

Boulia Shire Planning Scheme 2020 - 2040



Adoption Date: 21st July 2020
Resolution Number: 2020/7.13

Citation and commencement

This planning scheme may be cited as Boulia Shire Planning Scheme.

A notice was published in the Government Gazette No. 83 on 24th July, 2020 for the planning scheme for the Boulia Shire Council.

The commencement date for the planning scheme was 3rd August, 2020.

Community statement

The remote rural shire of Boulia is the Capital of the Channel Country in the heart of Central-West Queensland. Encompassing the communities of Boulia and Urandangi the region has a population of approximately 425 (2018) covering an area of more than 61,000 square kilometres.

The pillars of the Boulia Shire economy are cattle and tourism with new interests in mining exploration. Other industries, like retail and construction, or key service sectors such as health and education, rely on these pillars for their own sustainability and growth.

The residents of Boulia are proud of their communities and passionate about their future. Our shire will be well planned and supported with the right infrastructure in the right places to support present and future population. We will value education as a lifelong pursuit where we gain practical skills, enrich our lives, find secure jobs and improve our local and regional economy.

We will be valued as a shire where people choose to live, work and play, and a guardian of a sustainable natural environment that inspires and supports a healthy community.

We will have a community spirit that embraces our diversity and unique culture and gives everyone the opportunity to shine.

Boulia Shire will be characterised by strong communities and an economy driven by skills, innovation and diversification.

‘No one individual can do this alone but as a community working together we can achieve everything we need for the future of our shire within the sound framework of the Boulia Shire Planning Scheme’

Strategic vision

We are a council committed to decisive leadership in making locally responsive, informed and responsible decisions. We aim to deliver continuous improvement, to provide quality services and facilities which support a sustainable future.

Contents

Citation and commencement	2
Community statement	2
Strategic vision	2
Part 1—About the planning scheme	5
1.1 Introduction	5
1.2 Planning scheme components	6
1.3 Interpretation	6
1.3.1 Definitions	6
1.3.2 Standard drawings, maps, notes, editor’s notes and footnotes.....	6
1.3.3 Punctuation	7
1.3.4 Zones for roads, closed roads, waterways and reclaimed land.....	7
1.4 Categories of development.....	7
1.5 Hierarchy of assessment benchmarks.....	8
1.6 Building work regulated under the planning scheme	8
Part 2—State planning provisions	9
2.1 State Planning Policy	9
2.2 Regional plan	10
Part 3—Strategic framework	11
3.1 Preliminary	11
3.2 Strategic intent	11
3.3 Strategic intent statements.....	13
3.3.1 Encouraging economic growth	13
3.3.2 Facilitating smart growth for rural and town living environments.....	15
3.3.3 Avoiding and mitigating the risks of natural hazards and human hazardous activities ...	17
3.3.4 Safeguarding our environment and heritage.....	18
3.3.5 Providing adequate and appropriately connected infrastructure	20
Part 4—Tables of assessment	23
4.1 Preliminary	23
4.2 Reading the tables.....	23
4.3 Categories of development and assessment	23
4.3.1 Process for determining the category of development and the category of assessment for assessable development.....	23
4.3.2 Determining the category of development and categories of assessment	24
4.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development.....	24
4.4 Categories of development and assessment—Material change of use.....	25
4.5 Categories of development and assessment—Reconfiguring a lot.....	42
4.6 Categories of development and assessment—Operational work	42
4.7 Categories of development and assessment—Building work.....	44
Part 5—Zones	45
5.1 Preliminary	45
(a) Township zone code, including:	45
i. Industrial precinct.	45
(b) Rural residential zone code	45
(c) Rural zone code	45
(d) Recreation and open zone code.	45
5.2 Zone codes	45
5.2.1 Township zone code	45
5.2.2 Rural residential zone code	49

5.2.3 Rural zone code	51
5.2.4 Recreational and open space zone code.....	53
Part 6—Development codes	56
6.1 Preliminary.....	56
6.2 Use codes	56
6.2.1 General Development Code	56
6.3 Other development codes.....	79
6.3.1 Reconfiguring a lot code.....	79
6.3.2 Operational Work Code	85
SCHEDULES	91
Schedule 1 Definitions	91
SC1.1 Use definitions.....	91
Table SC1.1.2—Use definitions as per the regulated requirements	93
SC1.1.3 Defined activity groups	115
SC1.1.4 Industry thresholds	116
SC1.2 Administrative terms	120
Schedule 2 —Mapping	125
SC2.1 Map index.....	125
SC2.2 Online Mapping Resources.....	125
Table SC2.2.1 Online Mapping Resources	125
Schedule 3— Heritage places of the Boulia Shire.....	128
Table SC3.1—Local Heritage Places	128
Table SC3.2—State Heritage Places	131
Schedule 4— Local government infrastructure plan mapping and supporting material .	133
Appendix 1—Index, glossary of terms, and list of shortened forms	134

