



Bulloo
Shire

Bulloo Shire Planning Scheme

Citation and commencement

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

A notice was published in the Government Gazette No. 13 on 25 January, 2019 for the planning scheme for the Bulloo Shire.

The commencement date for the planning scheme was 1 February, 2019.

Community statement

In accordance with the Bulloo Shire Community Plan, our vision outcomes are as follows:

- **Workforce:** The local workforce will be valued, skilled and have opportunities to pursue and retain jobs in a variety of careers.
- **Robust Economy:** A wider range of affordable goods and services are available locally.
- **Innovative and Creative:** The Bulloo Shire economy will be driven by innovative business ideas which are locally based.
- **Managing Growth:** Private house and land ownership will be encouraged, supporting permanent residents.
- **Ecological Sustainability:** Making the environment more sustainable through better/more efficient use of resources.
- **Natural Resources and Landscape:** The community appreciates the variety of its natural environment, and protects and develops opportunities for its enjoyment by locals and visitors alike.
- **Communication:** The council and community will maintain open communication to share ideas, information and feedback, creating a cooperative future where all decisions are understood.
- **Lifestyle:** We will maintain the country atmosphere, with friendly communities, that are safe to live in.
- **Strong Communities:** A united and diverse Bulloo Shire that encourages and supports all community activities.
- **Community Infrastructure and Services:** The community will have improved services and infrastructure supported by all levels of government and community organisations.
- **Education:** The community will have access to an improved range of education options.
- **Transport:** The region will have a variety of transport options available to the community, including a road network with greater immunity to flooding.
- **Health:** Continuation of the high standard of health services currently available, with improved access to specialist health services.

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

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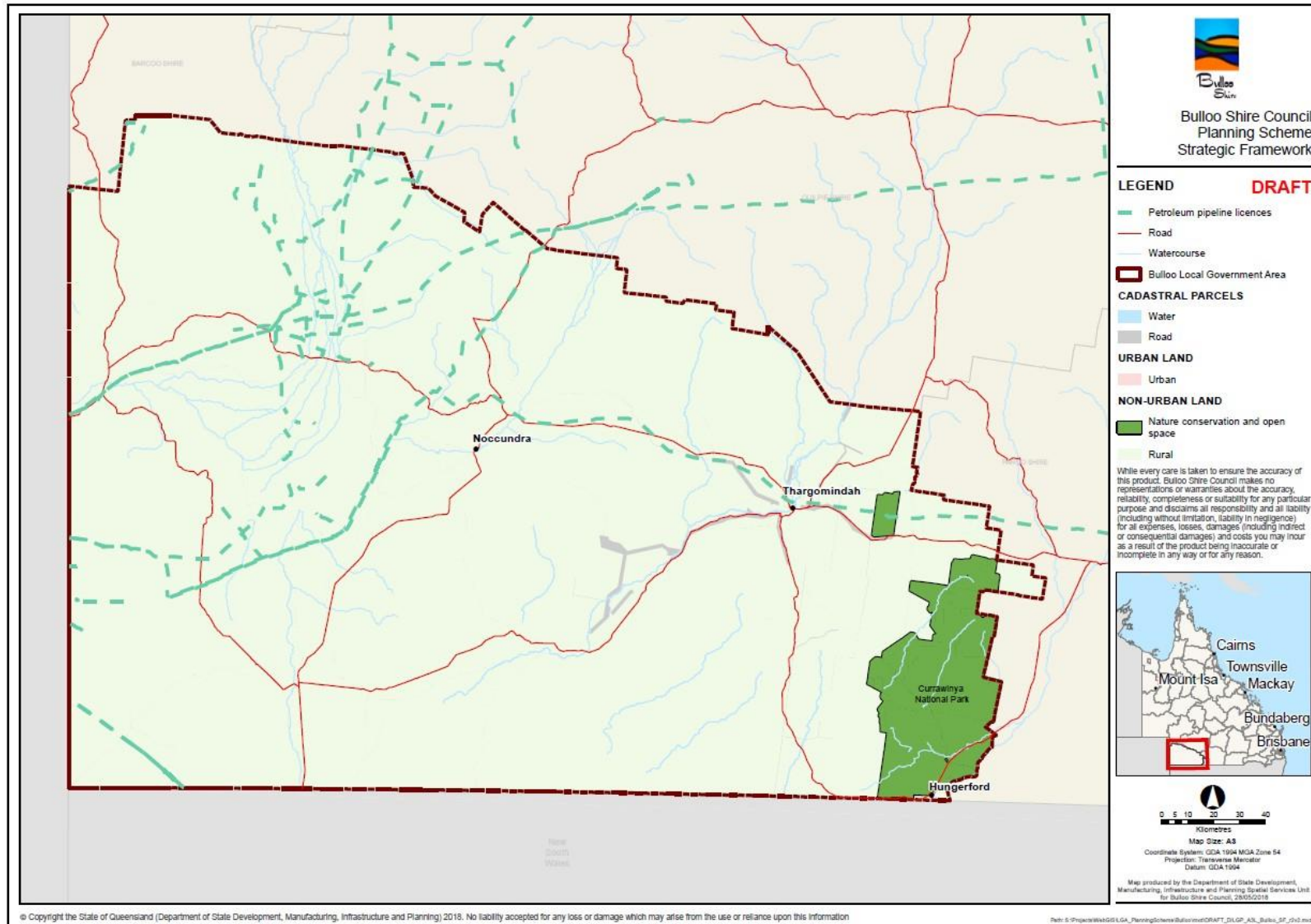
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Part 1 About the planning scheme

1.1 Introduction

- (1) The Bulloo Shire Planning Scheme (planning scheme) has been prepared as a framework for managing development in a way that advances the purpose of the *Planning Act 2016* (the Act).
- (2) In seeking to achieve this purpose, the planning scheme sets out Bulloo Shire Council's (BSC) intentions for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme applies to the planning scheme area of BSC Local Government Area (the Shire) including all premises, roads and internal waterways and interrelates with the surrounding local government areas shown in [Schedule 2 – Bulloo Shire Council Context](#).

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) General Residential Zone
 - (iv) Centre Zone
 - (v) Industrial Zone
 - (vi) Township Zone.
 - (g) the following development codes:
 - (i) Community residence code
 - (ii) Forestry for wood production code
 - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational 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 – Notations required under the *Planning Act 2016*
 - (iv) Schedule 4 – Designation of premises for development
 - (v) Schedule 5 – Local government priority infrastructure plan including mapping and supporting material
 - (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 Act
 - (b) the Planning Regulation 2017 (the Regulation)
 - (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 the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section Schedule 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.

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

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

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

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

1.3.4 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. Schedule 9, 10 and 12 of the Regulation also proscribe assessable development.

- (c) prohibited development.

¹ Footnote—this is an example of a footnote.

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 specified 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 criteria

- (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.
 - (b) statewide codes prevail over all other components (other than the strategic framework) 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 17b 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 a code for the carrying out of building assessment work or self-assessable work (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*.

Part 2 State planning provisions

2.1 State Planning Policy

The minister has identified that the State Planning Policy (SPP) dated 3 July 2017 is integrated in the planning scheme in the following ways:

Aspects of the SPP appropriately integrated:

All SPP matters relevant to Bulloo Shire, which includes the SPP as a whole, excluding matters relating to coastal environment and strategic ports.

2.2 Regional plan

The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the South West Regional Plan 2009, as it applies in the planning scheme area.

2.3 Regulated requirements

The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 (the regulation) are reflected in this planning scheme.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs 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 Bulloo Shire (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 Shire 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 (sheep and cattle), geology (oil and gas), tourism, and remaining an important south western service centre.

It does this in a way that retains our character, 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 BSC's intent to grow its economic opportunities by establishing a framework to facilitate the future **prosperity** of the Shire through clearly articulating:

- **Outcomes** that satisfy the vision.
- 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.
- 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 BSC'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.
- 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 the resource sector (oil and gas), agriculture,

tourism and its important role as a service centre for south west Queensland (in terms of retail, commercial and government services). BSC also wishes to enable the development and supply of renewable energy such as solar farms, geothermal energy, bioenergy hydropower and wind at the regional, local and individual scale in appropriate locations whilst balancing other interests such as agriculture, biodiversity, and cultural heritage.

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 2038), 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.
5. Providing appropriate infrastructure.

3.2.1 Encouraging economic growth

Agriculture:

The Shire is the third largest shire (in land area) in Queensland and includes the towns of Thargomindah, Hungerford, Noccundra and Cameron Corner. The Shire offers a variety of landscapes, lakes, river systems, flora and fauna, rich history, oil and gas fields, freshwater fishing, bird watching and opal fossicking. At the commencement of this planning scheme (and as envisaged into 2038), agriculture is the largest employer in the Shire, with over 24.9% of the total workforce employed in the sector, followed by mining (23%) and Government administrative services (14.5%).

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 which are able to be identified in [SPP mapping — economic growth, agriculture](#).

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

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

The function, connectivity and pasture productivity of the stock route network is also 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 tourism sector plays an important role in the regional economy. Thargomindah is situated along the Adventure Way, and lies on the banks of the Bulloo River, approximately 200 kilometres west of Cunnamulla, and 1100 kilometres west of Brisbane. The road is sealed to Thargomindah, with only a 22 kilometre stretch remaining to be sealed to the historic Burke and Wills "Dig Tree" on Cooper Creek at Nappa Merrie Station. In 1860, Burke and Wills epic expedition through far South West Queensland helped to pave the way for settlement in the area. It was during this time that a remarkable bushman by the name of Vincent James Dowling pioneered and settled Thargomindah Station. The Station was, and still is, situated on the opposite side of the Bulloo River to where the town of Thargomindah is located. The Town Reserve of Thargomindah was gazetted on 31 December 1874.

These examples, and other significant tourist sites, are identified in [SPP mapping — economic growth, tourism](#) and [Schedule 2 - natural sciences loop](#).

BSC is a member of the Outback Queensland Tourism Association and also works with the Natural Sciences Loop Group, the Adventure Way Promotions Group and the Dowling Track Promotions Group to market the combined regions by targeting visitors who travel along these Highway Routes to visit the Outback.

Thargomindah was the first town in Australia, and the third in the world, to produce hydro-electric power for street lighting, through the harnessing of bore water from the Great Artesian Basin. BSC wishes to build upon this heritage by enabling the development and supply of renewable energy such as solar farms, geothermal energy, bioenergy hydropower and wind at the regional, local and individual scale in appropriate locations whilst balancing interests such as agriculture, biodiversity and cultural heritage.

Thargomindah was also the first town in Australia to have reticulated water. The Hydro Power Plant Display Shed is a replica of the original shed, which was built on the site.

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

Remaining a key south western service centre:

Today, Thargomindah is a modern country town providing the facilities and services expected by visitors, including a fully sealed airstrip with Pilot Assisted Lighting. The town has a population of approximately 230, with the traditional source of industry in the Shire being beef and wool. In recent times, petroleum/oil and gas make up a large part of the Shire's economy. Thargomindah is perfectly positioned as a tourist base for day tripping around the Shire, with number of iconic attractions within a few hours drive.

Thargomindah is the the Shire's major town and serves as the administration centre for the Bulloo Shire Council. The council is the largest single employer in the region and operates from from a very modern and well appointed administration centre and depot. The council also operates and administers the Thargomindah Visitor Information Centre, Library, Kullilli Room, swimming pool, community centre, sports oval, rodeo grounds, cemetery, bore and cooling ponds, water and sewerage, golf course and club house, council yards and the town common. BSC is also a member of the Advisory Board which has been established to oversee the management of the Burke and Wills Dig Tree site, located at Nappa Merrie Station. The Dig Tree is a National Heritage Property.

Resources:

Beef, wool, opals, oil and gas are the Shire's major industries. The council is also one of the largest employees in the region. However, in recent years, oil and gas have become significant sources of employment and income for the south west region with most sites in the Cooper and Eromanga basins. The Cooper Basin is the location of one of the most important on-shore petroleum and natural gas deposits in Australia. The first commercial discovery of gas occurred in 1963 and the Shire includes Australia's largest onshore oil field, the Jackson oil field.

The shale oil and gas from the Cooper Basin has the potential to attract major investment to the Shire. This could play an important part in the Shire's 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. Consequently, any future resource-related developments, such as non-resident workforce accommodation camps, are to be centred in close proximity to Thargomindah, in either the Rural or Industrial zone to consolidate its role as the key service centre. Industries and services associated with the petroleum industry (e.g. civil works and engineering) will be encouraged to establish in the industrial areas of Thargomindah, to help consolidate its role as an important south western service centre, whilst protecting the small rural town character of Noccundra and Hungerford from such developments. Extractive industry sites will be required to be 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 town of Thargomindah. BSC has identified in preferred future growth patterns ([Schedule 2 - strategic framework map](#)) the general direction and areas within towns considered most appropriate for preferred growth pattern. 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 Bulloo Shire is characterised by a rural lifestyle that is made up of large rural properties that are serviced by the town of Thargomindah, as well as the smaller communities of Hungerford, Noccundra and Cameron Corner.

As of 30 June 2015, the estimated resident population of the Shire was 396 persons, or 0.1 per cent of 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 anticipated to decrease to 342 persons, a decrease of 0.8% per year over 25 years. Accordingly, with no growth or possibly negative growth projected, the land supply within currently zoned areas is considered 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 Cooper Basin, the general direction in which preferred development should occur is to the north of the town and 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. Given the potential growth that can be anticipated from resource projects, future growth areas will be encouraged in the Shire.

Development in the Shire will result in well-serviced, accessible, and attractive environments and include an adequate supply of residential 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 township areas are maintained and industrial development is located in appropriate areas.

Thargomindah:

The Shire is faced with the challenges of being a remote and arid region, and Thargomindah is the Shire's major town and service centre, with a population of around 230 people. Thargomindah State School operates from Prep to Year 7, with distance education to Year 12. Early childhood or aged care facilities are yet to be established in the Shire. The Thargomindah Clinic/Outpatients Centre provides essential medical care and is visited by the Royal Flying Doctor Service each week.

Thargomindah is serviced by the Royal Flying Doctor Service on a weekly basis, and a commercial passenger air service twice weekly. The town is the service centre for the whole south west region and boasts excellent education, health, law and order, and community facilities, as well as tourist accommodation and services.

The town is characterised by wide streets, in a standard grid pattern. The town has generally distinct and separated commercial, residential and industrial zones.

Commercial development is encouraged in the Shire, by promoting the adaptive reuse of existing buildings located within the town centre and main street area of Thargomindah. Thargomindah's residential built form consists of single houses on large allotments, with some of short-term accommodation facilities located near the state-controlled roads. The industrial areas are predominantly used for accommodating low impact industries, with the generally higher impact industries located near the state-controlled roads. The industrial areas are predominantly used for accommodating low impact industries, with the generally higher impact industries located away from sensitive uses located in Thargomindah.

Hungerford:

The township of Hungerford, which has a population of 11, is located 164 kilometres south of Thargomindah along the Dowling Track, and lies near the Paroo River on the Queensland/New South Wales border.

The town has a Police Station, Post Office facility, a hotel with accommodation and meals and fuel. BSC operates a small depot and caravan park and administers a medical facility, community hall, tennis courts, rodeo ground and a sealed airstrip.

The town is serviced by the Royal Flying Doctor Service one a month. The Currawinya National Park, with its Ranger Station, lies adjacent to Hungerford, and is renowned as a wetland of international importance under the Ramsar Convention.

Noccundra:

The tiny town of Noccundra, with a population of four, is situated adjacent to the Noccundra Waterhole on the Wilson River, 122 kilometres west of Thargomindah. The waterhole and Hotel are both a popular stop over for tourists on their way to visit the iconic Dig Tree or Innamincka. The Dig Tree has been classified as a Matter of National Heritage Significance. Although small, the town has an unsealed airstrip, hotel, accommodation, meals, fuel, camping grounds, community hall, tennis courts, rodeo ground and public toilet facilities.

Cameron Corner:

Cameron Corner is where the States of Queensland, New South Wales and South Australia meet. It is situated 402 kilometres from Thargomindah and has a population of four. The Cameron Corner Store offers accommodation, meals, groceries, fuel and camping.

