ul>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p><b>Office—</b></p> <ul style="list-style-type: none"> <li>(a) means the use of premises for—</li> </ul>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>(i) providing an administrative, financial, management or secretarial service or function; or</li> <li>(ii) the practice of a profession; or</li> <li>(iii) providing business or professional advice or services; but</li> </ul> <p>(b) does not include premises used for making, selling or hiring goods.</p> <p><i>Examples of an office—</i> bank, real estate agency</p>		
Outdoor sales	<p><b>Outdoor sales</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</li> <li>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</li> </ul>	<p>Agricultural machinery sales yard, motor vehicles sales yard</p>	<p>Bulk landscape supplies, market</p>
Outdoor sport and recreation	<p><b>Outdoor sport and recreation</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) a recreation or sporting activity that is carried on outdoors and</li> </ul>	<p>Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval</p>	<p>Major sport, recreation and entertainment facility, motor sport, park,</p>

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of outdoor sport and recreation—</i> cricket oval, driving range, golf course, swimming pool, tennis court</p>		community use
Outstation	<p><b>Outstation</b> means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p><b>Park</b> means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	<p><b>Parking station</b> means the use of premises for parking vehicles, other than parking that is ancillary to another use.</p>	Car park, 'park and ride', bicycle parking	
Permanent plantation	<p><b>Permanent plantation</b> means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.</p>	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p><b>Place of worship</b> means the use of premises for—</p>	Church, chapel, mosque,	Community use, child care centre, funeral



Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>(a) organised worship and other religious activities; or,</li> <li>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</li> </ul>	synagogue, temple	parlour, crematorium
Port service	<p><b>Port service</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) the arrival and departure of vessels; or</li> <li>(b) the movement of passengers or goods on or off vessels; or</li> <li>(c) storing, servicing, maintaining or repairing vessels; or</li> <li>(d) ancillary uses that directly service the needs of passengers of the vessels.</li> </ul>	Marina, ferry terminal	Landing
Relocatable home park	<p><b>Relocatable home park</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) relocatable dwellings for long-term residential accommodation; or</li> <li>(b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</li> </ul>		Tourist park
Renewable energy facility	<p><b>Renewable energy facility</b>—</p> <ul style="list-style-type: none"> <li>(a) means the use of premises for the generation of</li> </ul>	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>electricity or energy from a renewable energy source (sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy, for example); but</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used only on the premises.</p>		
Research and technology industry	<p><b>Research and technology industry</b> means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p> <p><i>Examples of research and technology industry—</i> aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	<p><b>Residential care facility</b> means the use of premises for supervised accommodation, and medication and other support services, for persons who—</p> <p>(a) can not live independently; and</p> <p>(b) require regular nursing or personal care.</p>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<i>Examples of residential care facility—</i> Convalescent home, nursing home		
Retirement facility	<b>Retirement facility</b> means a residential use of premises for— <ul style="list-style-type: none"> <li>(a) accommodation for older members of the community, or retired persons, in independent living units or services units; or</li> <li>(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</li> </ul>	Retirement village	Residential care facility
Roadside stall	<b>Roadside stall</b> means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<b>Rooming accommodation</b> means the use of premises for— <ul style="list-style-type: none"> <li>(a) residential accommodation, if each resident— <ul style="list-style-type: none"> <li>(i) has a right to occupy 1 or more rooms on the premises; and</li> <li>(ii) does not have a right to occupy the whole of the premises; and</li> </ul> </li> </ul>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of rooming accommodation—</i> boarding house, hostel, monastery, off-site student accommodation</p>		
Rural industry	<p><b>Rural industry</b> means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>use; or</p> <p>(b) selling products from a rural use, if the use is ancillary to the use in paragraph (a).</p>		abattoir, agricultural supply store
Rural workers' accommodation	<p><b>Rural worker's accommodation</b> means the use of premises as accommodation, whether or not self-contained, for employees of a rural activity, if—</p> <p>(a) the premises, and the premises where the rural activity is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers.</p>	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	<p><b>Sales office</b> means the use of premises for temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, office
Service industry	<p><b>Service industry</b> means the use of premises for an industrial activity that—</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location with other non-industrial uses.</p> <p><i>Examples of service industries—</i> audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing,</p>	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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor		
Service station	<b>Service station</b> means the use of premises for— (a) Selling fuel (petrol, liquid petroleum gas, automotive distillate or alternative fuels, for example); or (b) A food and drink outlet, shop, trailer, hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).	Electric charging station	Car wash
Shop	<b>Shop</b> means the use of premises for— displaying, selling or hiring goods; or providing personal services or betting to the public.  <i>Examples of a shop—</i> betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	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	<b>Shopping centre</b> means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	<b>Short-term accommodation—</b> (a) means the use of premises for (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>		
Showroom	<p><b>Showroom</b> means the use of premises for the sale of goods that—</p> <p>(a) are of a related product line; and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.</p> <p><i>Examples of a showroom—</i> bulk stationary supplies, bulky goods sales, motor vehicle sales showroom</p>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p><b>Special industry</b> means the use of premises for an industrial activity that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products, if—</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing	Low impact industry, medium impact industry, high impact industry, service industry