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) tables of assessment
 - (e) the following zones:
 - (i) Township
 - (A) Industrial Precinct
 - (ii) Rural Residential
 - (iii) Rural
 - (iv) Recreation and Open Space
 - (f) the following use codes:
 - (i) General development code
 - (g) the following other development codes:
 - (i) Reconfiguring a lot code
 - (ii) Operational work code
 - (h) the following schedules:
 - (i) Schedule 1 – Definitions
 - (ii) Schedule 2 – Mapping
 - (iii) Schedule 3 – Heritage Places of Boulia Shire
 - (iv) Schedule 4 – Local government infrastructure planning maps and supporting information.

1.3 Interpretation

1.3.1 Definitions

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

Editor's note—In accordance with section 16(3) of the Act, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the definitions in 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 not all options 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.

1.4 Categories of development

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

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

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

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

- (c) prohibited development.

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 specifies the category of assessment for assessable development in the planning scheme area in Part 4.

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

1.5 Hierarchy of assessment benchmarks

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

1.6 Building work regulated under the planning scheme

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

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

- (3) This planning scheme, through section 4.7, 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.

Part 2—State planning provisions

2.1 State Planning Policy

The Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated in the Boulia Shire Planning Scheme in the following ways:

Aspects of the SPP appropriately integrated

- Housing supply and diversity
- Liveable communities
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards, risk and resilience (flood, bushfire and landslide)
- Energy and water supply
- Strategic airports and aviation facilities
- Infrastructure integration
- Transport infrastructure

Aspects of the SPP not appropriately integrated

- N/A

Aspects of the SPP not relevant

- Coastal environment
- Natural hazards, risk and resilience (storm tide inundation area)
- Natural hazards, risk and resilience (erosion prone area)
- Strategic ports

Editor's note— In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply and the most recent version as a whole may need to be considered to the extent of the inconsistency.

2.2 Regional plan

The Planning Minister has identified that the Boulia Shire Planning Scheme appropriately advances the Central West Regional Plan 2009 as it applies to the planning scheme area, in the following ways:

Aspects of the regional plan appropriately integrated

- The area, function and value of the region's terrestrial and aquatic natural assets are effectively protected and enhanced and are resilient to climate change.
- The values of the region's natural resources are managed and secured to meet community needs and expectations in a sustainable way
- Retain the sense of identity in the region's rural and remote communities, and support and encourage healthy and viable rural enterprise that enhances the interdependence and liveability of these communities
- A well planned region that has diverse, quality and affordable housing options supported by an appropriate level of infrastructure to complement the rural lifestyle of the region
- An economic base broadened by further development of existing export industries and by encouraging new industries or businesses with potential for growth throughout the region
- Infrastructure leads and supports desired regional growth and helps create sustainable rural communities and regional economic development.

Aspects of the regional plan not appropriately integrated

- N/A

Aspects of the regional plan not relevant

N/A

Editor's note—Section 30(2)(a)(i) of the Planning Regulation requires that for the purposes of impact assessment if the prescribed assessment manager is the local government, the assessment must be carried out against the assessment benchmarks stated in the relevant regional plan regardless of whether the aspects are appropriately integrated.

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 – Enhancing liveability and increasing prosperity in the Boulia Shire
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) Encouraging economic growth;
 - (ii) Facilitating smart growth for rural and town living environments;
 - (iii) Avoiding and mitigating the risks of natural hazards and hazardous human activities;
 - (iv) Safeguarding our environment and heritage; and
 - (v) Providing adequate and appropriately connected infrastructure.
 - (c) the strategic theme outcome(s) proposed for development in the planning scheme area for each theme
 - (d) the element(s) that refine and further describe the strategic theme outcome(s)
 - (e) the specific outcomes sought for each element
 - (f) the land-use strategies for achieving these outcomes>.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

Editor's note—The strategic framework is taken to be the strategic outcomes for the purpose of section 16(1)(a) of the Act.

3.2 Strategic intent

Boulia Shire, the '**Land of the Min Min Light**', is part of central western Queensland and covers an area of approximately 61,000 square kilometres. The shire includes the long established townships of Boulia and Urandangi along with extensive semi-arid rural areas.