3.2.3 Avoiding the impacts of natural and other hazards

As with all areas of Australia, the Bulloo Shire is prone to natural hazards. Flooding, bushfires, drought, storm damage and heatwaves are the primary risks to the residents of the Shire.

Flooding:

The Bulloo River has a history of minor flooding events occurring with major events occurring in 1918, 1954, 1991, 2011 and 2016. The Bulloo catchment extends north almost to Isisford and south to just beyond Milparinka in New South Wales. The catchment covers a total area of 74900 square kilometres

with the bulk of the area contained in Queensland. For floods originating in the headwaters around Adavale, there is up to 7 days warning in which to prepare for an event.

To ensure that economic development is not adversely impacted by significant flood events, development is encouraged within those areas that are not known to flood.

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 it 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) – [Schedule 2 – Other Mapping – Mines Online Maps](#).

The integration of pipelines carrying petroleum is maintained and development does not encroach on the pipeline or pipeline easement. The pipeline is shown in [Schedule 2 – Bulloo Pipeline](#).

3.2.4 Safeguarding our environment and heritage

Waterways:

The Bulloo Shire is host to a variety of ecological systems, including the Bulloo River, its tributaries and floodplan, and the Lake Eyre Basin.

Protected areas including the Currawinya National Park, Lake Bindegolly National Park and important wetlands. The Currawinya Lakes is a Ramsar Wetland Area. that supports a diversity of vulnerable to critically endangered species. These include migratory birds targeted for protection under various international Migratory Bird Agreements for the East Asian – Australasian flyway. The Cooper Creek Swamps, Nappa Merrie, the Cooper Creek-Wilson River Junction, Lake Bullawarra, Nooweah Downs Swamps Aggregation, Lake Toomaroo, Lake Numalla Aggregation, Lake Wyara and Bulloo Lake are identified to ensure their environmental and landscape values and historic significance are protected and enhanced through compatible development.

Economic resources 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. Mulga communities can range from open scrubland to tall, open scrublands.

The channels of the Bulloo River and its associated streams are fringed by a mixture of gidgee woodland to tall open shrubland in the upper reaches of the catchment and eucalypt low open woodland to open forest in the middle and lower reaches.

An array of significant fauna and flora species have been listed for the Bulloo Shire as follows:

Fauna	Flora
Little Pied Bat (<i>Chalinolbus picatus</i>)	<i>Xerothamnella parvifolia</i>
Fierce snake (<i>Oxyuranus microlepidotus</i>)	<i>Grevillea nematophylla</i>
Grey Grasswren (<i>Amytornis barbutus</i>)	<i>Glinus orygioides</i>
Plains Rat (<i>Pseudomys australis</i>)	<i>Rhaphidospora bonneyana</i>
Greater Bilby (<i>Macrotis lagotis</i>)	
Western Quoll (<i>Dasyurus geoffroii</i>)	

National biodiversity values in the area include threatened ecological communities such as *Rhodanthe rufescens* and *Acacia spania*, and species including the *Woma* and the golden-tailed gecko.

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 Bulloo Shire is home to some important local cultural heritage places. The unique cultural and historic qualities of these places contribute to the Shire’s local heritage values and are listed in the schedule of local heritage places in [Schedule 6 - Local Heritage Places](#).

BSC 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.

The Shire also pays its response to the elders, past and present, as the traditional custodians of country and respect their continuing obligations to care for their lands, water and people. All development is to be conducted in accordance with the *Aboriginal Cultural Heritage Act 2003*.

3.2.5 Providing appropriate infrastructure

Roads:

The Bulloo Development Road runs between Thargomindah and Cunnamulla, via Eromanga. This road carries significant volumes of heavy transport in support of the beef and oil and gas industries. The Warry Gate Road runs through Noccundra from the Bulloo Development Road to the east. This road is a major connector to New South Wales. The Hungerford Road carries significant volumes of tourist traffic during the winter months. Any new development must not adversely affect the safety and efficiency of the road network identified in [SPP mapping — Infrastructure, State Transport Infrastructure](#).

Air:

The Thargomindah, Jackson and Hungerford airstrips play a vital role in delivering freight and personnel across the south west region. The Thargomindah 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 Thargomindah must not create incompatible intrusions or compromise aircraft safety of the Airport and associated aviation navigation and communication facilities, identified in [Schedule 2 – Airport Maps](#).

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:

BSC will continue to provide dedicated infrastructure services including sewerage, water, road networks and open space areas to the extent possible within the budget framework.

Part 4 Local government infrastructure plan

There is no Local government infrastructure plan for infrastructure charging. However, BSC has a Priority Infrastructure Plan which is contained in [Schedule 5 – Local government priority infrastructure plan](#) including mapping and supporting material.

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited
 - (b) accepted, including accepted subject to requirements
 - (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.
- (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 benchmark’ 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.

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 level 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 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 can not state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under schedule 10 of the Regulation or section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed schedule 6 of the Regulation or section 5.4, Regulated categories of development and categories of assessment, determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of development and of 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.

5.3.2 Determining the category of development and category of assessment:

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise

- (b) if a use is not listed or defined
- (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are exempt 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 1 of the Act, 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 applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment:
 - (a) Code assessable development:
 - i. is to be assessed against the assessment benchmarks identified in the assessment benchmarks column.
 - ii. that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(1), must:
 - 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).
 - comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(1).
 - iii. that complies with:
 - the purpose and overall outcomes of the code complies with the code.
 - the performance or acceptable outcomes complies with the purpose and overall outcomes of the code.
 - iv. 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.

- (b) Impact assessable development:
 - i. is to be assessed against all identified code(s) in the assessment benchmarks column (where relevant).

- ii. assessment 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 also 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 levels of 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	Accepted development subject to requirements	
	Editor's note – Refer to the material change of use tables for level category of assessment for community residence that do not comply with the requirements for accepted development.	Community residence code. 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)	Accepted development subject to requirements	
	If in a rural zone. Editor's note—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.	Forestry for wood production code. Editor's note – requirements for cropping (involving forestry for wood production) are prescribed in schedule 13 of the Regulation.
Dwelling house	Accepted development subject to requirements	
	If in a residential zone, where identified in Schedule 6, part 2(2) of the Regulation.	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
Residential zone category or industry zone category	Code assessment	
	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. Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

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

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	Compliance assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 12 division 2 of the Regulation.	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code. Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in schedule 12 of the Regulation.

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.

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<p>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 - Bulloo Pipeline for the following uses:</p> <ul style="list-style-type: none"> • Park. • Roadside stall. <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 - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. (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 - If provided by a public sector entity or BSC. • Market. 	No requirements apply.
Code assessment		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> • General development code.
	<ul style="list-style-type: none"> • Club. • Outdoor sport and recreation where not provided by a public sector entity or BSC. • Food and drink outlet. 	<ul style="list-style-type: none"> • General development code.

	• Emergency services.	
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

Table 5.5.2—Rural zone.

Category of development and of assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<p>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on Schedule 2 - Bulloo Pipeline for the following uses:</p> <ul style="list-style-type: none"> • Rural activities other than cropping where involving forestry for wood production. • Park. • Roadside stall. 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 <i>Transport Infrastructure Act 1994</i> • Winery. • Permanent plantation - Where not located in a mapping category on SPP mapping - Economic Growth Agriculture. • Dwelling house: <ul style="list-style-type: none"> (a) Where not located in a flood hazard on Schedule 2 – Flood mapping or a bushfire hazard area on SPP mapping -Safety and Resilience to Hazards. Editors Note: BSC 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). (b) not exceeding 8.5m in building height. • Home based business – If: <ul style="list-style-type: none"> (a) not for bed and breakfast style accommodation. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving building work. • Short term accommodation for farm stay style accommodation if not located in a flood hazard area shown on Schedule 2 – flood mapping. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. 	<p>No requirements apply.</p>

	<p>(b) not located in a flood hazard area shown on Schedule 2 – flood mapping.</p> <ul style="list-style-type: none"> • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. (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 - If provided by a public sector entity or BSC. • Community Use – If provided by a public sector entity or BSC. • Rural workers accommodation – If: <ul style="list-style-type: none"> (a) directly related to the rural activities on the same site. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping. 	
Code assessment		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> • General development code. • Rural zone code.
	<ul style="list-style-type: none"> • Veterinary services. • Intensive Animal Industries: <ul style="list-style-type: none"> • 1,000 or less birds of poultry • 400 or less standard pig units • 150 or less standard cattle units. • 1000 or less standard sheep units. 	<ul style="list-style-type: none"> • General development code. • Rural zone code.
	<ul style="list-style-type: none"> • Aquaculture. • Environment facility. • Nature based tourism. • Outdoor sport and recreation if not provided by a public sector entity or BSC. • Renewable energy facility. • Service station. • Animal keeping. • Tourist park. • Emergency services 	<ul style="list-style-type: none"> • General development code. • Rural zone code.
	<ul style="list-style-type: none"> • Home based business for bed and breakfast style accommodation. 	<ul style="list-style-type: none"> • General development code. • Rural zone code.
	<ul style="list-style-type: none"> • Non-resident workforce accommodation. 	<ul style="list-style-type: none"> • General development code. • Rural zone code. • Non-resident workforce accommodation code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

Table 5.5.3—General residential zone

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> • Park. • Home based business: <ul style="list-style-type: none"> (a) where a maximum of 60 m² GFA. (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 - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving water treatment plant or a waste management facility. • Community activities: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed. OR (b) the reuse of a local heritage place and requires no building or operational work in relation to it. OR (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 BSC. • Dwelling house: <ul style="list-style-type: none"> (a) Where not located in a flood hazard area on Schedule 2 – Flood mapping or a bushfire hazard area on SPP mapping - Safety and Resilience to Hazards. <p style="margin-top: 20px;">Editor’s Note: BSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the</p>	<p>No requirements apply</p>

	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). (b) not exceeding 8.5m in building height.	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> • General development code. • Residential zone code.
	<ul style="list-style-type: none"> • Caretaker's accommodation. • Emergency services. 	<ul style="list-style-type: none"> • General development code. • Residential zone code.
	Dual occupancy: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Residential zone code.
	Multiple dwelling: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Residential zone code.
Impact assessment		
	<ul style="list-style-type: none"> • Non-resident workforce accommodation. 	<ul style="list-style-type: none"> • General development code. • Residential zone code. • Non-resident Workforce Accommodation Code.
	All other uses not listed in this table.	The planning scheme.

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.4—Centre zone

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> • Park. • Home based business: <ul style="list-style-type: none"> (a) where a maximum of 60 m² GFA. (b) does not include bed and breakfast style accommodation. (d) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving building work. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping. • Utility installation – If: 	No requirements apply

	<ul style="list-style-type: none"> (a) provided by a public sector entity or BSC. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving water treatment plant or a waste management facility. • Commercial activities: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed. OR (b) the reuse of a local heritage place and requires no building or operational work in relation to it. OR (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 BSC. • Community activities: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed. OR (b) the reuse of a local heritage place and requires no building or operational work in relation to it. OR (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 BSC. 	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> • General development code. • Centre zone code.
	<ul style="list-style-type: none"> • Caretaker’s accommodation. • Emergency Services. 	<ul style="list-style-type: none"> • General development code. • Centre zone code.
	Dual occupancy: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Centre zone code.
	Multiple dwelling: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Centre zone code.
	Commercial activities: <ul style="list-style-type: none"> (a) If the reuse of a local heritage place. (b) requires building or operational work in relation to it. 	<ul style="list-style-type: none"> • General development code. • Centre zone code.

	Where located within Centre zone: <ul style="list-style-type: none"> • Agricultural supplies store • Garden centre • Low impact industry • Hardware and trade supplies • Indoor sport and recreation • Outdoor sales • Service industry • Service station • Market • Showroom • Veterinary services. 	<ul style="list-style-type: none"> • General development code. • Centre zone code.
Impact assessment		
	Non-resident workforce accommodation.	<ul style="list-style-type: none"> • General development code. • Centre zone code. • Non-resident Workforce Accommodation Code.
	All other uses not listed in this table.	The planning scheme.

Editor’s note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.5—Industrial Zone

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> • Park. • Home based business: <ol style="list-style-type: none"> (a) where a maximum of 60 m² GFA. (b) does not include bed and breakfast style accommodation. (c) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving building work. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ol style="list-style-type: none"> (a) provided by a public sector entity or BSC. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping. • Utility installation – If: <ol style="list-style-type: none"> (a) provided by a public sector entity or BSC. (b) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving water 	No requirements apply.

	treatment plant or a waste management facility.	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> • General development code. • Industrial zone code.
	<ul style="list-style-type: none"> • Caretaker's accommodation. • Emergency Services. 	<ul style="list-style-type: none"> • General development code. • Industrial zone code.
	Dual occupancy: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Industrial zone code.
	Multiple dwelling: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Industrial zone code.
	<ul style="list-style-type: none"> • Warehouse. • Transport Depot. 	<ul style="list-style-type: none"> • General development code. • Industrial zone code.
	Commercial activities: <p>(a) If the reuse of a local heritage place.</p> <p>(b) requires building or operational work in relation to it.</p>	<ul style="list-style-type: none"> • General development code. • Industrial zone code.
	Where located within the Industrial zone: <ul style="list-style-type: none"> • Agricultural supplies store. • Garden centre. • Low impact industry. • Medium impact industry. • Hardware and trade supplies. • Indoor sport and recreation. • Outdoor sales. • Service industry. • Service station. • Renewable energy facilities. 	<ul style="list-style-type: none"> • General development code. • Industrial zone code.
	Non-resident workforce accommodation.	<ul style="list-style-type: none"> • General development code. • Industrial zone code. • Non-resident Workforce Accommodation Code.
Impact assessment		
	All other uses not listed in this table.	The planning scheme.

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.6—Township Zone

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted development		
	<ul style="list-style-type: none"> • Park. • Home based business: <ul style="list-style-type: none"> (a) where a maximum of 60 m² GFA. (b) does not include bed and breakfast style accommodation. (c) not located in a flood hazard area shown on Schedule 2 – flood mapping if involving building work. • Major electricity infrastructure - If provided by a public sector entity or BSC. • Substation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC and (b) not located in a flood hazard area shown on Schedule 2 – flood mapping. • Utility installation – If: <ul style="list-style-type: none"> (a) provided by a public sector entity or BSC 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. • Commercial activities: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed. OR (b) the reuse of a local heritage place and requires no building or operational work in relation to it. OR (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 BSC. • Community activities: <ul style="list-style-type: none"> (a) the reuse of an existing building and no external building work is proposed. OR (b) the reuse of a local heritage place and requires no building or operational work in relation to it. OR 	

	<p>(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 BSC.</p> <ul style="list-style-type: none"> • Dwelling house: <ul style="list-style-type: none"> (a) Where not located in a flood hazard area on Schedule 2 – Flood mapping or a bushfire hazard area on SPP mapping - Safety and Resilience to Hazards. Editor’s Note: BSC 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) (b) not exceeding 8.5m in building height. 	
Code assessment		
	Any use above that is not accepted development.	<ul style="list-style-type: none"> • General development code. • Township zone code.
	<ul style="list-style-type: none"> • Caretaker’s accommodation. • Emergency Services. 	<ul style="list-style-type: none"> • General development code. • Township zone code.
	Dual occupancy: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Township zone code.
	Multiple dwelling: <ul style="list-style-type: none"> • on a lot greater than 1000 m² 	<ul style="list-style-type: none"> • General development code. • Township zone code.
	<ul style="list-style-type: none"> • Warehouse. • Transport Depot. 	<ul style="list-style-type: none"> • General development code. • Township zone code.
	Commercial activities: <ul style="list-style-type: none"> (a) If the reuse of a local heritage place. (b) requires building or operational work in relation to it. 	<ul style="list-style-type: none"> • General development code. • Township zone code.
	Where located within the Township zone: <ul style="list-style-type: none"> • Agricultural supplies store. • Garden centre. • Low impact industry. • Hardware and trade supplies. • Indoor sport and recreation. • Outdoor sales. • Service industry. • Service station. • Market. • Showroom. • Veterinary services. 	<ul style="list-style-type: none"> • General development code. • Township zone code.
Impact assessment		
	Non-resident workforce accommodation.	<ul style="list-style-type: none"> • General development code.