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(a) either of the following apply—</p> <p>(i) the use involves outdoor activities carried out between 6pm and 7am;</p> <p>(ii) measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and</p> <p>(b) the impacts of the use on other premises, or road or infrastructure networks, exceed the limits for the use stated in a local planning instrument applying to the premises.</p>	<p>fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	
Substation	<p><b>Substation</b> means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works, as defined under the Electricity Act, section 12(1); or</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure



Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(ii) workforce operational and safety communications.		
Telecommunications facility	<b>Telecommunications facility</b> means the use of premises for a facility that is capable of carrying communications and signals by means of guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p><b>Theatre</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) presenting movies, live entertainment or music to the public; or</li> <li>(b) the production of film or music; or</li> <li>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b) — <ul style="list-style-type: none"> <li>(i) preparing and selling food and drink for consumption on the premises;</li> <li>(ii) facilities for editing and post-production;</li> <li>(iii) facilities for wardrobe, laundry and make-up;</li> <li>(iv) set construction workshops;</li> <li>(v) sound stages.</li> </ul> </li> </ul> <p><i>Examples of a theatre—</i>cinema, concert hall, film studio, music recording studio</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<b>Tourist attraction</b> means the use of premises for— <ul style="list-style-type: none"> <li>(a) providing</li> </ul>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>entertainment to, or a recreation facility or, the general public; or</p> <p>(b) preparing and selling food and drink for consumption non the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a tourist attraction—</i> theme park, zoo</p>		nightclub entertainment facility
Tourist park	<p><b>Tourist park</b> means the use of premises for—</p> <p>(a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p><b>Transport depot</b> means the use of premises for -</p> <p>(a) storing vehicles, or machinery, that is used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a transport depot—</i></p>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.		
Utility installation	<p><b>Utility installation</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) a service for supplying or treating water, hydraulic power or gas; or</li> <li>(b) a sewerage, drainage or stormwater service; or</li> <li>(c) a transport service; or</li> <li>(d) a waste management service; or</li> <li>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</li> </ul>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	<p><b>Veterinary service</b> means the use of premises for-</p> <ul style="list-style-type: none"> <li>(a) the medical or surgical treatment of animals; or</li> <li>(b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).</li> </ul>		Animal keeping
Warehouse	<p><b>Warehouse</b> means the use of premises for-</p> <ul style="list-style-type: none"> <li>(a) storing or distributing goods, whether or not carried out in a building; or</li> <li>(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</li> </ul> <p><i>Examples of a warehouse—</i> self-storage facility, storage yard</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<b>Wholesale nursery</b> means the use of premises for-		Bulk landscape supplies, garden