Once part of the Eromanga inland sea, the shire has a rich natural history, spectacular landscapes comprised of vast tree less plains, big sky and channel country, unique character and a community with a strong sense of place and drive to preserve and enhance the rural lifestyle that is prized and admired by residents and visitors alike.

While development and economic growth in the shire is encouraged, the preservation and enhancement of this lifestyle is of great importance. The Boulia Shire Council and its community understand that planning for the future development of the shire plays a critical role in enhancing liveability and increasing prosperity.

The township of Boulia will continue to be the primary population and administrative centre for the shire for the foreseeable future, with existing community infrastructure and services provided within Urandangi being maintained and enhanced for the benefit of residents to this settlement.

The planning scheme seeks to provide for development which meets and is relevant to community needs, strengthens and improves resilience of agricultural, business and industrial sectors and protects people, the environment, cultural heritage and infrastructure. It also seeks to refine, support

and leverage from the shires recognised contribution to the planning and development of the broader western Queensland region and beyond.

The planning scheme builds upon the shires established communities, existing natural and historical features and traditional economic strengths in agriculture (cattle and sheep production). It seeks to further enhance and diversify economic opportunities in new rural industries, tourism, resource development and small business sectors.

In striving for liveability and prosperity, the Boulia Shire envisions:

- ***A safe, sustainable and resilient community***
 - Stable population growth
 - Improved resilience and for people and property to be safe from hazards
 - An enhanced lifestyle that preserves the shire's unique heritage, character and identity
 - A healthy and active community
 - Support for aging in place
 - Valuing, protecting and promoting indigenous knowledge, culture and tradition
 - Supporting the provision of educational, social and community infrastructure
- ***A self-sufficient, strong and diverse economy***
 - A self-sufficient, robust local economy
 - Growing local jobs and enhancing local skills
 - Supporting and promoting innovation and technical advancement
 - Strengthened and broadened tourism opportunities
 - Strengthened and broadened agriculture opportunities
 - Promotion of natural attractions and Boulia's rich heritage
 - Enhanced public infrastructure (including airports, road networks, power and trunk water) that is protected, well connected and stable.
- ***A sustainable and well-managed environment***
 - Reduced impact of weeds and pest animals
 - Preserved habitats for migratory, threatened and local native species
 - Protection of the shire's unique biodiversity, landforms and landscape views
 - Sustainably planned and designed built form throughout the shire.

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

- strategic outcomes that satisfy Council and the community's vision; and
- a development assessment framework to support the strategic outcomes for Boulia shire now and into the future.

It does this by:

- Being focused on achieving the desired outcomes;
- Positively responding to change and encouraging appropriate development;
- Ensuring that development decisions are transparent and accountable to the community.

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

To support this liveability and prosperity into the future, (throughout the 20-year horizon of this planning scheme – to 2039) development should be strategically located in a safe and efficient manner that leaves a positive legacy to the community and landscape of the Boulia Shire.

3.3 Strategic intent statements

3.3.1 Encouraging economic growth

3.3.1.1 Agriculture

Agriculture, primarily beef and sheep production, plays a key role in the shires economy and is a major employer and contributor to the wellbeing and prosperity of the shire. Rural industries in goat and macropod production as well as fodder harvesting are supported as part of diversifying the agricultural economic base.

A viable agricultural sector will be maintained by removing the potential for land use conflicts, protecting resources (including water sources) from inappropriate development and increasing opportunities for investment, production and diversification.

The south western area of the Boulia shire is identified as containing part of an Important Agricultural Area (IAA) on the [SPP Mapping – Economic Development \(Agriculture\)](#). The Channel Country IAA is 29 million hectares of grassland covering parts of the central west and southwest of Queensland as well as areas of the Northern Territory, South Australia and New South Wales. The channel country’s Mitchell grass plains around Boulia and within the IAA is considered to be some of the finest beef producing country in Australia.

Given the importance of rural areas to the economy and lifestyle of the region, the rural area will be protected from fragmentation that would result in diminished productivity of lands. Development in the rural area is to be consistent with rural values and not compromise the agricultural viability of properties. Active weed and pest management is encouraged, in conjunction with uses which aid the general management objectives.

The value of diversification and secondary uses, such as farm-stays and other tourist activities, to both the local economy and sustainability of an agricultural operation is recognised. The planning scheme seeks to provide flexibility for appropriate secondary-use development on agricultural land.