		<ul style="list-style-type: none"> • Non-resident Workforce Accommodation Code. • Township zone code.
	All other uses not listed in this table.	The planning scheme.

Editor’s note—The above levels of assessment apply unless otherwise prescribed in the Act or 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	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code Assessment.	Reconfiguring a lot code.

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

5.7 Category of development assessment—Operational work

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

Table 5.7.1 —Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code assessment	
	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 for urban purposes that involve disturbing more than 2500 square metres of land.	Operational works code.
	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.
	Impact assessment	
	If operational works for a: A category 3 Levee as identified under the <i>Water Act 2000</i> .	The planning scheme.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development	
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) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code.
- (5) The following are the zone codes for the planning scheme:
 - (a) Recreation and open space zone code
 - (b) Rural zone code
 - (c) General Residential zone code
 - (d) Centre zone code
 - (e) Industrial zone code
 - (f) Township zone code.

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.
- (d) ensure that buildings, structures and other developments are sympathetic to, and integrated with, the environment and values of the land.
- (e) protects areas and sites of conservation importance, including cultural and high landscape values.

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

6.2.1.2 Assessment criteria: Recreation and open space zone code:

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 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.	AO1 A building or other structure does not exceed 4.5 m in height.
PO2 Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).	AO2 No acceptable outcome provided.
PO3 There are no significant adverse impacts on amenity, public health or safety resulting from: <ul style="list-style-type: none"> (a) the siting, scale and design of buildings or other works. (b) waste water disposal. (c) permanent or temporary occupation of or access to areas subject to natural hazards. 	AO3 No acceptable outcome provided.
PO4 Development is to ensure the protection and maintenance of places and items of cultural heritage.	AO4.1 A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes'. AO4.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 6 - Local Heritage Places .

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) land identified as IAA as shown on [SPP mapping – Economic Growth](#) 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 inappropriate or incompatible development.
- (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) protect areas and sites of conservation importance, including cultural and high landscape values.

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:
 - i. are associated with and do not threaten the viability of existing rural uses.
 - ii. assist with maintaining the viability of existing rural production enterprises.
 - iii. support and add to the quality of experiences on the Natural Sciences Loop.
 - iv. protect extractive resources of local and state significance and operating extractive industry from encroachment by incompatible uses.
- (c) new extractive industries are established only where they do not impact on the viability of existing agricultural, residential and tourist uses.
- (d) biodiversity values and ecological connectivity are protected and maintained.
- (e) development is serviced with infrastructure including formal road access, and is appropriate for the level of risk associated with any flood and bushfire hazard.
- (f) new non-resident workforce accommodation uses are established in rural areas away from existing sensitive uses, where it does not alienate potential rural uses in the long term.
- (g) enables the development and supply of renewable energy such as solar farms, geothermal energy, bioenergy hydropower and wind at the regional, local and individual scale in appropriate locations.

6.2.2.2 Assessment criteria: Rural zone code

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Proposed uses established in the Rural zone do not conflict with existing rural land uses or the biodiversity, scenic and community values of the area.	AO1 No acceptable outcome provided.
PO2 Uses established in the Rural zone do not conflict with: <ul style="list-style-type: none"> (a) petroleum infrastructure that occurs on petroleum leases or under petroleum facility licences and pipeline licences. (b) the function of stock routes. 	AO2.1 Development is located a minimum of 200 metres from a pipeline or pipeline easement. AO2.2 No acceptable outcome is provided for the use of lots fronting the stock route network on SPP mapping – Economic Growth, Agriculture, Stock Route Network .
PO3 Tourist uses that support the primary rural uses on the site are limited in scale and do not threaten the viability of traditional rural uses.	AO3 No acceptable outcome provided.
PO4 Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.	AO4.1 Residential and other sensitive uses, are not located: <ul style="list-style-type: none"> (a) within 200 metres of extraction of sedimentary deposits. OR (b) within 1000 metres of hard rock extraction. AO4.2 New extractive uses and activities are not established within 1000 metres of existing rural, residential or tourist uses.

<p>PO5 Development is connected to an appropriate level of infrastructure services.</p>	<p>A05.1 Development has formal and safe access to the existing road network.</p> <p>A05.2 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.</p> <p>A05.3 The development is connected to electricity and telecommunications.</p>
<p>PO6 Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Note: A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome where a possible risk from former mining activities is identified through local knowledge, a pre-development ground inspection, Schedule 2 – Other Mapping – Mines Online Maps or other sources.</p>	<p>A06 No acceptable outcome provided.</p>
<p>PO7 Non-residential workforce accommodation is located and designed to avoid adverse impacts on rural sensitive uses including impacts on privacy, safety, noise, odour and fumes by lighting and traffic generation.</p>	<p>A07 No acceptable outcomes provided.</p>
<p>PO8 Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p>A08.1 A minimum separation distance of 50 metres is provided to the ‘bed and banks’ of ‘watercourses’ and ‘lakes.’</p> <p>A08.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 6 - Local Heritage Places.</p>
<p>PO9 Renewable energy is located and designed to avoid adverse impacts on rural sensitive uses including impacts on privacy, safety, noise, odour and fumes by lighting and traffic generation.</p>	<p>A09 No acceptable outcome provided.</p>

6.2.3 General 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 this code is to:

Provide for the urban development of the town of Thargomindah as a community and service centre. Development located in this zone provides for a mix of uses which support the needs of the local rural community. The zone provisions aim to:

- (a) Maintain the character and amenity of Thargomindah.
- (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.
- (e) protect areas and sites of conservation importance, including cultural and high landscape values.

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

- (a) a range of uses including residential and small scale commercial uses are supported in the zone where they will not adversely impact on neighbouring uses.
- (b) development is serviced with BSC infrastructure where BSC infrastructure exists.
- (c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of the use.
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.
- (e) this zone supports predominantly dwelling houses on residential lots where lot size is consistent with the traditional character.
- (f) residential dwelling choices are provided in the zone including dual occupancy, multiple dwelling, and retirement facility. 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.

6.2.3.1 Assessment criteria: General residential zone code.

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 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 SPP mapping – Environment, Cultural heritage .	AO1 No acceptable outcome provided.
PO2 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.	AO2 No acceptable outcome provided.
PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.	AO3 As per Queensland Development Code requirements.
PO4 All uses are located, designed, orientated and constructed to minimise the impacts from the	AO4 As per Queensland Development Code requirements.

noise, vibration and dust emissions from the State-controlled road.	
PO5 Commercial uses that support and service the residential areas are located where they can be conveniently and safely accessed without having an adverse impact on residential amenity including privacy and safety from the impacts of noise, odour and fumes, lighting and traffic generation.	AO5 No acceptable outcome provided.
PO6 Development is to ensure the protection and maintenance of places and items of cultural heritage.	AO6.1 A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.' AO6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 6 - Local Heritage Places .

6.2.4 Centre 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 town of Thargomindah as a community and service centre. Development located in this zone provides for a mix of uses which support the needs of the local community. The zone provisions aim to:

- (a) maintain the character and amenity of Thargomindah.
- (b) provide for the continuation of existing infrastructure such as community 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.
- (e) facilitate economic development by:
 - i. promoting re-use of existing buildings.
 - ii. providing for a wide range of commercial uses where it does not conflict with sensitive uses.
- (f) protect areas and sites of conservation importance, including cultural and high landscape values.

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

- (a) a range of uses including retail, business and education are supported in the zone where they do not impact on neighbouring uses.
- (b) development is serviced with BSC infrastructure where BSC infrastructure exists.
- (c) development is located in areas that are flood protected and where bushfire hazard risk is low.

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

- (a) This zone promotes the commercial, professional, government and retail uses that service the Shire and South West Queensland, and that are consolidated in the Thargomindah town centre.

- (b) New developments create a highly attractive and pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.
- (c) 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.
- (d) New businesses are encouraged to use existing buildings to help keep the Centre zone vibrant.

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.

6.2.4.2 Assessment criteria: Centre zone code.

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 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 SPP mapping – Environment, Cultural heritage.</p>	<p>AO1 No acceptable outcome provided.</p>
<p>PO2 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>AO2 No acceptable outcome provided.</p>
<p>PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.</p>	<p>AO3 As per Queensland Development Code requirements.</p>
<p>PO4 All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road.</p>	<p>AO4 As per Queensland Development Code requirements.</p>
<p>PO5 Tourist accommodation in the form of a caravan park or motel is provided in a location where it can be serviced with infrastructure, where it:</p> <ul style="list-style-type: none"> (a) is complementary to the existing character of the area. (b) does not have an adverse impact on residential amenity in terms of including privacy, safety, noise, odour, fumes, lighting and traffic generation. (c) does not lead to a reduced quality of accommodation experiences available within the location. 	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Commercial 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 including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO6 No acceptable outcome provided.</p>

<p>PO7 The character of the Centre zone 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.</p>	<p>AO7.1 Developments are no higher than 2 storeys or 8.5 metres above the ground level within the Centre zone.</p> <p>AO7.2 Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas.</p>
<p>PO8 New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>AO8 Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.</p>
<p>PO9 New uses developed in the zone do not detract from the zone's predominant commercial nature.</p>	<p>AO9 No acceptable outcome provided.</p>

6.2.5 Industrial zone code

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

6.2.5.1 Purpose

The purpose of this code is to:

Provide for the urban development of the town of Thargomindah as an industrial centre. Development located in this zone provides for a mix of uses which support the needs of the local community. The Industrial zone provisions aim to:

- (a) maintain the character and amenity of Thargomindah.
- (b) provide for the continuation of existing infrastructure and community uses such as schools, halls and recreation facilities.
- (c) ensure that development provides an appropriate level of infrastructure.
- (d) facilitate economic development in the industrial zone by:
 - i. promoting re-use of existing buildings in industrial areas.
 - ii. providing for a wide range of industrial uses where they don't conflict with sensitive uses.
- (e) protect areas and sites of conservation importance, including cultural and high landscape values.

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

- (a) a range of uses including retail, business, education and industrial are supported in the zone where they do not impact on neighbouring uses.
- (b) development is serviced with BSC infrastructure where BSC infrastructure exists.
- (c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of the use.
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.

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

- (a) This zone promotes the establishment of a wide range of industries in a manner compatible with the scale and character of the area.
- (b) Industries are established and consolidated in this zone to minimise potential conflict with nearby sensitive land uses.

- (c) The location of industrial development does not compromise the safety or efficiency of local and state-controlled roads.
- (d) Non-resident workforce accommodation can be established in industrial areas away from affected existing uses, where it does not alienate potential industrial land in the long term.
- (e) The zone enables the development and supply of renewable energy such as solar farms, geothermal energy, bioenergy hydropower and wind at the regional, local and individual scale in appropriate locations.

6.2.5.2 Assessment criteria: Industrial zone code.

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 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 SPP mapping – Environment, Cultural heritage.</p>	<p>AO1 No acceptable outcome provided.</p>
<p>PO2 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>AO2 No acceptable outcome provided.</p>
<p>PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.</p>	<p>AO3 As per Queensland Development Code requirements.</p>
<p>PO4 All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road.</p>	<p>AO4 As per Queensland Development Code requirements.</p>
<p>PO5 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 including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Industrial development does not result in sensitive land uses located outside of the industrial zone being affected by industrial air, noise and odour emissions.</p>	<p>AO7 No acceptable outcome provided.</p>
<p>PO8 Uses, other than industrial uses, such as food and drink outlets are consistent with and make a</p>	<p>AO8 No acceptable outcome provided.</p>

positive contribution to the economy and character of the industrial zone.	
PO9 Non-residential workforce accommodation is located and designed to avoid adverse impacts on rural sensitive uses including impacts on privacy, safety, noise, odour and fumes by lighting and traffic generation.	AO9 No acceptable outcome provided.
PO10 Sensitive land uses are not established within or adjacent to the industrial zone.	AO10 No acceptable outcome provided.
PO11 Development is to ensure the protection and maintenance of places and items of cultural heritage.	AO11.1 A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.' AO11.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 6 - Local Heritage Places .
PO12 Renewable energy is located and designed to avoid adverse impacts on industrial sensitive uses including impacts on privacy, safety, noise, odour and fumes by lighting and traffic generation.	AO12 No acceptable outcome provided.

6.2.6 Township zone code

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

6.2.6.1 Purpose

The purpose of this code is to:

Provide for the urban development of the smallest 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 Hungerford, Noccundra and Cameron Corner.
- (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 towns.
- (d) ensure that development provides an appropriate level of infrastructure. and
- (e) facilitate economic development by:
 - i. promoting re-use of existing buildings for commercial uses.
 - ii. providing for a wide range of industrial uses where it will not conflict with sensitive uses.
- (f) ensure a range of uses including residential, retail, business, education, industrial, community purpose, tourist facilities, recreation and open space are supported in the zone where it will do not impact on neighbouring uses.
- (g) ensure development is serviced with BSC infrastructure where BSC infrastructure exists.
- (h) ensure residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of the use.
- (i) ensure development is located in areas that are flood protected and where bushfire hazard risk is low.

- (j) support predominantly dwelling houses on residential lots where lot size is consistent with the traditional character.
- (k) support non-residential development 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 uses.
- (l) ensure residential dwelling choices 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.
- (m) provide 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.
- (n) promote the establishment of a range of industries in a manner compatible with the scale and character of the area.
- (o) ensure industries are established and consolidated to minimise potential conflict with nearby sensitive land uses.
- (p) locate industrial development where it does not compromise the safety or efficiency of the local and state-controlled road.
- (q) establish non-resident workforce accommodation in areas away from affected existing uses.
- (r) protect areas and sites of conservation importance, including cultural and high landscape values.

6.2.6.2 Assessment criteria: Township zone code.

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 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 SPP mapping – Environment, Cultural heritage .	AO1 No acceptable outcome provided.
PO2 Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.	AO2 No acceptable outcome provided.
PO3 Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.	AO3 As per Queensland Development Code requirements.
PO4 All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road.	AO4 As per Queensland Development Code requirements.
PO5 Tourist accommodation in the form of a caravan park or motel is provided in a location where it can be serviced with infrastructure, where it:	AO5 No acceptable outcome provided.

<p>(a) is complementary to the existing character of the area.</p> <p>(b) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation. does not lead to a reduced quality of accommodation experiences available within the location.</p>	
<p>PO6 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 including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p>AO7 No acceptable outcome provided..</p>
<p>PO8 New commercial buildings are 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.</p>	<p>AO8.1 Developments are no higher than 2 storeys or 8.5 metres above the ground level.</p> <p>AO8.2 Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas.</p>
<p>PO9 New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>AO9 Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.</p>
<p>PO10 New commercial uses developed do not detract from the township's predominant commercial nature.</p>	<p>AO10 No acceptable outcome provided.</p>
<p>PO11 Residential buildings and other structures are consistent with the dominant density, type and scale of development.</p>	<p>AO11 A building has a maximum height of 2 storeys.</p>
<p>PO12 Development has a 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.</p>	<p>AO12 No acceptable outcome provided.</p>
<p>PO13 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, odour and fumes, lighting and traffic generation.</p>	<p>AO13 No acceptable outcome provided.</p>
<p>PO14 Non-residential uses protect and maintain the privacy of adjoining residential uses.</p>	<p>PO14 Non-residential uses do not overlook the living areas of any adjoining residential use.</p>

<p>PO15 Uses are compatible with, and complementary to, the existing residential uses.</p>	<p>AO15.1 The use is not an Environmentally Relevant Activity.</p> <p>AO15.2 Development demonstrates there are no adverse impacts with regard to noise, dust, vibration, light or odour.</p>
<p>PO17 Industrial development does not result in sensitive land uses being affected by industrial air, noise and odour emissions.</p>	<p>AO17 No acceptable outcome provided.</p>
<p>PO18 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 township zone.</p>	<p>AO18 No acceptable outcome provided.</p>
<p>PO19 Sensitive land uses are not established within or adjacent to industrial uses.</p>	<p>AO19 No acceptable outcome provided.</p>
<p>PO20 Non-residential workforce accommodation is located and designed to avoid adverse impacts on rural sensitive uses including impacts on privacy, safety, noise, odour and fumes by lighting and traffic generation.</p>	<p>AO20 No acceptable outcome provided.</p>
<p>PO21 Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p>AO21.1 A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.</p> <p>AO21.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 6 - Local Heritage Places.</p>

Part 7 Development codes

7.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the codes for 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) Reconfiguring a lot code.