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		centre
Winery	<b>Winery</b> means the use of premises for- (a) making ; or (b) selling wine that is made on the premises.		Rural industry

#### SC1.1.1 Defined activity groups

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

**Table SC1.1.2 Defined activity groups**

Activity group	Uses
<b>Commercial activities</b>	<ul style="list-style-type: none"> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Bar</li> <li>• Club</li> <li>• Function facility</li> <li>• Hotel</li> <li>• Food and drink outlet</li> <li>• Office</li> <li>• Sales office</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Shop</li> <li>• Service industry</li> </ul>
<b>Community activities</b>	<ul style="list-style-type: none"> <li>• Place of worship</li> <li>• Health care services</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> </ul>
<b>Rural activities</b>	<ul style="list-style-type: none"> <li>• Cropping</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Intensive horticulture</li> <li>• Intensive animal industry</li> <li>• Rural workers accommodation</li> </ul>

## **SC1.2 Administrative definitions**

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

Note - As prescribed by section 8 the Regulation the definitions for the following administrative terms are located in schedule 4, column 2 of the Regulation

**Table SC1.2.1—Administrative terms and definitions as per the regulated requirements**

Column 1 Administrative	Column 2 Definition
Adjoining premises	<b>adjoining premises</b> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	<b>advertising device-</b> (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	<b>affordable housing</b> means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	<b>average width</b> , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	<b>base date</b> means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	<b>basement</b> means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	<b>boundary clearance</b> means the distance between a building or structure on premises and the boundary of the premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting.  <i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	<b>building height</b> , of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Demand unit	<b>demand unit</b> means a unit of measurement for measuring the level of demand for infrastructure.

Column 1 Administrative	Column 2 Definition
Development footprint	<p><b>development footprint</b>, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <ul style="list-style-type: none"> <li>(a) buildings or structures, measured to their outermost projection; or</li> <li>(b) landscaping or open space; or</li> <li>(c) facilities relating to the development; or</li> <li>(d) on-site stormwater drainage or wastewater treatment; or</li> <li>(e) a car park, road, access track or area used for vehicle movement; or</li> <li>(f) another area of disturbance.</li> </ul>
Domestic outbuilding	<p><b>domestic outbuilding</b> means a non-habitable class 10a building that is—</p> <ul style="list-style-type: none"> <li>(a) a shed, garage or carport; and</li> <li>(b) ancillary to a residential use carried out on the premises where the building is.</li> </ul>
Dwelling	<p><b>dwelling</b> means all or part of a building that—</p> <ul style="list-style-type: none"> <li>(a) is used, or capable of being used, as a self-contained residence; and</li> <li>(b) contains— <ul style="list-style-type: none"> <li>(i) food preparation facilities; and</li> <li>(ii) a bath or shower; and</li> <li>(iii) a toilet; and</li> <li>(iv) a wash basin; and</li> <li>(v) facilities for washing clothes.</li> </ul> </li> </ul>
Gross floor area	<p><b>gross floor area</b>, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—</p> <ul style="list-style-type: none"> <li>(a) building services, plant or equipment; or</li> <li>(b) access between levels; or</li> <li>(c) a ground floor public lobby; or</li> <li>(d) a mall; or</li> <li>(e) parking, loading or manoeuvring vehicles; or</li> <li>(f) unenclosed private balconies, whether roofed or not.</li> </ul>
Ground level	<p><b>ground level</b> means—</p> <ul style="list-style-type: none"> <li>(a) the level of the natural ground; or</li> <li>(b) if the level of the natural ground has changed, the level as lawfully changed.</li> </ul>
Household	<p><b>household</b> means 1 or more individuals who—</p> <ul style="list-style-type: none"> <li>(a) live in a dwelling with the intent of living together on a long-term basis; and</li> <li>(b) make common provision for food and other essentials for living.</li> </ul>
Minor building work	<p><b>minor building work</b> means building work that increases the gross floor area of a building by no more than the lesser of the following—</p> <ul style="list-style-type: none"> <li>(a) 50m<sup>2</sup>;</li> <li>(b) an area equal to 5% of the gross floor area of the building.</li> </ul>
Minor electricity infrastructure	<ul style="list-style-type: none"> <li>(a) <b>minor electricity infrastructure</b> means development stated in the Planning Regulation 2017, schedule 6 section 26(5).</li> </ul>