Development of value-adding agricultural industries is supported, where they are located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively. Commercial use-chiller boxes for the storage of animal carcasses (for example, associated with macropod harvesting) are supported where located in the industrial precinct or rural areas to avoid adverse amenity impacts to residents.

Infrastructure that supports the agriculture supply chain including, saleyards, abattoirs, water supply, road network and electricity infrastructure will be protected from inappropriate development.

The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof. The stock route network is protected from developments (on or near stock routes) that have potential for conflict between use of the network and use of the adjoining areas. The stock route network is identified in the [SPP mapping - Agriculture Stock Route Network](#).

3.3.1.2 Tourism

Tourism provides a significant contribution to the shire's economy, especially in the peak period from April to October each year. Boulia is a key stop over for tourists travelling to attend events and festivals in central western Queensland or travelling through to central Australia.

Tourist sites that celebrate the shire rich heritage include the Min Min Tourist Centre and Encounter Show, Police Barracks site and the Boulia Heritage Complex which includes the Queensland heritage listed Stone House. Natural attractions include the Corroboree Tree, Red Stump and the Burke and Georgina Rivers prized for fishing and birdwatching opportunities. These sites will be protected from inappropriate development that detract from the quality of the experience. Development that conserves the history of the shire and is sympathetic to the heritage and character values of the townships is encouraged.

Event-based tourism is also important for the shire's economy, with major events and festivals such as the Boulia Camel Races and Boulia Rodeo and Camp-draft to continue to be encouraged where impacts on surrounding premises and neighbours can be adequately managed. The provision of necessary infrastructure and suitable accommodation options to support such events and grow their attendance is critical for the success of these events into the future.

The Boulia shire is a predominately self-drive tourist destination and features in promoted self-drive tourist routes including the Outback Way (from Winton to Laverton in Western Australia). With ongoing improvement of road infrastructure and suitable accommodation options, Drive Tourism in the shire will continue to grow. Developments such as short-term accommodation which value-add to the shire's tourism experiences, and the tourism economies are also generally encouraged especially where located within the Boulia township.

Growth in tourism focused on nature-based tourism, agri-tourism (station stays), Aboriginal cultural tourism and potentially paleo tourism will continue to be supported and encouraged where appropriate infrastructure can be provided and impacts to the environment are avoided.

3.3.1.3 Mining and Extractive Resources

Boulia shire is located just south of the North West Minerals Province and includes a number of granted mining tenements for the exploration of a range of minerals including copper, silver, lead and zinc as well as petroleum, and phosphate resources. There are also a number of abandoned mines and workings within the shire from historic mining activities.

While no Key Resource Areas (as defined by the Queensland Government) has been identified within Boulia shire, there are some local resources utilised for the construction and maintenance of roads and other infrastructure.

Mining and extractive resources are protected for future use as important State and local economic resources. To facilitate new growth in the shire's economy, it is important that any associated uses are able to co-exist with other land uses such as agriculture.

Associated uses such as exploration and mining support services will be encouraged to establish within Boulia's industrial precinct. Other associated uses such as non-resident workforce accommodation will be encouraged to utilise existing accommodation facilities or are located and designed to be integrated within existing towns, where proposed in close proximity.

The Ballera Gas Centre to Mount Isa pipeline (pipeline licence (PPL) 41) transports natural gas from the Ballera Gas Plant in the Eromanga Basin (southwestern Queensland) to Mt Isa and transects the Boulia shire passing to the east of the Boulia township. This high pressure gas pipeline is wholly situated within the Rural zone of this planning scheme. High pressure gas pipelines identified on [SPP mapping - Safety and Resilience to Hazards \(Emissions and Hazardous Activities - High Pressure Gas Pipeline\)](#) are to remain protected from encroachment by development that would compromise their safe and effective function.

Potential for conflict between land use and mining tenements, petroleum infrastructure or resource extraction will be avoided. Resource sites are to be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable.

3.3.2 Facilitating smart growth for rural and town living environments

The Boulia shire is made up of large rural properties that are serviced by the township of Boulia, with the settlement of Urandangi providing limited local services. In 2018, Boulia shire had an estimated residential population of 425 persons, with the majority of residents residing in the Boulia township.

Development in the shire will result in well-serviced, well-functioning, accessible, safe and attractive environments. Development will be designed and located to maximise the efficient use of existing services and be complimentary to the existing character and built form.

New industrial development and resources activities will be designed, located and operated to avoid or mitigate adverse impacts on surrounding sensitive land uses. New development that benefits the community and enhances the rural lifestyle will be encouraged.