7.2 Development that can not be made assessable on accordance with schedule 6 of the Regulation.

7.2.1 Requirement for Community residence code for accepted development.

Development for community residence that complies with all of the requirements in Table 7.2.1.1 is accepted development.

Table 7.2 1.1 Assessment criteria: Community residence code for accepted development only.

Requirements	
1.	The premises is in a 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

7.2.2.1 Application

This code applies to assessing a material change of use for development involving cropping (where involving forestry for wood production) in the rural zone.

7.2.2.2 Purpose

The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts. The purpose of the code will be achieved through the following overall outcomes:

- (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure.
- (b) the impacts on adjoining land uses are minimised.
- (c) the risk of fire is minimised.
- (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure are known by the local government, where development is assessable.

Table 7.2.2.3 Criteria for assessment – Part A – Criteria for assessable development.

Requirements	
Setbacks	
1	The use or work is at a distance of at least the separation distance stated in Table 7.2.2.4 - Separation distances. Refer to Table 7.2.2.4 Separation Distances below.
2	Seedlings within the separation distance stated in requirement 1 are removed if the seedlings— (a) are the same species as the trees to be harvested.

Requirements	
	(b) are not native to the local area.
3	For land with a slope of more than 10% but less than 25% - the development uses only— (a) mechanical strip cultivation on the contour. OR (b) spot cultivation. OR (c) manual cultivation.
4	For land with a slope of 25% or more— the development uses only— (a) spot cultivation. OR (b) manual cultivation.
5	The construction, operation or maintenance of a track or road for the development does not adversely affect— (a) a natural drainage feature on the land. OR (b) land that is subject to erosion or landslide.
6	A track or road for the development— (a) is appropriately drained. (b) has a stable surface.
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— (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 (b) both of the following things are established and maintained— (i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested. (ii) a fuel reduction area immediately behind the fire 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 7.2.2.4 - Separation distances—

Requirements	
	(a) the construction of roads and tracks for the development.
	(b) maintenance works for the development.

Table 7.2.2.4—Separation distances.

Column 1 Structure or thing	Column 2 Separation distance
1. A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 1 to 2 under the Strahler stream order classification system.	5m from the defining bank of the watercourse.
2. A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 3 to 5 under the Strahler stream order classification system.	10m from the defining bank of the watercourse.
3. A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 6 under the Strahler stream order classification system.	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 Construction of buildings in bushfire prone areas.
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 machinery shed 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

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.

This code applies to a reconfiguring of a lot if –

- (a) the lot is in an industrial zone or residential zone.
- (b) the reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot).
- (c) each created lot is at least the minimum lot size for the relevant zone stated in a local instrument.
- (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 any of the following areas under a local instrument—
 - (i) a flood hazard area.
 - (ii) a bushfire hazard area.
- (b) an overlay in 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.

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

1.	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
2.	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
3.	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.
4.	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.
5.	If the reconfiguration creates a rear lot— <ul style="list-style-type: none"> (a) an access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot (b) no more than 2 rear lots are accessed from the head of a single cul-de-sac.
6.	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.
7.	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.
8.	A new building or structure on the premises—

	<ul style="list-style-type: none"> (a) will comply with the Queensland Development Code, part 1.4 (b) will be outside of an existing or planned infrastructure easement.
9.	<p>Each created lot has access to the road network through—</p> <ul style="list-style-type: none"> (a) direct road frontage. <p>OR</p> <ul style="list-style-type: none"> (b) an access strip. <p>OR</p> <ul style="list-style-type: none"> (c) an access easement, if a local instrument states that an access easement is consistent with the relevant zone.
10.	<p>Access from each created lot to the road network is-</p> <ul style="list-style-type: none"> (a) lawful, safe and practical. (b) designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient.
11.	<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"> (a) for reconfiguring a lot in a residential zone—5m. <p>OR</p> <ul style="list-style-type: none"> (b) for reconfiguring a lot in an industry zone— 8m.
12.	<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>
13.	<p>If the premises are in a reticulated water area – each created lot is connected to the reticulated water supply system.</p>
14.	<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>
15.	<p>If the premises are in an area with a sewerage service – each created lot is connected to the sewerage service.</p>
16.	<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>
17.	<p>Each lot is connected to a supply network and telecommunication network, if required under a local instrument.</p>
18.	<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>
19.	<p>The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff-</p> <ul style="list-style-type: none"> (a) is minimised during and after construction. (b) complies with the requirements stated in a local instrument.
20.	<p>Filling and excavation on the premises –</p> <ul style="list-style-type: none"> (a) does not cause a vertical change to the natural ground level of more than 1 metre. (b) does not result in ponding on the premises or adjoining land. (c) complies with the requirements stated in a local instrument.

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:

- (a) development is located to protect and enhance matters of national, state and local environmental significance, landscape values and ecological connectivity.
- (b) development has a safe and efficient site layout.
- (c) 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.
- (d) development on local heritage places:
 - i. does not result in the demolition or removal of a local heritage place, unless there is no practical reason and feasible alternative.
 - ii. conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place.
 - iii. safeguards archaeology and archaeological potential, and ensures they are appropriately investigated and artefacts appropriately managed.
- (e) an appropriate level of servicing and infrastructure is provided to new development and is connected to BSC's infrastructure where available.
- (f) the site layout protects adjoining amenity, allows access around the building, allows sufficient areas for parking and manoeuvring on the site and safe and efficient access and egress.
- (g) assets of the BSC are protected.
- (h) any planned earthworks ensure that existing drainage regimes are maintained.
- (i) protects areas and sites of conservation importance, including cultural and high landscape values.
- (j) development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.

Table 7.3.1.1: Assessment criteria - General Development Code

Performance outcomes	Acceptable outcomes
Site Layout	
<p>PO1 The size and bulk of new buildings associated with development maintains and enhances the intended local character of the zone by avoiding over-development of the site, and allowing for development at a consistent scale, siting and intensity to nearby development.</p>	<p>AO1 Total development on the site has a maximum site cover as follows:</p> <ul style="list-style-type: none"> • 50% Township zone. • 90% Centre zone. • 85% Residential zone. • 40% Industrial zone.
<p>PO2 Landscaping is provided to enhance the visual appeal of the</p>	<p>AO2 Except in the Thargomindah Centre zone, a minimum of 10% of the total development area is landscaped.</p>

<p>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>	
Building Design	
<p>PO3 New development maintains the low rise scale and character of the Shire.</p>	<p>AO3 Development is no higher than:</p> <ul style="list-style-type: none"> • 2 storeys. <p>OR</p> <ul style="list-style-type: none"> • 8.5 metres above ground level.
<p>PO4 New buildings or structures present a traditional façade to the street.</p>	<p>AO4 Except where in the Thargomindah centre and industrial zones, at least three of the four elements below must be incorporated into the façade of new buildings:</p> <ul style="list-style-type: none"> • verandas or porches. • awnings and shade structures. • variations to the roof and building lines. • a range of building materials, matching prevailing materials in neighbouring buildings.
<p>PO5 Development is generally in accordance with existing setbacks within the locality.</p>	<p>AO5 No acceptable outcome provided.</p>
Dual Occupancies and Multiple Dwellings	
<p>PO6 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>Editor's note: Dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Building scale, form and site layout is consistent with existing prevalent residential architectural features and site layouts (e.g. 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>AO7 No acceptable outcome provided.</p>

<p>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.</p>	
<p>PO8 Landscaping is provided for site presentation privacy and shade.</p>	<p>AO8 No acceptable outcome provided.</p>
Ancillary Uses	
<p>PO9 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>AO9 Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities do not exceed 10% gross floor area of the primary use on the site.</p>
Access, manoeuvring and parking	
<p>PO10 The proposed development accommodates sufficient car parking on site.</p>	<p>AO10 Car parking is provided at rates as per Table 7.3.1.2.</p>
<p>PO11 The proposed driveway is clear of all impediments.</p>	<p>AO11 The proposed driveway is clear of street furniture, gully pits, man holes, power poles and street trees.</p>
<p>PO12 The location of driveways does not create a danger to the safety and efficiency of existing intersections.</p>	<p>AO12 The minimum distance of a driveway from an intersection of one street with another is 6 metres.</p>
<p>PO13 Access to, from and within the site:</p> <ul style="list-style-type: none"> • is adequate for the type and volume of traffic generated by the use. • does not adversely impact on the traffic network external to the site. • caters for safe pedestrian access. • provides for disabled access. 	<p>AO13.1 Vehicle crossovers are designed in accordance with BSC's standards.</p> <p>AO13.2 Car parking and manoeuvring areas are designed in accordance with:</p> <ul style="list-style-type: none"> • AS2890.1 – Parking Facilities. • Austroads AP-34/95 - Design Vehicles and Turning Path Templates. • The Access to Premises Standard' (Vol 1 of the National Construction Code).
Infrastructure and Services	
<p>PO14 The development is supplied with an appropriate level of infrastructure to support the intended use.</p>	<p>AO14 Telecommunications and electricity supplies are designed and installed to supplier standards.</p>

<p>PO15 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>AO15.1 In the Township, Residential, Centre and Industrial zones, all development is connected to BSC’s reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> • Water Services Association of Australia (WSAA), 2011, “WSA 03-11 Water Supply Code of Australia” Version 3.1. • Queensland Department of Energy and Water Supply, 2010, <i>Planning Guidelines for Water Supply and Sewerage</i>. <p>In the Recreation and Open Space and Rural zones, a potable water supply is provided.</p> <p>AO15.2 In the Township, General Residential, Centre and Industrial zones, all development is connected to BSC’s reticulated sewerage network.</p> <p>In the Recreation and Open Space and Rural zones, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p> <p>Note: Appropriate authorization is required under the <i>Water Act 2000</i> for connection to watercourses, overland flow or underground water.</p>
<p>PO16 Stormwater is collected and discharged to ensure no impacts on adjoining land owners, BSC or state infrastructure while also ensuring environmental values of waters in the Bulloo Shire are maintained.</p>	<p>AO16 In all zones, stormwater drainage is provided in accordance with:</p> <ul style="list-style-type: none"> • Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013. • Pilgrim, DH, (ed)., <i>Australian Rainfall & Runoff – A Guide to Flood Estimation</i>, Institution of Engineers, Australia, Barton, ACT, 1987. • Class 1 and Class 10 buildings – National Construction Code, Volume 2.
<p>PO17 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>AO17.1 Wastewater from development is not discharged to a waterway.</p> <p>Alternatively, where wastewater discharge to a waterway is unavoidable, a wastewater management plan (WWMP) is submitted, which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> • wastewater type • climatic conditions • water quality objectives (WQOs) • best-practice environmental management. <p>AO17.2</p>

Implement the WWMP prepared in accordance with AO14.1.	
BSC assets	
<p>PO18 Structures and buildings do not adversely impact on BSC infrastructure.</p>	<p>AO18.1 All proposed structures and buildings are clear of BSC easements and underground infrastructure within the site boundaries. As per Queensland Development Code requirements.</p> <p>AO18.2 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 1 metre.</p>
Development location in a Bushfire Hazard Area	
<p>PO19 A vulnerable use is not established or materially intensified where there are unacceptable risks to people or property from a Bushfire Hazard.</p>	<p>AO19 Vulnerable uses are not established or expanded. Editor's note: Vulnerable uses are those involving:</p> <ol style="list-style-type: none"> (1) 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 (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.
<p>PO20 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO20 Emergency services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to low hazard evacuation routes.</p>
<p>PO21 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area.</p>	<p>AO21 The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.</p>
<p>PO22 Development in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards makes adequate provision of water supply for fire-fighting requirements.</p>	<p>AO22 No acceptable outcome provided.</p>
Development located in a Flood Hazard Area – Reconfiguring a Lot	
<p>PO23 Development located within areas containing a flood hazard (as identified in Schedule 2 – Flood mapping) responds to flooding potential and maintains personal safety at all times with regard to siting and layout.</p>	<p>AO23 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:</p>

	<p>(a) all new lots contain a building envelope located:</p> <ul style="list-style-type: none"> i. outside of the mapped flood area in Schedule 2 – Flood mapping. OR ii. can achieve a freeboard of 300mm above the Defined Flood Event (DFE). <p>(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>
<p>PO24 Development involving essential community infrastructure remains functional to meet community needs during and after flood events.</p>	<p>AO24 No acceptable outcome provided.</p>
Stock Route Network	
<p>PO25 Development on or on lots fronting the stock route network (SPP mapping – Economic Growth, Agriculture, Stock Route Network) does not compromise the connectivity and integrity of the network and protects ongoing, efficient and safe use by travelling stock by:</p> <ol style="list-style-type: none"> 1. Maintaining the extent of the stock route network. 2. Maintaining access to watering facilities and other stock route infrastructure. 3. Providing safe passage of stock traversing the stock route. 4. Allowing practical solutions for stock to move across transport and other linear infrastructure safely. 	<p>AO25 No acceptable outcome is provided.</p>
<p>PO26 Development does not result in encroachment by incompatible land uses (especially residential, sensitive commercial or community uses) along the stock route network. Non-rural uses are setback and buffered from the stock route network to mitigate impacts.</p>	<p>AO26 Development is for a rural activity.</p>
<p>PO27 Development does not result in a loss of the primary use for moving stock and other uses associated with the stock route network including recreational,</p>	<p>AO27 No acceptable outcome provided.</p>

environmental and heritage values.	
Petroleum pipeline	
PO28 The integrity and function of high pressure pipelines carrying petroleum and gas is maintained.	AO28.1 Development: a) is located not less than 200m from the centre-line of petroleum pipelines identified in Schedule 2 –Bulloo Pipeline . b) must not impact on the pipeline function. AO28.2 Where development is proposed on a pipeline easement, the proponent consults the pipeline licence holder.
Local heritage places	
PO29 Development contributes to the retention of a local heritage place, facilitates their adaptive reuse, but does not result in a change that is incompatible with conserving the cultural heritage significance of the place.	AO29.1 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. OR Development is in accordance with the guideline Developing heritage places: using the development criteria as made under the <i>Queensland Heritage Act 1992</i> . OR Development is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i> . AO29.2 Development neither results in the demolition of the place nor substantially reduces its cultural heritage significance. Alternatively, where demolition is unavoidable: (a) a report is provided that demonstrates there is no practical reason and feasible alternative to the substantial demolition of the local heritage place or its removal to another location, and (b) an archival record is prepared to document the changes. Editor’s note: the report must be prepared by suitably qualified consultants, such as conservation architects or structural engineers, and detail alternative options investigated.
Biodiversity	
PO30 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. (c) protects and enhances ecological connectivity.	AO30 Provide a buffer from buildings, ancillary structures and all other development: (a) that is at least 100 metres from the top bank of all water courses and the full supply level of storages. (b) for areas identified as a Matter of State Environmental significance (identified in SPP mapping – Environment and Heritage – Biodiversity) at a minimum width of: i. 20m from existing riparian vegetation associated with a watercourse. OR ii. 50m where the area is located in the Township zone. OR iii. 200m in any other zone.
Aviation facilities	
PO31	AO31

<p>Development does not interfere with the function of air service facilities. Schedule 2 – Airport Maps.</p>	<p>Development located within the building restriction area for an air services facility does not create:</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of sight between antenna. (b) an electrical or electromagnetic field that interferes with the signals transmitted by the facility. (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility. <p>OR</p> <p>Development located within the building restricted area for an air services 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 air services facility.</p>
Mining Activity	
<p>PO32</p> <p>Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Note: A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome where a possible risk from former mining activities is identified through local knowledge, a pre-development ground inspection, Schedule 2 – Other Mapping – Mines Online Maps, or other sources.</p>	<p>AO32</p> <p>No acceptable outcome provided.</p>

Table 7.3.1.2: Car parking Requirements

Use	Requirements
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 50 m ² of gross floor area.
Dual Occupancies Multiple Dwellings	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Industrial Uses	1 space per 50 m ² of gross floor area for the first 1000 m ² and 1 additional space per 100 m ² of gross floor area exceeding 1000 m ² .
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 100 m ² of gross floor area.
Service station	1 space per 30 m ² site area.