Column 1 Administrative	Column 2 Definition
Net developable area	<p><b>net developable area</b>, for premises, means the area of the premises that—</p> <ul style="list-style-type: none"> <li>(a) is able to be developed; and</li> <li>(b) is not subject to a development constraint, including, for example a constraint relating to acid sulfate soils, flooding or slope.</li> </ul>
Non-resident worker	<p><b>non-resident worker</b> means a person who—</p> <ul style="list-style-type: none"> <li>(a) performs work as part of— <ul style="list-style-type: none"> <li>(i) a resource extraction project; or</li> <li>(ii) a project identified in a planning scheme as a major industry or infrastructure project; or</li> <li>(iii) a rural use; and</li> </ul> </li> <li>(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</li> </ul> <p><i>Example of a non-resident worker— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i></p>
Outermost projection	<p><b>outermost projection</b>, of a building or structure, means the outermost part of the building or structure, other than a part that is—</p> <ul style="list-style-type: none"> <li>(a) a retractable blind; or</li> <li>(b) a fixed screen; or</li> <li>(c) a rainwater fitting; or</li> <li>(d) an ornamental attachment.</li> </ul>
Planning assumption	<p><b>planning assumption</b> means an assumption about the type, scale, location and timing of future growth in the local government area.</p>
Plot ratio	<p><b>plot ratio</b> means the ratio of the gross floor area of a building on a site to the area of the site.</p>
Projection area	<p><b>projection area</b> means a part of the local government area for which the local government has carried out demand growth projection.</p>
Secondary dwelling	<p><b>secondary dwelling</b> means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.</p>
Service catchment	<p><b>service catchment</b> means an area serviced by an infrastructure network.</p>
Setback	<p><b>setback</b>, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.</p>
Site	<p><b>site</b>, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i></p> <ol style="list-style-type: none"> <li>1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.</li> <li>2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both</li> </ol>



Column 1 Administrative	Column 2 Definition
	of those parts.
Site cover	<p><b>site cover</b>, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ul style="list-style-type: none"> <li>(a) in a landscaped or open space area, including, for example a gazebo or shade structure; or</li> <li>(b) a basement that is completely below ground level and used for car parking; or</li> <li>(c) the eaves of a building; or</li> <li>(d) a sun shade.</li> </ul>
Storey	<p><b>storey</b>—</p> <ul style="list-style-type: none"> <li>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ul style="list-style-type: none"> <li>(i) a space containing only a lift shaft, stairway or meter room; or</li> <li>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</li> <li>(iii) a space containing only a combination of the things stated in subparagraphs (i) or (ii); or</li> <li>(iv) a basement with a ceiling that is not more than 1m above ground level; and</li> </ul> </li> <li>(b) includes— <ul style="list-style-type: none"> <li>(i) a mezzanine; and</li> <li>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</li> </ul> </li> </ul>
Temporary use	<p><b>temporary use</b> means a use that—</p> <ul style="list-style-type: none"> <li>(a) is carried out on a non-permanent basis; and</li> <li>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</li> </ul>
Ultimate development	<p><b>ultimate development</b>, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Urban purpose	<p><b>urban purpose</b> means a purpose for which land is used in cities or towns—</p> <ul style="list-style-type: none"> <li>(a) including residential, industrial, sporting, recreation and commercial purposes; but</li> <li>(b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.</li> </ul>
Water netserv plan	<p><b>water netserv plan</b> means a plan adopted by an SEQ service provider, as defined in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>, under section 99BJ of that Act.</p>