Boulia

Boulia was originally established in 1879 near the banks of the Burke River and used as a rest stop and watering hole for the Cobb and Co, goods carriers and drovers. Boulia is now the largest township in the shire with an estimated residential population of 301 (in 2016). Boulia is located at a junction of the Kennedy Developmental Road and Diamantina Developmental Road, approximately 300km south of Mount Isa and 1700 kilometres north west of Brisbane.

Boulia provides essential functions and services including health, educational facilities and government services to its residents and surrounding rural properties. Boulia also provides an accommodation base for travellers through the shire. Boulia will continue to be the focus for business and administrative activities, new development and infrastructure provision within the shire for the foreseeable future.

In recognition of the special attributes that come with living in Boulia, it is important that the barriers to home construction and establishment of new businesses and services remain low, while preserving the relaxed outback lifestyle and natural beauty the shire's community considers important.

Infill and renewal development within the township is encouraged. New residential development is preferred within the township zone. Diversification of housing stock and flexibility in housing options to suit changing community needs, especially an aging population is encouraged. Residential block sizes should continue to be generous, consistent with existing surrounding properties, whilst allowing scope for innovation in lot sizes to accommodate infrastructure efficiency, changing community attitudes and needs of the future residents. Rural residential development is encouraged in the rural residential zone to the north west of the Boulia township with limited services provided by council.

Future commercial development will remain centred along Herbert Street, between Boulia Street and Wills Street. The elements of buildings, facades, streetscape, and environmental and cultural landmarks that contribute to the town's character are to be preserved. New development may contribute to the character and low rise built form of the town through rejuvenation and regeneration of old buildings or meshing of old with new. Innovative development design and selection of construction materials, which offers protection to occupants from the region's climatic conditions, while providing for a high level of street appeal and neighbouring amenity are also encouraged. New development within the Township zone is serviced with key infrastructure including water, sewerage, power and bitumen access, where available.

The importance of providing and retaining health and educational services in town is recognised. The Primary Health Care Clinic and Wellbeing Centre located on Wills Street provides the shires residents with access to important health services. Boulia State School provides primary level education for Boulia and surrounding rural property residents. The development, expansion and operation of such services is encouraged and will be protected from encroachment by inappropriate development.

Future industrial activity will be concentrated in the Industrial precinct on the town fringe to the north west away from sensitive land uses and located to protect community health, safety and the natural environment from the potential adverse impacts of hazardous air, noise and odour emissions from high impact uses. New industrial development will be connected to the full range of infrastructure services.

Key infrastructure such as the airport, sewage treatment plant and landfill are located outside of the Boulia township to minimise conflict with other land uses and will be protected from encroachment by inappropriate development.

Important public amenities, including parks, golf course, aquatic centre, racecourse, horse and rodeo complex remain central to the liveability of the community and will be protected from encroachment by inappropriate development.

Urandangi

Urandangi is a small settlement near the Georgina River located 300km west of Boulia in the north of the shire and 30km from the Northern Territory border. The township is accessed via the Urandangi Tobermorey Road (North Road). The township was originally founded in 1885 as an important watering hole for travellers and drovers on the Georgina and other stock routes.

Urandangi is also an important meeting place for indigenous groups in western Queensland and from the Northern Territory.

The township comprises a handful of permanent residents and is supported by the Dangi Pub which provides a range of basic services to the local community and travelling tourists along with the primary school located a few kilometres outside of the township. Tourist accommodation and services are limited to the Pub's hotel and camping grounds.

There are a number of existing vacant township zoned lots within Urandangi. However, additional residential growth or growth beyond that required within the existing lots is not foreseen in the life of the planning scheme. Maintenance of existing basic council services provided to Urandangi will continue to occur.

3.3.3 Avoiding and mitigating the risks of natural hazards and human hazardous activities

3.3.3.1 Flooding

The region has a long history with flooding and flood-related hazards with the shire's towns bearing the brunt of flood events throughout history. Boulia is located on the western bank of the Burke River and Urandangi is located just east of the Georgina River and therefore prone to inundation during flood events. During periods of rain, vast areas of the channel country are inundated with many roads within the shire also becoming impassable and consequently many residents are also prone to isolation during these events.

Development in the region should not expose people or property to unacceptable risks of flood hazards. Future development should be located, sited, designed and constructed to tolerate, not worsen, and adapt to flood risks.

To ensure that economic development is not adversely impacted by significant flood events, development within the shire's towns is to be reasonably regulated to ensure flood resilience.