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 NRWA is located in the Rural zone, where in close proximity to Thargomindah, and the Industrial zone, and is designed and operated in a manner that will not detract from existing uses in Bulloo Shire.

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

- (a) NRWA has adequate infrastructure for the use including water supply, waste water disposal, stormwater control, telecommunications and electricity.
- (b) NRWA does not detract from, or hamper, existing uses.
- (c) NRWA is appropriately screened and landscaped.
- (d) Areas and sites of conservation importance, including cultural and high landscape values are protected.

Table 7.3.2.1 Assessment criteria - Non-resident workforce accommodation

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

<p>Note: Appropriate authorization is required under the <i>Water Act 2000</i> for connection to watercourses, overland flow or underground water.</p>	
<p>PO5 NRWA buildings and waste disposal areas are screened and landscaped from site boundaries.</p>	<p>A05 No acceptable outcome provided.</p>
<p>PO6 NRWA developments are temporary in nature.</p>	<p>A06.1 NRWA are only in operation for a maximum period of 5 years.</p> <p>A06.2 When not used for more than 6 months the site is restored to its pre-NRWA condition.</p>
<p>PO7 Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p>A07.1 A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.</p> <p>A07.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 6 - Local Heritage Places.</p>

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.
 - (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 impact on matters of state environmental significance.
 - (b) facilitates the protection and enhancement of matters of state environmental significance.
 - (c) protects and enhances ecological connectivity.

Table 7.4.1.1 Assessment criteria - operational works

Performance outcomes	Acceptable outcomes
Site Layout	
<p>PO1 Adverse impacts of operations are minimised including impacts from either:</p> <ul style="list-style-type: none"> • noise. • Dust. • Silt. • other noxious emissions on adjoining land and natural features, including surface and groundwater. 	<p>AO1 Excavation or filling on all land (except dams on rural zoned land for rural purposes):-</p> <ol style="list-style-type: none"> (a) does not exceed 1 metre deep or 1 metre high (except for excavation for building works). (b) ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary. (c) has a childproof fence if excavation is for a water retaining structure. (d) ensures no ponding develops on adjacent land at any time. (e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard. (f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.
<p>PO2 Operational works or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO2 An erosion and sediment control plan (ESCP) 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</p>

	<p>Table A (construction phase) or local equivalent, for:</p> <ul style="list-style-type: none"> (a) drainage control. (b) erosion control. (c) sediment control. (d) water quality outcomes. <p>AO2.1 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person.</p>
Levees	
<p>PO3 Any off-property impact from the levee is minimised and acceptable having regard to the following—</p> <ol style="list-style-type: none"> 1. the environment in which the levee is located. 2. the measures proposed to be taken to mitigate any off-property impact. 3. any compensation measures for an impact that are proposed by the applicant. 	<p>AO3 The levee does not result in:</p> <ul style="list-style-type: none"> (a) an unacceptable change in hydraulic effects that occur off-property. (b) an unacceptable impact on people, property or the environment.
<p>PO4 The levee is a safe and stable structure.</p>	<p>AO4 The design, construction, operation and maintenance for the levee is appropriate for the materials used and the levee's intended function.</p>
<p>PO5 Community safety is ensured in the event a category 3 levee fails or overtops.</p> <p>Editors note: For further details on levees including classification, planning and development see DNRM Guideline: Regulation of levee banks.</p>	<p>AO5.1 Demolition is required due to a catastrophic event which substantially destroys the structure or building.</p> <p>AO5.2 Appropriate emergency action procedures are in place for category 3 levees.</p>
Hazardous Activities	
<p>PO6 Extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored state so the land is suitable for use by alternative land uses.</p>	<p>AO6 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.</p>
<p>PO7 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>AO7 No acceptable outcomes provided.</p>

<p>PO8 Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Note: A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome where a possible risk from former mining activities is identified through local knowledge, a pre-development ground inspection, Schedule 2 – Other Mapping – Mines Online Maps, or other sources</p>	<p>AO8 No acceptable outcome provided.</p>
<p>PO9 The integrity and function of high pressure pipelines carrying petroleum is maintained.</p>	<p>AO9 Operations:</p> <ul style="list-style-type: none"> (a) are located no less than 200m from the centre-line of petroleum pipelines identified on Schedule 2-Bulloo Pipeline map. (b) must not impact on pipeline function. (c) where operations are proposed on a pipeline easement, the proponent consults the pipeline licence holder.

Table 7.4.1.2 Construction phase—stormwater management design objectives

Issue		Design objectives
Drainage control	Temporary drainage works.	<ol style="list-style-type: none"> 1. Design life and design storm for temporary drainage works: <ol style="list-style-type: none"> i. disturbed area open for <12 months—1 in 2-year Average Recurrence Interval (ARI) event. ii. disturbed area open for 12–24 months—1 in 5-year ARI event. iii. disturbed area open for > 24 months—1 in 10-year ARI event. 2. Design capacity excludes minimum 150 mm freeboard. 3. Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.
Erosion control	Erosion control measures.	<ol style="list-style-type: none"> 1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.

Sediment control	Sediment control measures. Design storm for sediment control basins. Sediment basin dewatering.	<ol style="list-style-type: none"> 1. Determine appropriate sediment control measures using either: <ol style="list-style-type: none"> i. potential soil loss rate ii. monthly erosivity iii. average monthly rainfall. 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ol style="list-style-type: none"> i. design storm for sediment basin sizing is 80th% five-day event or similar. 3. Site discharge during sediment basin dewatering: <ol style="list-style-type: none"> i. total suspended solids (TSS) < 50 mg/L TSS ii. turbidity not >10% receiving waters turbidity iii. pH 6.5–8.5.
Water quality	Litter and other waste, hydrocarbons and other contaminants.	<ol style="list-style-type: none"> 1. Avoid wind-blown litter 2. Remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.

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:

- (a) facilitate the creation of lots to a size and dimension of that allows the zones to achieve the intended use.
- (b) ensures that future lots are resilient from the impacts of flood and bushfire.
- (c) ensure that reconfiguring lots does not adversely impact on the cultural heritage or biodiversity values of an area or water quality.
- (d) ensure reconfiguring lots does not adversely impact on the Shire’s economy.
- (e) protect areas and sites of conservation importance, including cultural and high landscape values.
- (f) ensure that the stock route is maintained and protected from inappropriate development.

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

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

7.4.2.1 Assessment criteria – reconfiguring a lot

Performance outcomes	Acceptable outcomes
<p>PO1 The land is physically suitable for the anticipated future land use in terms flooding hazard, bushfire hazard and practical access.</p>	<p>AO1.1 All lots have a flood free access from a constructed road to an area on the site where a building can be constructed.</p> <p>AO1.2 All lots have a bushfire free access to an area on the site where a building can be constructed.</p>
<p>PO2 The proposed lots have a legal point of access from local or state controlled road networks.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 The proposed lots are of a size and dimension to meet the outcomes for development in the zones in respect of:</p> <ul style="list-style-type: none"> • preserving land for agriculture and animal production in the Rural zone. • achieving a safe and pleasant residential environment. • consistent with the nature and layout of existing subdivision patterns. • providing a variety of lot sizes for residential living, industry and commerce. 	<p>AO3 Allotments dimensions comply with Table 7.4.2.2.</p>
Site Layout	
<p>PO4 Stormwater is controlled to minimise the environmental impacts of runoff from the development on the water quality of surface and ground water.</p>	<p>AO4 No acceptable outcome provided.</p>
<p>PO5 The impacts of development on matters of state environmental significance (identified in SPP mapping – Environment and Heritage – Biodiversity) are avoided or if avoidance is not possible, minimised.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 The proposed lots will not lead to diminished productivity of rural land.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 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>AO7.1 All lots within the Residential, Centre, Industrial and Township zones, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p>AO7.2 All lots within the Rural zone have a potable water supply and on site sewerage.</p>
Flood	
<p>PO8 Development located within areas containing a flood hazard responds to flooding potential</p>	<p>AO8.1</p>

<p>and maintains personal safety at all times with regard to siting and layout.</p>	<p>Development does not occur on that part of any land identified as 'high' flood hazard on Schedule 2- Flood mapping.</p> <p>AO8.2 Development on land identified as 'medium flood hazard' as identified in Schedule2 – Flood mapping is sited and designed so that:</p> <p>(a) all new lots contain a building envelope located:</p> <ol style="list-style-type: none"> i. outside of the flood prone area OR ii. can achieve a freeboard of 300 mm above the Defined Flood Event (DFE). <p>(b) residential buildings are not constructed as single-storey slab on ground structures and only non-habitable rooms (such as garages and laundries) are located on the ground floor.</p> <p>(c) there is at least 1 evacuation route that remains passable for emergency evacuations during all floods.</p> <p>(d) an area is available within the development site that is at least 300 mm above the highest known flood level with sufficient space to accommodate the likely population of the development in safety for a relatively short time, until flash flooding subsides or people can be evacuated.</p>
Bushfire	
<p>PO9 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale purposes, a separation distance from hazardous vegetation is established provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>PO9.1 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/m² at any point.</p>	<p>AO9.1 No new lots are created within the bushfire prone area. OR AO9.2 Lots are separated from hazardous vegetation by a distance that:</p> <ol style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries. (b) is contained wholly within the development site. <p>Editor's note:</p> <ul style="list-style-type: none"> • Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. • For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. • 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.

<p>PO10 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>AO10.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway. (b) contains a reticulated water supply. (c) is connected to other public roads at both ends and at intervals of no more than 500 metres. (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. (e) has a minimum of 4.8 metres vertical clearance above the road. (f) is designed to ensure hydrants and water access points are not located within parking bay allocations. (g) incorporates roll-over kerbing. <p>AO10.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Editor's note: Applicants should have regard to the relevant standards set out in the reconfiguring a lot code and operational works codes in this planning scheme.</p>
<p>PO11 The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO11 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20 metres. (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. (c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path. (d) a minimum of 4.8 metres vertical clearance. (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and

	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines.</p> <ul style="list-style-type: none"> (f) a maximum gradient of 12.5%. (g) a cross fall of no greater than 10 degrees. (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy. (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres. (j) designated fire trail signage. (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services. (l) if a fire trail, has an access easement that is granted in favour of BSC and Queensland Fire and Emergency Services.
<p>PO12</p> <p>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>AO12</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20 metres. (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. (c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path. (d) a minimum of 4.8 metres vertical clearance. (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and

	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines.</p> <p>(f) a maximum gradient of 12.5%.</p> <p>(g) a cross fall of no greater than 10 degrees.</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy.</p> <p>(i) vehicular access at each end which is connected to the public road network.</p> <p>(j) designated fire trail signage.</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services.</p> <p>(l) if a fire trail, has an access easement that is granted in favour of BSC and Queensland Fire and Emergency Services.</p>
<p>PO13</p> <p>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>AO13</p> <p>The lot layout:</p> <p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation.</p> <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.</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Editor's note: For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>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.</p> <p>Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</p>
<p>PO14</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO14</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.</p>
Local heritage places	
<p>PO15</p> <p>Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place.</p>	<p>AO15</p> <p>No acceptable outcome is provided.</p>
<p>PO16</p> <p>Development is to ensure the protection and maintenance of places and items of cultural heritage.</p>	<p>AO16.1</p> <p>A minimum separation distance of 50 metres is provided to the 'bed and banks' of 'watercourses' and 'lakes.</p>

	AO16.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 6 - Local Heritage Places .
Stock Route Network	
PO17 The stock route network identified in SPP mapping – Agriculture, Development and Construction, Mining and Extractive Resources is protected from encroachment by incompatible land uses and allow safe passage of stock traversing the stock route including recreational, environmental and heritage values.	AO17 No new allotments are created within or adjacent to the stock route network.
Petroleum Pipelines	
PO18 The integrity of pipelines carrying petroleum is maintained.	AO18 No development is located closer than 200 metres from a pipeline or pipeline easement identified on Schedule 2 - Bulloo Pipeline .

Table 7.4.2.2 – Acceptable outcomes for lot sizes and frontages

Zone/Precinct	Allotment Size	Road frontage
Rural zone.	5000 hectares	N/A
Recreation and open space zone.	Not applicable	Not applicable
Township zone	1000 m ²	20 metres
Centre zone.	400 m ²	15 metres
Industrial zone.	1000 m ²	30 metres
General residential zone.	800 m ²	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.
Editor's 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

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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Adult store	<p>Adult store means the use of premises for the primary purpose of displaying or selling—</p> <p>(a) sexually explicit materials. or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	<p>Agricultural supplies store means the use of premises for the sale of agricultural supplies and products.</p>	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	<p>Air service means the use of premises for—</p> <p>(a) the arrival or departure of aircraft; or</p> <p>(b) housing, servicing, refuelling, maintaining or repairing aircraft; or</p> <p>(c) the assembly and dispersal of passengers or goods on or from an aircraft; or</p> <p>(d) training and education facilities relating to aviation; or</p> <p>(e) aviation facilities; or</p> <p>(f) an activity that—</p> <p>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p>(ii) directly services the needs of aircraft passengers.</p>	Airport, air strip, helipad, public or private airfield	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Animal husbandry	Animal husbandry means the use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	Animal keeping means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	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	Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	Bar means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. Note — See the <i>Prostitution Act 1999</i> , schedule 4.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children.	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, home based child care, family day care
Club	Club 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	Community care centre — (a) means the use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, integrated indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Community residence — (a) means the use of premises for residential accommodation for— (i) no more than— A. 6 children, if the accommodation is provided as part of a	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>program or service under the <i>Youth Justice Act 1992</i>; or</p> <p>B. 6 persons who require 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>		
Community use	<p>Community use means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<p>Crematorium means the use of premises for the cremation or aquamation of bodies.</p>		Cemetery
Cropping	<p>Cropping means the use of premises for—</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	<p>Detention facility means the use of premises for the lawful detention of persons.</p>	Correctional facility, detention centre, prison, youth detention centre	Police station, court cell complex
Dual occupancy	<p>Dual occupancy—</p> <p>(a) means a residential use of premises for two households involving—</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one	Dwelling house, multiple dwelling

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> (i) 2 dwellings (whether attached or detached) on a single lot, or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings. <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	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	<p>Dwelling house means a residential use of premises involving—</p> <ul style="list-style-type: none"> (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling. 		Caretaker’s accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<p>Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.</p>	‘Shop-top’ apartment	Caretaker’s accommodation, dwelling house
Educational establishment	<p>Educational establishment means the use of premises for—</p> <ul style="list-style-type: none"> (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a). 	College, outdoor education centre, preparatory school, preparatory school, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care
Emergency services	<p>Emergency services means the use of premises by a government entity or community organisation to provide—</p> <ul style="list-style-type: none"> (a) essential emergency services; or 	Ambulance station, auxiliary fire and rescue station, emergency management support facility, evacuation centres, police station,	Community use, hospital, residential care facility

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> (b) disaster management services; or (c) management support facilities for the services. 	rural fire brigade, rural fire brigade, State emergency service facility, urban fire and rescue station	
Environment facility	<p>Environment facility—</p> <ul style="list-style-type: none"> (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 (b) does not include the use of premises to provide accommodation for tourists and travellers. 	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p>Extractive industry means the use of premises for—</p> <ul style="list-style-type: none"> (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market. 	Quarry	
Food and drink outlet	<p>Food and drink outlet means the use of premises for—</p> <ul style="list-style-type: none"> (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a). 	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	<p>Function facility means the use of premises for—</p> <ul style="list-style-type: none"> (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function. 	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p>Funeral parlour—</p> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing 		Cemetery, crematorium, place of worship