## Schedule 2 Mapping

### SC2.1 Map index

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

Table SC2.1.1 Map index

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
MWH SF1	Strategic Framework	17/11/2017
MWH C1	Murweh Shire Council Context	17/11/2017
<b>Zone maps</b>		
MWH MZ1	Murweh Shire Zoning Map	17/11/2017
MWH MZ2	Morven Zone Map	17/11/2017
MWH AZ1	Augathella Zone and Precinct Map 1	17/11/2017
MWH AZ2	Augathella Zone and Precinct Map 2	17/11/2017
MWH CZ1	Charleville Zone and Precinct Map 1	17/11/2017
MWH CZ2	Charleville Zone and Precinct Map 2	17/11/2017
MWH CZ3	Charleville Zone and Precinct Map 3	17/11/2017
MWH CZ4	Charleville Zone and Precinct Map 4	17/11/2017
<b>Flood hazard maps</b>		
MWH FH1	Murweh Flood Hazard	17/11/2017
MWH FZ1	Charleville Zoning and Flood	17/11/2017
MWH FH2	Charleville Flood Hazard	17/11/2017
MWH FH3	Augathella Flood Hazard	17/11/2017
<b>Airport Maps</b>		
MWH OLS1	<u>Charleville Obstacle Limitation Surface Map 1</u>	17/11/2017
MWH OLS2	<u>Charleville Obstacle Limitation Surface Map 2</u>	17/11/2017
<b>Tourism (natural sciences loop)</b>		
MSC NSL – road map	Natural sciences loop – map of road	17/11/2017
MSC NSL - detail	Natural sciences loop – key sites	17/11/2017
Safety and health	Abandoned Mines Map	17/11/2017

## 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>		
<b>State Interest</b>	<b>SPP Theme</b>	<b>Map Layer</b>
Economic Growth	Agriculture	Agriculture land classification (ALC) Class A and Class B
		Stock Route Network
	Mining and Extractive resources	Mineral, Coal and Petroleum Resources
Environment and Heritage	Biodiversity	Matters of State Environmental Significance
	Cultural Heritage	Heritage Places
	Water Quality	Climatic regions – stormwater management design objectives
Infrastructure	State transport Infrastructure	State Controlled Roads Railways Public Passenger Transport
	Energy and Water Supply	Bulk Water Supply Major Electricity Infrastructure
	Strategic Airports and Aviation Facilities	Aviation Facility
Hazards and Safety	Natural Hazards Risk and Resilience	Bushfire Hazard Areas
	Emissions and Hazardous Activities	Abandoned Mines

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

## **Schedule 3 - Priority infrastructure plan and supporting material**

**Note: link to Schedule 5 in old scheme, however remove (1)**

## Schedule 4 Notation required under the Planning Act 2016

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

Table SC4.1 – Notation of decisions under section 89 of the Act

Date of Decision	Location (real property description)	Decision type	File/map reference
Nil			

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

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

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

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

Date of resolution	Date of effect	Details	Contact information
Nil			

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

### SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3—Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Term of registration
Nil			

## Schedule 5 - Designation of premises for development

Table SC5.1 - Designation of premises for development of infrastructure under section 42

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address including the relevant local government area if the notation is outside the planning scheme area	Type of infrastructure
10 October 2008	Lot 4 SP202512	Alfred , Wills & Esplanade Streets, CHARLEVILLE QLD 4470	Charleville Police Station
<p><b>Designation matters:</b>            (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions</p>			

## **Schedule 6 – Local Heritage Places**

**Note: link to Schedule 6 in old scheme**



## Appendix 1 Index and glossary of abbreviations and acronyms

Table A1—Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

## Appendix 2 Table of amendments

Table A2—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
01/12/2017	Version 2	Minor	The alignment amendment has the purpose and general effect of replacing terminology and language from repealed legislation with terminology consistent with the Act in relation to general categories of development and categories of assessment.