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

3.3.3.2 Bushfire

The shire is prone to bushfire events and these areas are shown on [SPP mapping – Safety and Resilience to Hazards \(Natural Hazards Risk and Resilience – Bushfire Prone Area\)](#).

New development must take bushfire risks into account by making sure that development does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing capabilities of emergency services. New developments avoid areas known to be bushfire-prone and, where unavoidable, are built, designed, and located to be resilient to bushfires.

3.3.3.3 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.

3.3.4 Safeguarding our environment and heritage

The natural environment and heritage attributes of the shire contribute to its health, liveability and economic potential. It is critical that these elements be safeguarded against inappropriate development.

3.3.4.1 Biodiversity

The Boulia shire is defined by its diverse landscapes of treeless Mitchell grass plains and channel country and is home to species and landscapes recognised for both matters of national and state environmental significance.

The Boulia shire is located within the Channel Country, Mitchell Grass Downs, Mount Isa Inlier and Simpson Strzelecki Dunefields bioregions.

Boulia shire also includes the Channel Country Strategic Environmental Area identified under the *Regional Planning Interests Act 2014*.

Some of the shire's unique biodiversity is showcased within the Cravens Peak Nature Refuge located 135km south west of Boulia on the northern edge of the Simpson Desert. This Nature Refuge protects Mitchell grassland, gibber plains, red sandy dune fields, semi-permanent waterholes, Coolabah woodlands and a range of rare and vulnerable fauna species.

Significant threatened species of fauna and flora, recognised through both national and state legislation, have been identified in the shire, some of these include:

Fauna	Flora
Greater Bilby <i>Macrotis lagotis</i>	Waddy Tree <i>Acacia peuce</i>
Night Parrot <i>Pezoporus occidentalis</i>	<i>Eriocaulon carsonii</i> subsp. <i>carsonii</i>
Dusky hopping-mouse <i>Notomys fuscus</i>	<i>Fimbristylis</i> sp.
Purple-necked rock-wallaby <i>Petrogale purpureicollis</i>	<i>Ptilotus maconochiei</i>
Brush-tailed mulgara <i>Dasycercus blythi</i>	
Kowari <i>Dasyuroides byrnei</i>	
Plains-wanderer <i>Pedionomus torquatus</i>	
Painted honeyeater <i>Grantiella picta</i>	
Yellow chat <i>Epthianura crocea</i>	
Grey falcon <i>Falco hypoleucos</i>	
White-throated needletail <i>Hirundapus caudacutus</i>	

Biodiversity is important to both agriculture and tourism in the shire. Development must be located in areas that avoids significant adverse impacts on matters of state environmental significance and protects these while maintaining ecological connectivity. Matters of state environmental significance are identified in [SPP mapping – Environment and Heritage \(Biodiversity\)](#).

3.3.4.2 Water Quality

The shires seasonal rivers including the Burke, Hamilton and Georgina, as well as watercourses and channels drain southwest into the Lake Eyre Basin. The shire also sits upon the Great Artesian Basin, one of the largest groundwater basin complexes in the world.

Artesian water direct from the Great Artesian Basin and the shire's river systems are of great importance to the environmental health of the shire. Water represents significant environmental, cultural and economic value for the shire. Water quality of the region's rivers is important for health and safety of residents and visitors. The catchment health contributes to the overall wellbeing of the environment of the region.

Boulia Shire Council is the water service provider for the Boulia township. Water is sourced directly from the Great Artesian Basin via groundwater bores. The water supply for existing residents of Urandangi and the shires rural properties is also via groundwater bores. Development must not compromise the security and quality of these supplies.

Development must facilitate the protection of environmental values and the achievement of water quality objectives for all water resources in the shire, at all stages of development (including for instance construction and post-construction). In particular, it is recognised that stormwater run-off and discharge of wastewater not connected to a municipal sewerage system, can cause damage to water quality in waterways and groundwater, reducing the health of aquatic ecosystems and limiting uses of the water.

Development in the towns of the Boulia shire must:

- be located and designed to avoid or minimise disturbance of high-risk soils, natural drainage and landform features as well as impacts upon aquatic ecosystems and groundwater dependent ecosystems;
- retain and enhance natural drainage features and environmental corridors such as creeks, gullies, waterways, wetlands, habitats and vegetation and provide buffers to minimise and mitigate the impact of development on water quality.

3.3.4.3 Cultural Heritage

Heritage places and landscapes of cultural significance either in built form or natural sites are of significant importance to the Boulia shire.