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		
Garden centre	Garden centre means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.	Hardware store	Shop, showroom, outdoor sales and warehouse
Health care service	Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centre, natural medicine practice, nursing service, physiotherapy clinic	Community care centre, hospital
High impact industry	high impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note — Additional examples may be shown in Table 6 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 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	emissions produced by the activity.		
Home-based business	Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Hospital means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	Hotel — (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	Pub, tavern	Bar, nightclub entertainment facility
Indoor sport and recreation	Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, enclosed tennis court, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Intensive animal industry — (a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that	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 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>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>		
Intensive horticulture	<p>Intensive horticulture—</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 the use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p>	Greenhouse, and shade house plant production, hydroponic farm, mushroom farm	Wholesale nursery
Landing	<p>Landing means the use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>Low impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note — Additional examples may be shown in Table 6 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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>(b) that a local planning instrument applying to the premises states is a low impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>		industry
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 schedule 6, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	<p>Major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p>	Convention centre, entertainment centre, exhibition centre, horse racing facility, sports stadium	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>Marine industry means the use of waterfront premises for—</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p>	Boat building, boat storage, dry dock	Marina

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).		
Market	Market means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	medium impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note — Additional examples may be shown in Table 6 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Motor sport facility means the use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a)	Car race track, go-kart track, lawnmower race track, trail bike park, 4WD and all terrain park, motocross track, , motorcycle race track, off road motorcycle facility	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings,	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	whether attached or detached, for separate households.		care facility, retirement facility
Nature-based tourism	<p>Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p>	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environment facility
Nightclub entertainment facility	<p>Nightclub entertainment facility means the use of premises for—</p> <p>(a) providing entertainment that is cabaret, dancing or music; or</p> <p>(b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Non-resident workforce accommodation means the use of premises for—</p> <p>(a) accommodation for non-resident workers; or</p> <p>(b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Office—</p> <p>(a) means the use of premises for—</p> <p>(i) providing an administrative, financial, management or secretarial service or function; or</p> <p>(ii) the practice of a profession; or</p> <p>(iii) providing business or professional advice or services; but</p> <p>(b) does not include the use of premises for making, selling or hiring goods.</p>	Bank, real estate agency	Home based business, home office, shop, outdoor sales

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Outdoor sales	Outdoor sales means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Outdoor sport and recreation means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Outstation means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—		

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>		
Permanent plantation	Permanent plantation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.		Forestry for wood production, biofuel production
Place of worship	<p>Place of worship means the use of premises for—</p> <p>(a) organised worship and other religious activities; or</p> <p>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port service	<p>Port service means the use of premises for—</p> <p>(a) the arrival and departure of vessels; or</p> <p>(b) the movement of passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly service the needs of passengers of the vessels.</p>	Marina, ferry terminal	Landing
Relocatable home park	<p>Relocatable home park means the use of premises for—</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p> <p>(b) amenity facilities, food and drink outlets, a manager’s residence, or recreation</p>		Tourist park

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		
Renewable energy facility	<p>Renewable energy facility—</p> <p>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</p>	Geothermal power, hydroelectric power, solar farm, tidal power, wind farm	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	
Residential care facility	<p>Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who—</p> <p>(a) 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
Resort complex	<p>Resort complex means the use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>	Island resort, bars, meeting and function facilities, restaurants, sporting and fitness facilities	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Retirement facility	Retirement facility means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager’s residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).	Retirement village	Residential care facility
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	Rooming accommodation means the use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident’s room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or	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 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).		
Rural industry	Rural industry means the use of premises for— (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if— (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	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	Sales office means the use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Service industry means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid	Electric vehicle charging station	Car wash

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>petroleum gas, automotive distillate or alternative fuels; or</p> <p>(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).</p>		
Shop	<p>Shop means the use of premises for—</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p>	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, hardware and trade supplies, market, showroom
Shopping centre	<p>Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>		
Short-term accommodation	<p>Short term accommodation—</p> <p>(a) means the use of premises for—</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</p> <p>(ii) a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i);</p> <p>(b) Does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel accommodation, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Showroom means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(i) a size, shape or weight that requires—</p> <p>(ii) a large area for handling, display or storage; and</p> <p>(b) direct vehicle access to the building that contains the</p>	Bulk goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	goods by members of the public to enable the loading and unloading of the goods.		
Special industry	<p>Special industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note — Additional examples may be shown in Table 6 industry thresholds;</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Substation means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <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 s12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Telecommunications facility	Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by 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	Theatre means the use of premises for— (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)— (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages.	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	Tourist attraction means the use of premises for— (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Tourist park means the use of premises for— (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	is ancillary to the use in paragraph (a).		
Transport depot	Transport depot means the use of premises for— (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry
Utility installation	Utility installation means the use of premises for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	Veterinary service means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a);		Animal keeping
Warehouse	Warehouse means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage facility, storage yards	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Wholesale nursery means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Winery	<i>Winery</i> means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

SC1.2 Defined activity groups

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

Table SC1.2.1 Index defined activity group

<ul style="list-style-type: none"> • Accommodation activities • Business activities 	<ul style="list-style-type: none"> • Centre activities • Community activities • Entertainment activities 	<ul style="list-style-type: none"> • Industry activities • Recreation activities • Rural activities
---	---	--

Table SC1.2.2 Defined activity groups (clustered)

Column 1 Activity group	Column 2 Use terms
Accommodation activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home-based business • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural workers' accommodation • Short-term accommodation • Tourist park.

Column 1 Activity group	Column 2 Use terms
Business activities	<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Food and drink outlet • Garden centre • Hardware and trade supplies • Market • Office • Outdoor sales • Parking station • Sales office • Service industry • Service station • Shop • Shopping centre • Showroom • Veterinary service.
Commercial activities	<ul style="list-style-type: none"> • Bar • Caretaker's accommodation • Child-care centre • Club • Community care centre • Community use • Educational establishment (where excluding exclusive outdoor recreation facilities) • Food and drink outlet • Function facility • Health-care services • Hospital • Hotel • Market • Multiple dwelling • Nightclub entertainment facility • Office • Parking station • Place of worship • Residential care facility • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre.
Community activities	<ul style="list-style-type: none"> • Cemetery • Child-care centre • Club • Community care centre • Community residence

Column 1 Activity group	Column 2 Use terms
	<ul style="list-style-type: none"> • Community use • Crematorium • Detention facility • Educational establishment • Funeral parlour • Health-care services • Hospital • Outstation • Place of worship.
Entertainment activities	<ul style="list-style-type: none"> • Bar • Club • Function facility • Hotel • Nightclub entertainment facility • Theatre • Tourist attraction • Tourist park.
Industry activities	<ul style="list-style-type: none"> • Extractive industry • High-impact industry • Low-impact industry • Marine industry • Medium-impact industry • Research and technology industry • Special industry • Service industry • Warehouse.
Recreation activities	<ul style="list-style-type: none"> • Environment facility • Indoor sport and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park.
Rural activities	<ul style="list-style-type: none"> • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Cropping • Intensive animal husbandry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Rural workers' accommodation • Wholesale nursery • Winery.

SC1.3 Administrative definitions

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

Table SC1.3.1—Index of administrative terms and definitions.

<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Demand unit • Development footprint • Domestic outbuilding • Dwelling 	<ul style="list-style-type: none"> • Gross floor area • Ground level • Household • Minor building work • Minor electricity infrastructure • Net developable area • Non-resiende worker • Outermost • Projection • Planning assumption • Plot ration • Projection area 	<ul style="list-style-type: none"> • Secondary dwelling • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Ultimate development • Water netserv plan
---	---	---

Table SC1.3.2—Administrative terms and definitions.

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
Adjoining premises	Adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	Advertising device — (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	Affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	Average width , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	Base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	Basement means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	Boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. <i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	Building height , of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Demand unit	Demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Development footprint	Development footprint , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	Domestic outbuilding means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dwelling	Dwelling means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence. and

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> (b) contains— <ul style="list-style-type: none"> (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Gross floor area	<p>Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—</p> <ul style="list-style-type: none"> (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	<p>Ground level means—</p> <ul style="list-style-type: none"> (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	<p>Household means 1 or more individuals who—</p> <ul style="list-style-type: none"> (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Minor building work	<p>Minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following—</p> <ul style="list-style-type: none"> (a) 50m². (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	<p>Minor electricity infrastructure means development stated in the <i>Planning Regulation 2017</i>, schedule 6, section 26(5).</p>
Net developable area	<p>Net developable area, for premises, means the area of the premises that—</p> <ul style="list-style-type: none"> (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Non-resident worker	<p>Non-resident worker means a person who—</p> <ul style="list-style-type: none"> (a) performs work as part of— <ul style="list-style-type: none"> (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <p><i>Example of a non-resident worker—</i> a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</p>
Outermost projection	<p>Outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is—</p> <ul style="list-style-type: none"> (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumption	<p>Planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.</p>

Regulated requirements	
Column 1 Administrative term	Column 2 Definition
Plot ratio	Plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Projection area	Projection area means a part of the local government area for which the local government has carried out demand growth projection.
Secondary dwelling	Secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Service catchment	Service catchment means an area serviced by an infrastructure network.
Setback	Setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	<p>Site, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i></p> <ol style="list-style-type: none"> 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	<p>Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ol style="list-style-type: none"> (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Storey	<p>Storey—</p> <ol style="list-style-type: none"> (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ol style="list-style-type: none"> (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level. and (b) includes— <ol style="list-style-type: none"> (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	<p>Temporary use means a use that—</p> <ol style="list-style-type: none"> (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Ultimate development	Ultimate development , for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Water netserv plan	Water netserv plan means a plan adopted by an SEQ service provider, as defined under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> , under section 99BJ of that Act.

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
Strategic framework maps		
BSC SF1	Strategic Framework	
Zone maps		
BSC BSZ1	Bulloo Shire Zoning Map	
BSC TZ1	Thargomindah Zone Map	
BSC NZ1	Noccundra Zone Map	
BSC HZ1	Hungerford Zone Map	
Flood hazard maps		
BSC FPO1	Bulloo Shire Floodplain Assessment Overlay	
BSC TFH1	Thargomindah Flood Hazard	
BSC NFH1	Noccundra Flood Hazard	
BSC HFH1	Hungerford Flood Hazard	
Airport Maps		
ASP296-1/2	Thargomindah Obstacle Limitation Surface Map	
Other Mapping		
	Mines Online Maps Note: This mapping does not spatially represent all former mining activities and their extent in the Council area.	
	Bulloo Pipeline	
	Natural sciences loop	

SC2.2 Online Mapping Resources

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

Table SC2.2.1 Online Mapping Resources

SPP Mapping		
State Interest	SPP Theme	Map Layer
Economic Growth	Agriculture	Agriculture land classification (ALC) Stock Route Network
	Mining and Extractive resources	Mineral, Coal and Petroleum Resources Bulloo Pipelines
Environment and Heritage	Biodiversity	Matters of State Environmental Significance
	Cultural Heriatage	Heritage Places
	Water Quality	Climatic regions – stormwater management design objectives
Infrastructure	State transport Infrastructure	State Controlled Roads 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	Maps Online

Editor’s note—Other mapping referenced in the planning scheme is hyperlinked to SPP.

Schedule 3 - Notation of decisions affecting the planning scheme under section 391 of the Act

Table SC3.1 – Notation of decisions under section 391 of the Act

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

Schedule 4 - Land designated for community infrastructure

Table SC4.1 - Land designated for community infrastructure

Date of designation or repeal	Real property description	Street address including the relevant local government area if the notation is outside the planning scheme area	Type of community infrastructure
Designation matters: (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions			

Schedule 5 - Local government priority infrastructure plan mapping and supporting material

Schedule 6 - Local Heritage Places

Location	Real Property Description
Hungerford, Numalla	Lot 1 on H2344
Oontoo	Lot 1 on CPR4
Thargomindah Historic House (Leahy House), Corner Dowling and Gilmore Street, Thargomindah QLD 4492	Lot 46 on T1916
Thargomindah Hospital, 2 McGregor Street, Thargomindah QLD 4492	Lot 8 on RP860688
Old Bulloo Shire Office, 26 Sams Street, Thargomindah QLD 4492	Lot 15 on T1912
Thargomindah Post Office, 17A-17B Gilmour Street, Thargomindah QLD 4492	Lot 1 on SP146432
Old Thargomindah Printery, 34 Sams Street, Thargomindah QLD 4492	Lot 28 on SP131771
Artesian Bore and Powerhouse, Frew Street, Thargomindah QLD 4492	Lot 57 on RP817010
Nockatunga Station, PMB 1, Thargomindah QLD 4492	Lot 252 on RP208578
Nappa Merrie Homestead, Oontoo QLD 4480	Lot 415 on CP835115
Currawinya Homestead, Currawinya National Park, off Hungerford, Hungerford, QLD 4493	Lot 23 on NPW450
Currawinya Woolshed Complex, Currawinya National Park, Hungerford Road, Hungerford QLD 4493	Lot 23 on NPW450
St Ann's Homestead Stone Cottage (former), North east of Nappa Merrie Homestead, on a watercourse of Cooper Creek, Thargomindah QLD 4492	Lot 415 on CP835115
Old Thargomindah Cemetery (Thargomindah historic cemetery), off Frew Street, Thargomindah QLD 4492	Lot 519 on CP900061
Thargomindah Cemetery, off Bullawarra Road, Thargomindah QLD 4492	Lot 35 on C8128
Bulloo Downs Homestead, Adelaide Gate Road, Thargomindah QLD 4492	Lot 1673 on PH2276
Bransby Homestead, Bransby, Nockatunga QLD 4492	Lot 3 on B122
Bariolah (Baryulah) Station, off Cooper Creek Road, Durham QLD 4454	Lot 415 on CP835115
Bariolah (Baryulah) Cemetery, off Cooper Creek Road, Durham QLD 4454	Lot 415 on CP835115





Boorara Cattle and Sheep Station (includes pise home circ 1866), off Old Thargomindah-Hungerford Road, north-west of Lake Numalla, Hungerford QLD 4493	Lot 1 on AP19376
Noccundra Historic Cemetery, approx. 600m north of Noccundra airstrip, off Noccundra-Warry-Warry Road, Nockatunga QLD 4492	Lot 3 on B122
Old Tickalara Homestead, Tickalara Station, Barioolah (Baryulah) Station, Thargomindah QLD 4492	Lot 468 on PH1653
Durham Downs Historic Cemetery, Durham Downs, Durham QLD 4454	Lot 1 on SP133822
Durham Downs Station, Durham Downs, Durham QLD 4454	Lot 1 on SP133822
Kilcowera Station, Dowling Track, halfway between Hungerford and Thargomindah (Thargomindah-Hungerford Road), Hungerford QLD 4493	Lot 4904 on SP207172
Hungerford Cemetery, Hungerford Airstrip Road, Hungerford QLD 4493	Lot 1 on H2344
Black Gate Opal Mine, off Adventure Way, in the 'Capsize' paddock of Dynevor Downs. Southern workings 4km north of road, Dynevor Downs QLD 4490	Lot 8 on CP892351
Elbow Opal Mine, 7km northeast of Wantha Bluff (-28.23511,144.44839), Dynevor Downs QLD 4490	Lot 2 on SP1973
Moondibarry Shearing Shed, Hungerford QLD 4493	N/A
Chinese dam walls, likely located within Currawinya National Park, Hungerford QLD 4493	N/A



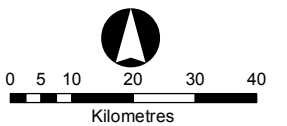
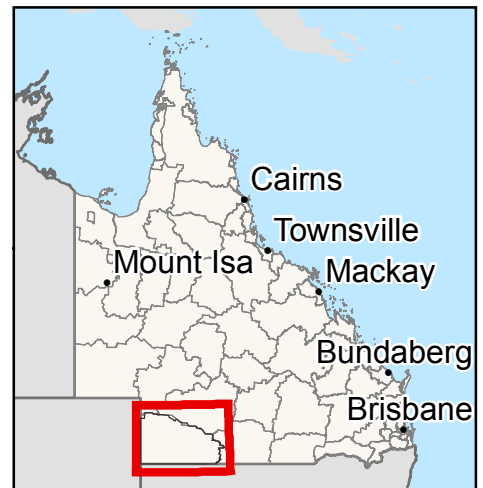
Bulloo Shire