The shire is rich in both Aboriginal, early European and Chinese cultural heritage in the form of landmarks, sacred sites, historic buildings and artefacts. The unique historic, cultural and architectural qualities of places and artefacts are considered valuable and contribute to:

- the character and identity of the shire
- the wellbeing and identity of its people past, present and future;
- where culturally appropriate, can serve as a valuable tourist attraction.

The shire's Aboriginal cultural heritage is acknowledged and respected. The lands within and around Boulia shire were originally inhabited by several indigenous groups including the Pitta Pitta, Kalkadoon, Yulluna, Yalarrnga, Bulamu Waluwarra Wangkayujuru and Wangkamahdla people. These traditional owners have a significant connection to the Boulia shire and in some cases determined native title rights over parts of the shire. Known places and items of Aboriginal cultural importance are to be

protected and development in these areas avoided or appropriately minimised, mitigated and managed. The regions unique identity and cultural heritage values are to be protected and maintained.

Cultural heritage recognised as having significance to Aboriginal people, the Commonwealth and the State are to be protected in accordance with the various laws and instruments applicable to the circumstances. State heritage places (such as the Stone House) are identified on [SPP mapping – Environment and Heritage \(Cultural Heritage\)](#).

Adaptation and re-use of local heritage places, for the benefit of the community and to provide continuity in the history of the Boulia shire for future generations is supported where done in a way that does not compromise the cultural heritage significance of the place. Local heritage places are identified in **Table SC3.1–Local Heritage Place of Schedule 3**.

Development must conserve the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place and avoids changes to the setting or context of the local heritage place that reduce understanding or appreciation of its cultural heritage significance. Any changes, as a result of the development, will be appropriately managed, documented and interpreted by encouraging their retention for appropriate development and ongoing use.

3.3.5 Providing adequate and appropriately connected infrastructure

It is imperative that infrastructure be maintained and keep pace with any growth and development in the shire. The planning scheme aids in establishing a coordinated approach linking the provision of infrastructure, land use and economic development.

3.3.5.1 Roads

The road network servicing central western Queensland is of social and economic significance to the shire. It is also integral to intra-state and inter-state connectivity.

The shire and its communities are heavily invested in and reliant upon the quality of the road network for social and economic purposes. The vast distances, effect of extreme temperature fluctuations and flooding provide challenges in delivering and maintaining an efficient and robust road network. The road network of the region caters for a wide variety of road users; for instance, from domestic scale use by residents, road trains for transporting stock and commodities (including triples), Over-size-over mass (OSOM) loads, tourists in single vehicles and towing, to long-distance cyclists.

Boulia is located at a junction of the Kennedy Developmental Road and Diamantina Developmental Road and in close proximity to a number of important outback routes. Urandangi is located on the Urandangi Tobermorey Road. Important routes within the shire include:

- Boulia - Mount Isa Highway
- Boulia - Winton Road
- Boulia - Bedourie Highway
- Donohue Highway

Any new development must not adversely affect the safety and efficiency of the road network identified in [SPP mapping – Infrastructure \(Transport Infrastructure\)](#).

3.3.5.2 Air

The Boulia Airport is located just east of the Boulia Township and plays a vital role in delivering passenger and health services to the shire. The Urandangi airstrip is located approximately 5km east of the township and is primarily used for health services.

The Boulia airport provides a direct link to Brisbane with regular established services via other regional towns. Securing increased frequency of existing air services, including more direct flights to larger regional centers and encouraging air charters for tourism ventures would improve the accessibility of the shire for both residents and tourist alike. Potential expansion of the airport's runway will assist to facilitate increased air services and ability to cater for a wider range of aircraft.

Any new developments located within Boulia or in close proximity to the Urandangi airstrip must not create incompatible intrusions or compromise aircraft safety or the operation of associated and communication facilities, aviation navigation, such as the existing navigation directional beacon, as identified in [SPP mapping - Strategic airports and aviation facilities](#).

3.3.5.3 Energy, Water Supply and Communications

Due to the remote nature of the shire, electricity, water supply and telecommunication services are of vital importance to ensure the safety and wellbeing of local residents. Improvements in stability and capacity of this essential infrastructure, also facilitates potential for future economic development and diversity in the shire.

Electricity is supplied to Boulia via a standalone diesel generated power house located at the top end of town well out of flood levels. Urandangi and the shires rural properties, rely on on-site power generation facilities, for which installation and operation is the responsibility of the property owner or occupier. Back-up diesel generation is reasonably common; however, alternative forms of power generation (for instance, the use of renewable energy generation) is becoming more prevalent.