Bulloo Shire Council Planning Scheme Queensland Floodplain Assesment Overlay

LEGEND

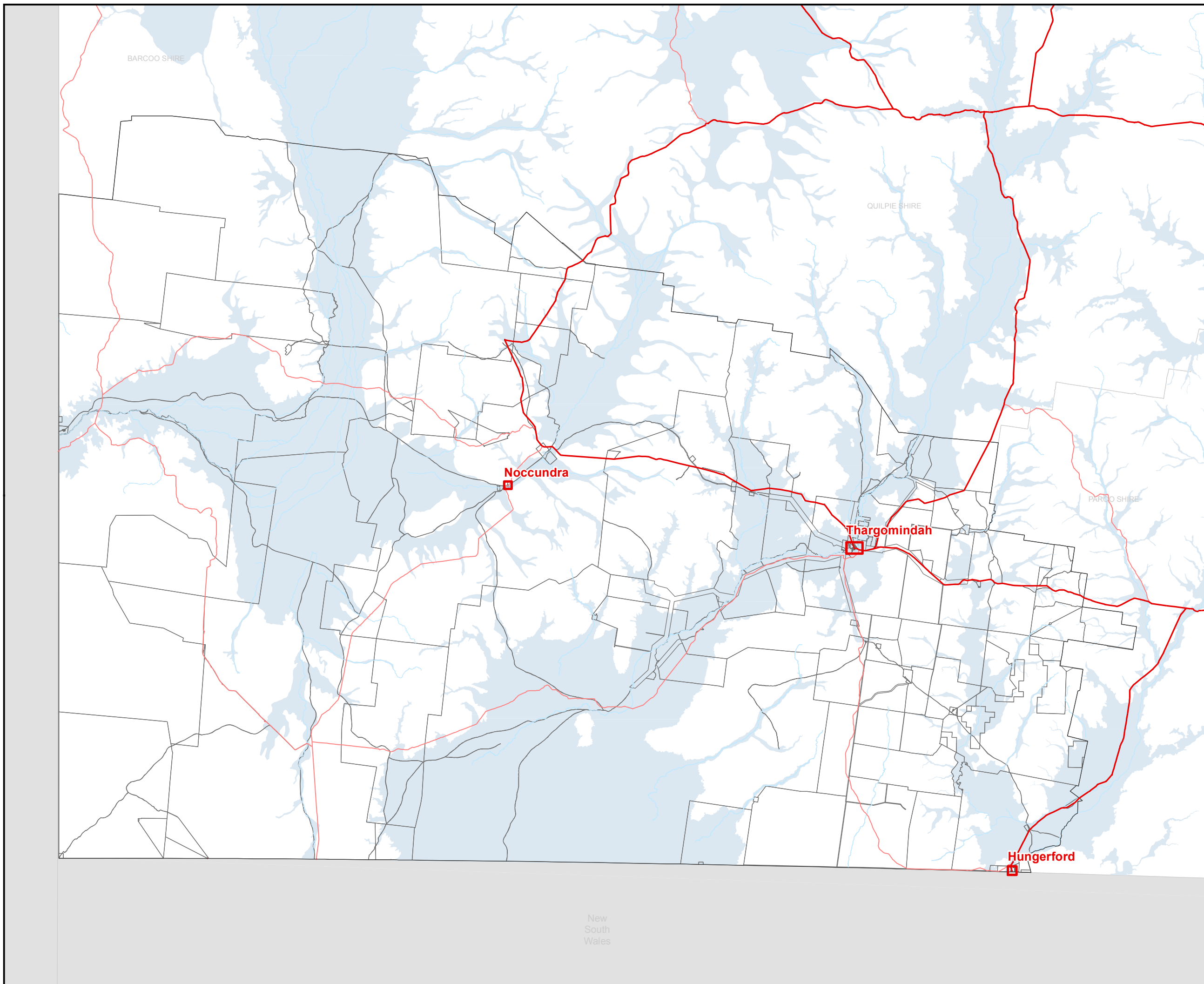
-  State Controlled Road
-  Other Road Corridor
-  Watercourse
-  Bulloo Local Government Area
-  Queensland Floodplain Assessment Overlay
-  Lot Boundary

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 Projection: Transverse Mercator
 Datum: GDA 1994

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Bulloo Shire Council Planning Scheme Strategic Framework

LEGEND

- Petroleum pipeline licences
- Road
- Watercourse
- Bulloo Local Government Area

CADASTRAL PARCELS

- Water
- Road

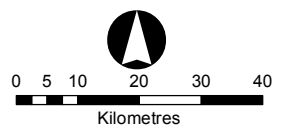
URBAN LAND

- Urban

NON-URBAN LAND

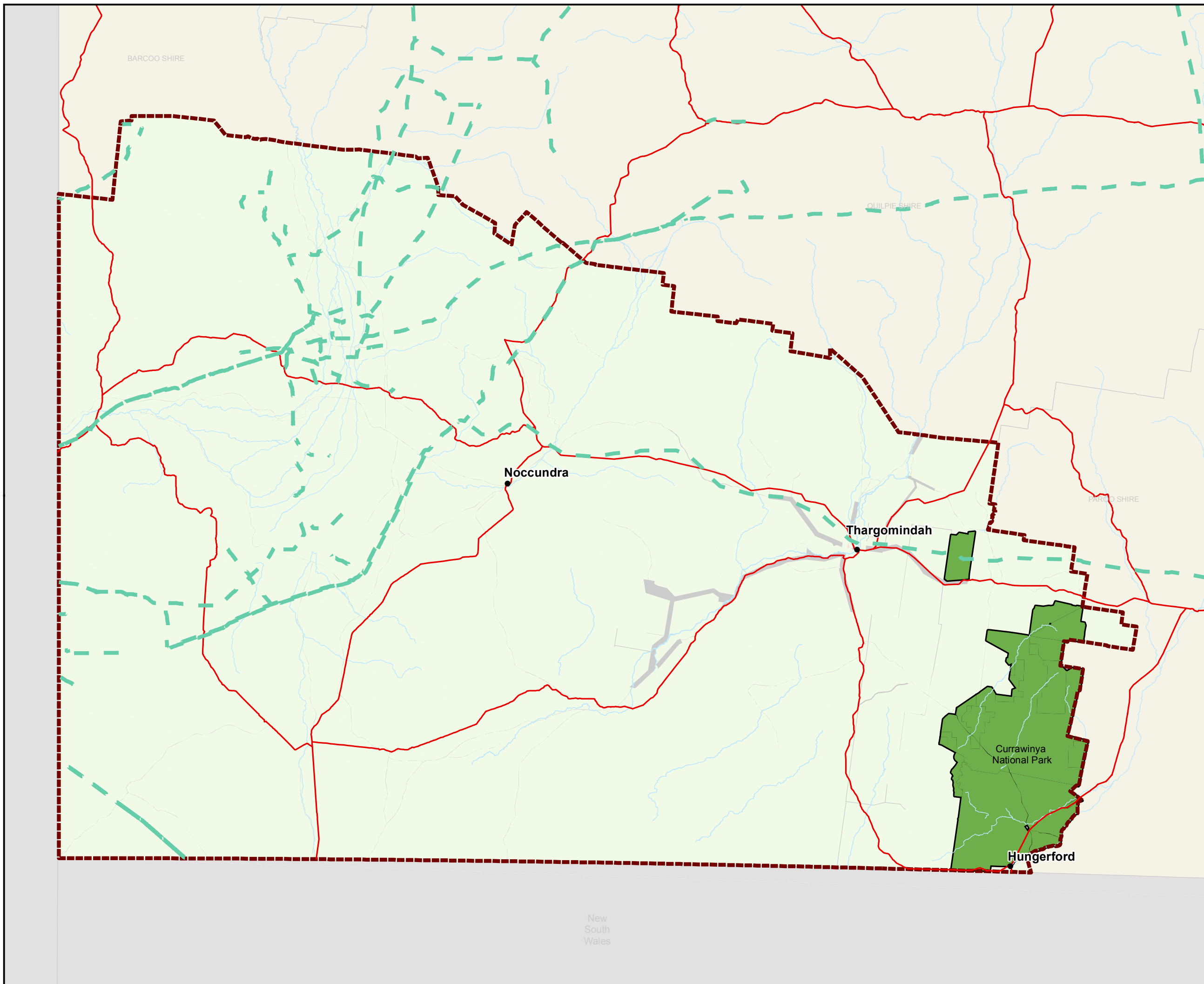
- Nature conservation and open space
- Rural

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Bulloo Shire

Bulloo Shire Council Planning Scheme Thargomindah Zones

LEGEND

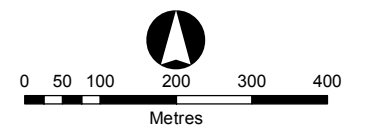
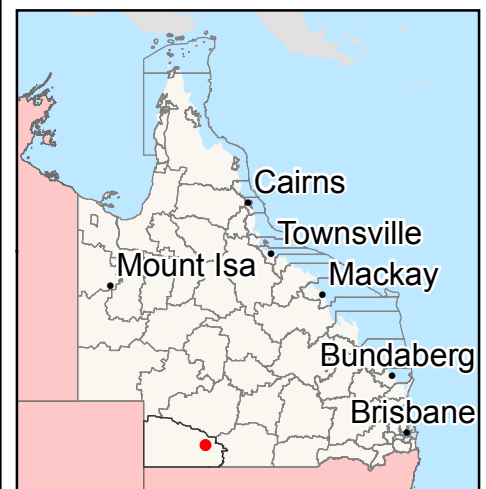
ZONE

- Centre
- General residential
- Industry
- Recreation and open space
- Rural
- Township

CADASTRAL PARCELS

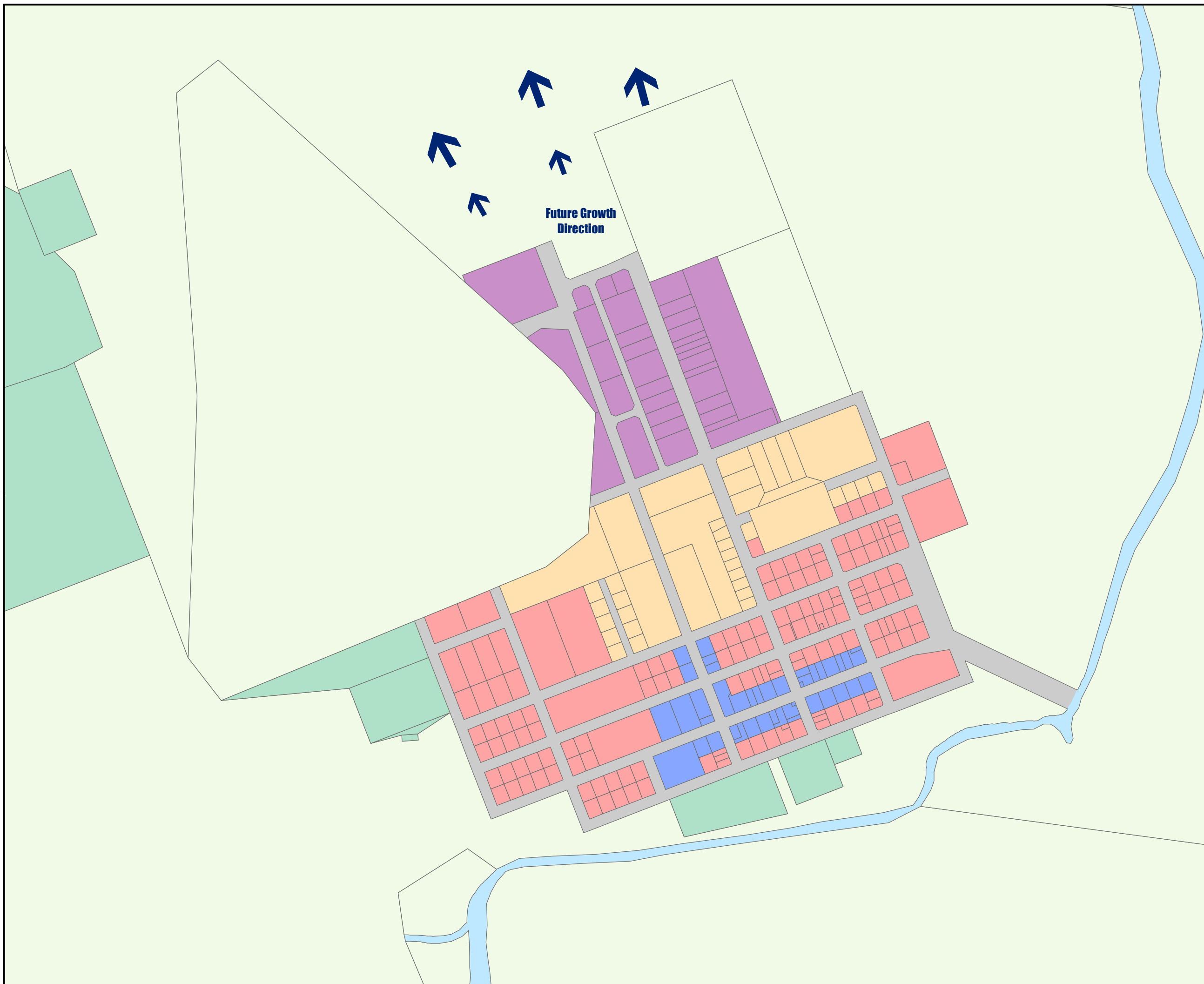
- Water
- Road

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Bulloo Shire Council
Planning Scheme
Noccundra Zones

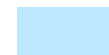
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ZONE

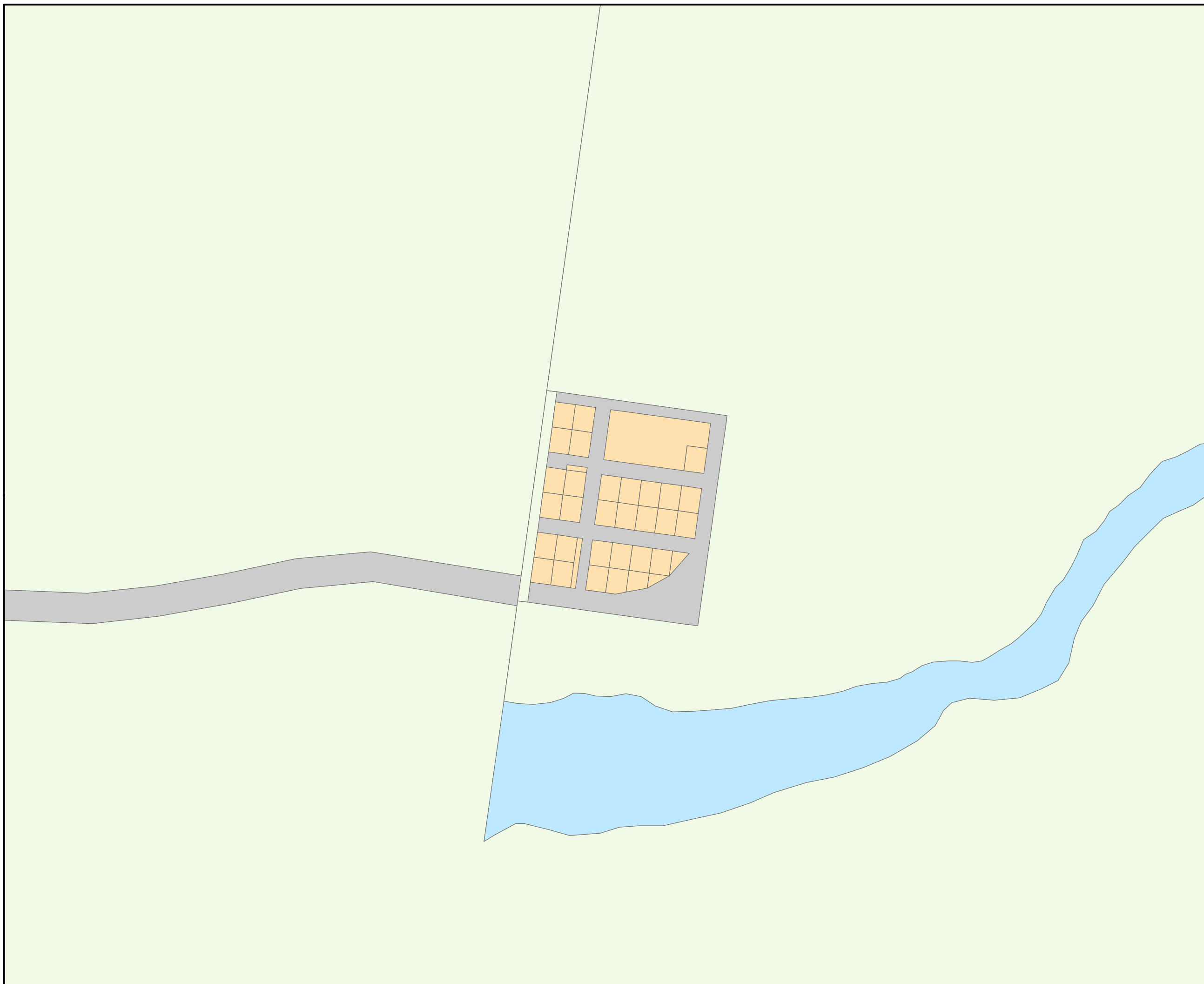
 Rural

 Township

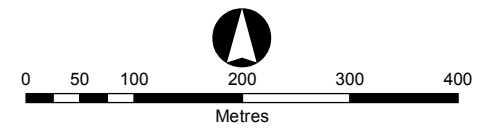
CADASTRAL PARCELS

 Water

 Road



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Bulloo Shire

Bulloo Shire Council Planning Scheme Hungerford Zones & Precincts

LEGEND

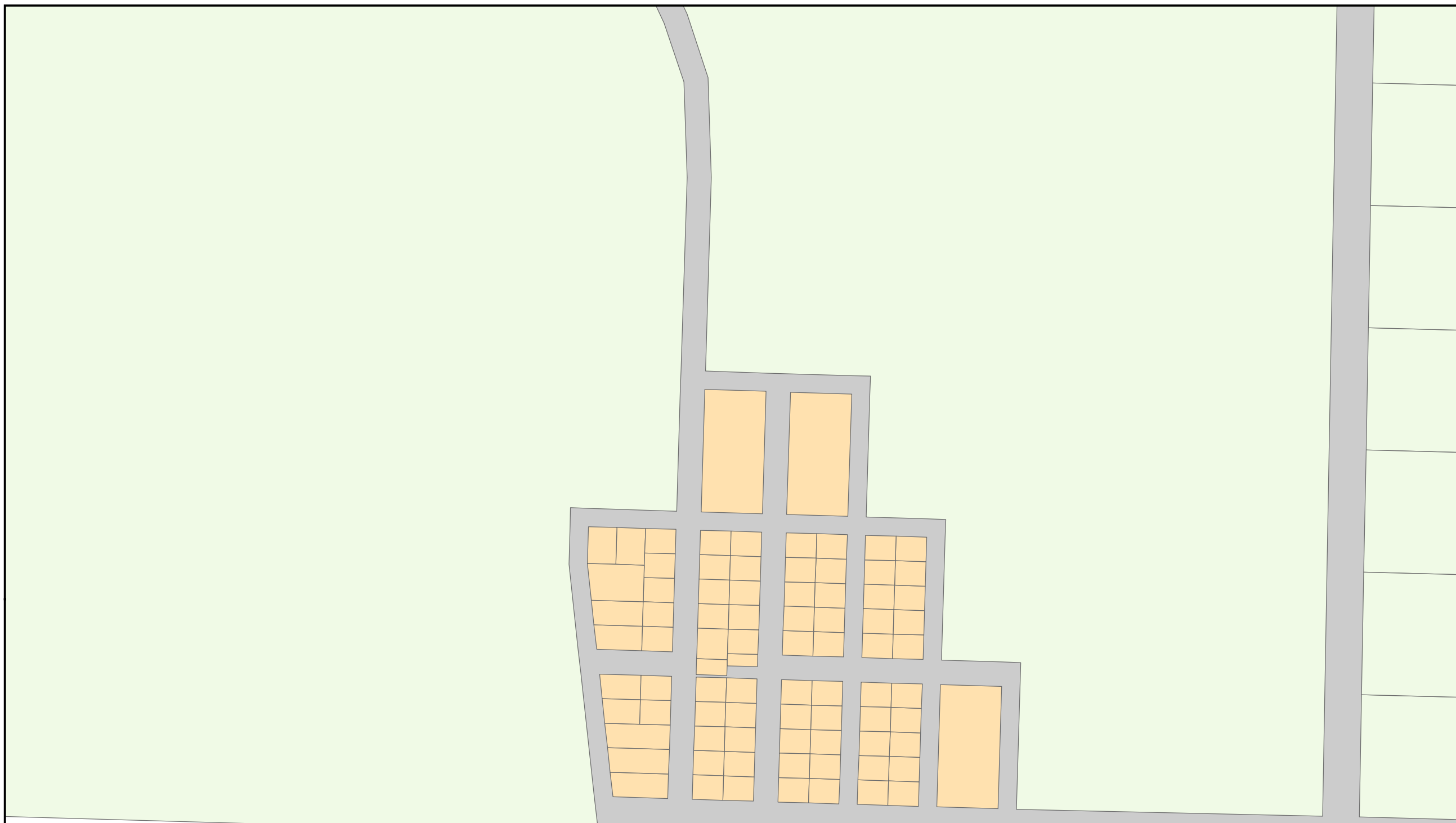
ZONE

 Rural

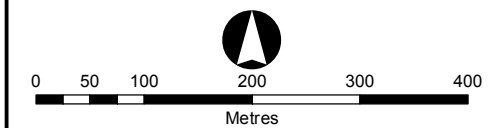
 Township

CADASTRAL PARCELS

 Road



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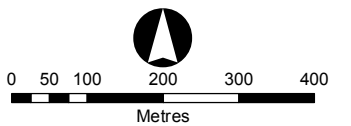
Bulloo Shire

Bulloo Shire Council Thargomindah Flood Hazard

LEGEND

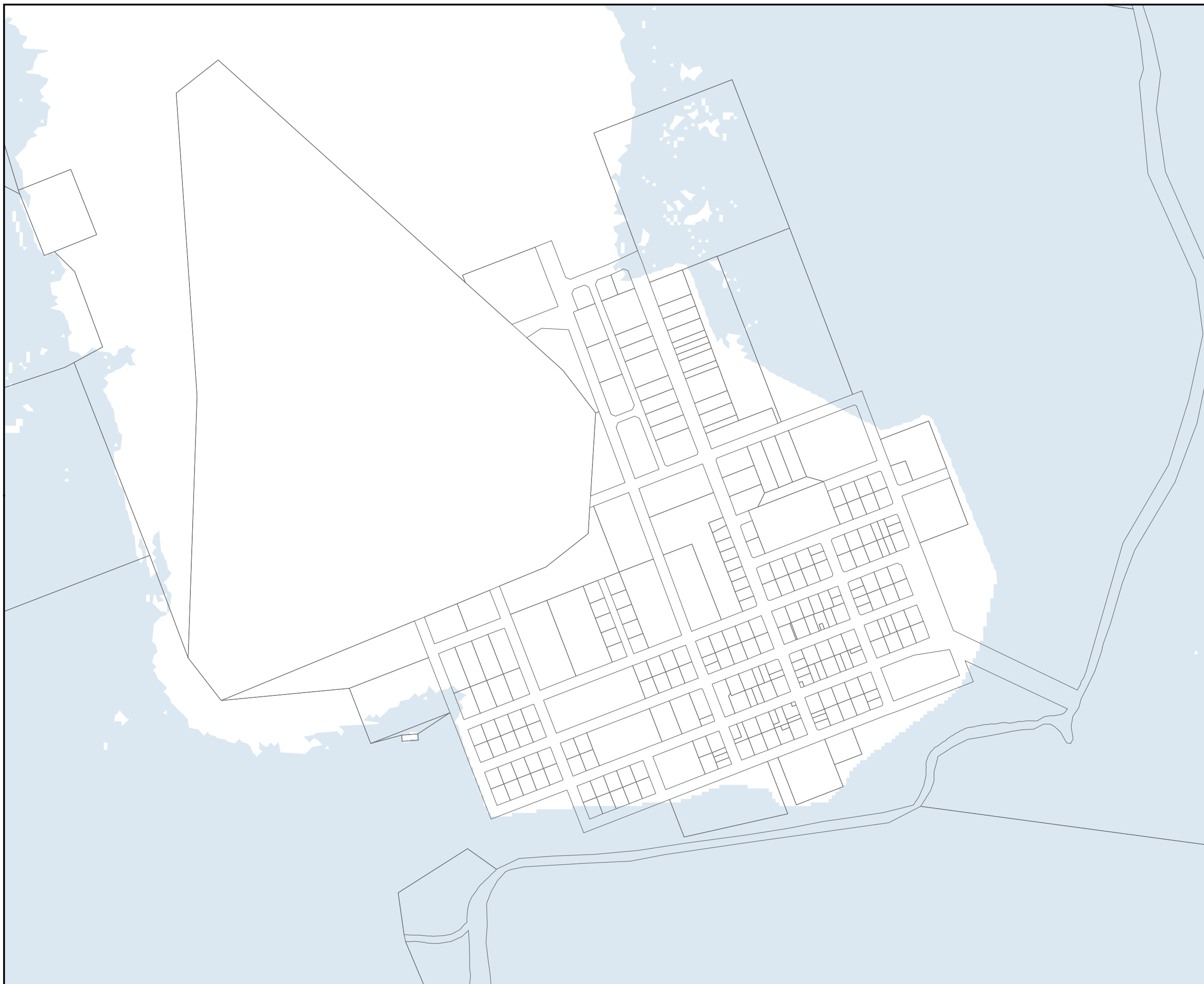
- 1% Annual Exceedance Probability Flood Event
- Lot Boundary

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 Local Government and Planning Spatial Services Unit
 for Bulloo Shire Council, 18/12/2017



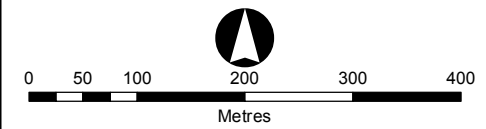
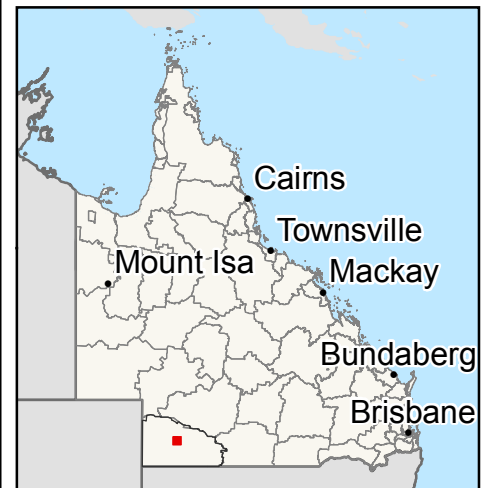


Bulloo Shire Council
Planing Shceme
Noccundra Flood Hazard

LEGEND

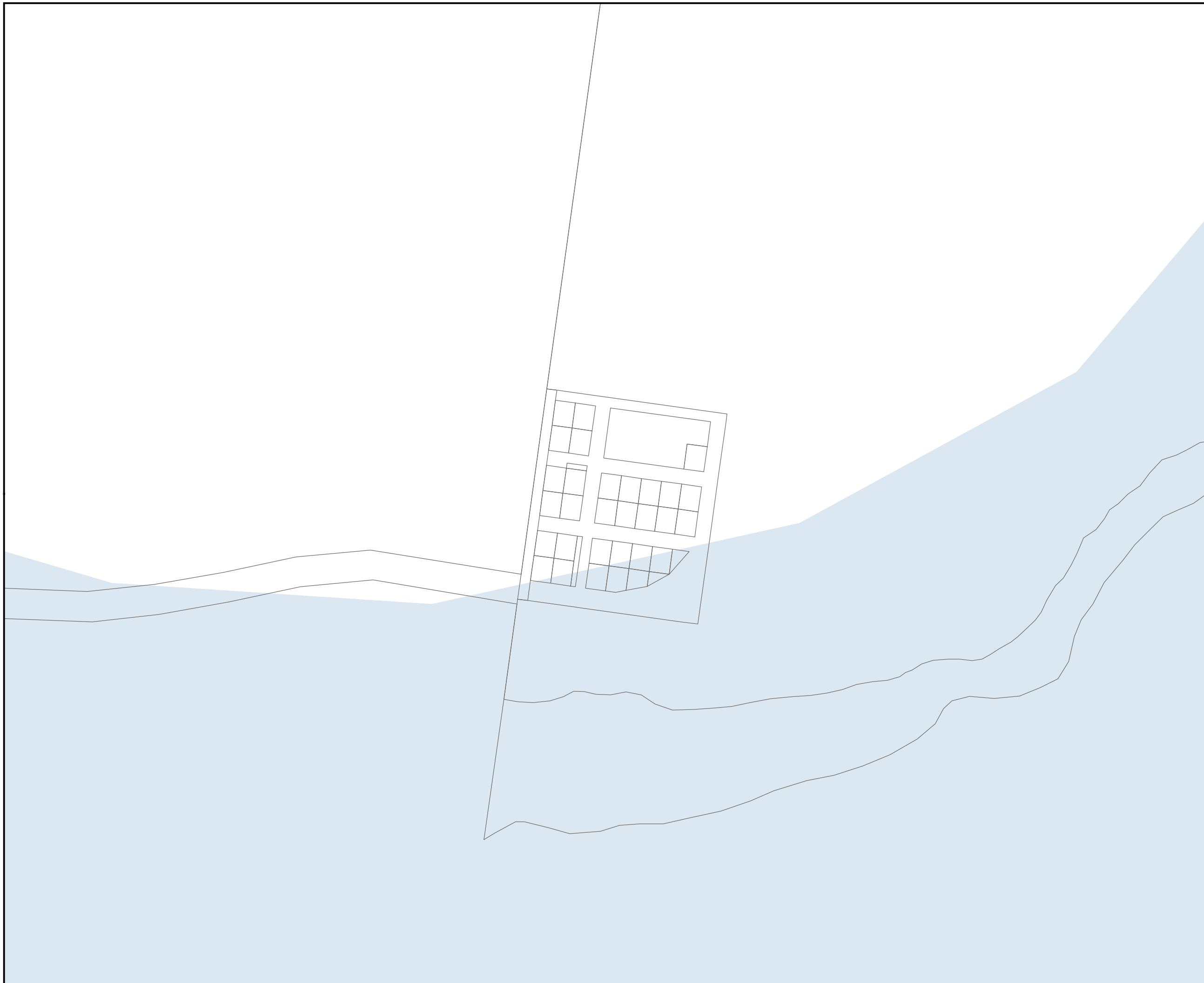
-  Queensland Floodplain Assessment Overlay
-  Lot Boundary

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Map Size: **A3**
Coordinate System: GDA 1994 MGA Zone 54
Projection: Transverse Mercator
Datum: GDA 1994

Map produced by the Department of Infrastructure
Local Government and Planning Spatial Services Unit
for Bulloo Shire Council, 18/12/2017







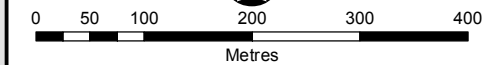
Bulloo Shire

Bulloo Shire Council Planning Scheme Hungerford Flood Hazard

LEGEND

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No	DATE	DRAWING CHECK	DESIGN REVIEW	REV'D BY MCR	APP'D BY DIR	ORIGINAL ISSUE



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PROJECT			
DRAFTER	DRAFTING CHECK	REMOVED PROJECT MANAGER	APPROVED PROJECT DIRECTOR
DESIGNED	DESIGN REVIEW		

TITLE			
THARGOMINDAH AIRPORT OBSTACLE LIMITATION SURFACES SHEET 2 of 2			
SCALE 1:3000	DEMEYNE PROJECT No ASP296	DRAWING No ASP296-2	AMDT A