The region has ready access to self-sufficient energy through renewable energy (solar). There is opportunity for government or private sector investment in solar farms in each town to assist to meet current and future energy needs. Development of renewable energy that is appropriately located having regard to the best and highest use of the land is supported.

Telecommunications services are provided by copper line services in Boulia. Mobile towers are located in Boulia and have been identified and planned for Urandangi. Internet access is supplied to Boulia via the broadband network. Any new development must not interfere with the delivery or transmission of these telecommunications services

Water is supplied to Boulia via six artesian groundwater bores located in close proximity to the township. Groundwater is distributed directly to the township. Water supply in Urandangi is also via existing artesian groundwater bores.

Development must enhance and not compromise the stability, security or capacity of energy, water and telecommunications infrastructure. Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of such infrastructure.

3.3.5.4 Town-based infrastructure

Boulia Shire Council will continue to provide dedicated infrastructure services, including sewerage, water, stormwater, waste management, road networks and open space areas to the extent possible within the budget framework.

Future development will enhance and not adversely impact infrastructure assets of, or provision of services by, the council. Trunk infrastructure information which may assist to inform development is available in **Schedule 4**.

Part 4—Tables of assessment

4.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area, as well as any relevant requirements for accepted development.

4.2 Reading the tables

The tables identify the following:

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

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

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

4.3 Categories of development and assessment

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

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

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

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

- (4) determine if the development is prescribed as being assessable development under schedule 10 of the Regulation
- (5) if the development is not listed at Schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:
 - (a) section 4.4 (Categories of development and assessment—Material change of use)
 - (b) section 4.5 (Categories of development and assessment—Reconfiguring a lot)

- (c) section 4.6 (Categories of development and assessment—Operational work)
- (d) section 4.7 (Categories of development and assessment—Building work)

4.3.2 Determining the category of development and categories of assessment

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

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

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

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

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

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

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

- (b) that occurs as a result of development becoming code assessable pursuant to sub-section 4. 3.3(2) must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 4. 3.3(2) ; and
 - (ii) comply with all required acceptable outcomes identified in sub-section 4.3.3(1) other than those mentioned in sub-section 4.3.3(2);
- (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes comply with the purpose and overall outcomes of the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

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

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

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

4.4 Categories of development and assessment—Material change of use

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

Table 4.4.1—Township zone

Use	Categories of development and assessment	Assessment benchmarks
Accepted development		
Commercial activities	If not in the Industrial precinct and: (a) involves the reuse of an existing building and no external building work is proposed; or	

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> (b) involves 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 Boulia Shire Council; and (d) is not located in a flood hazard area on <u>Schedule 2 – Flood mapping.</u> 	
Community activities	<p>If not in the Industrial precinct and:</p> <ul style="list-style-type: none"> (a) involves the reuse of an existing building and no external building work is proposed; or (b) involves the reuse of a local heritage place and requires no building or operational work in relation to it; or (c) involves the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by Boulia Shire Council; and (d) is not located in a flood hazard area on <u>Schedule 2 – Flood mapping.</u> 	
Dwelling House	<p>If:</p> <ul style="list-style-type: none"> (a) not in the Industrial precinct; (b) not located in a flood hazard area on <u>Schedule 2 – Flood mapping;</u> and (c) not exceeding 8.5m in building height. 	Editor's Note—The Queensland Development Code also applies to dwelling houses.
Dwelling Unit	<p>If:</p> <ul style="list-style-type: none"> (a) not in the Industrial precinct; and (b) not located in the flood hazard area on <u>Schedule 2 – Flood mapping.</u> 	

Use	Categories of development and assessment	Assessment benchmarks
Emergency Services	If not located in a flood hazard area on <u>Schedule 2 – Flood mapping</u>	
Home-based business	If: (a) a maximum of 50m ² gross floor area; and (b) does not include bed and breakfast style accommodation; and (c) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving building work.	
Major electricity infrastructure	If: (a) provided by a public sector entity or Boulia Shire Council; and (b) not located in the flood hazard area on <u>Schedule 2 – Flood mapping</u> .	
Market	If not in the Industrial precinct.	
Park		
Substation	If: (a) provided by a public sector entity or Boulia Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> .	
Tourist Park	If: (a) provided by Boulia Shire Council; and (b) not located in a flood hazard area on <u>Schedule 2 – Flood mapping</u> .	
Utility installation	If: (a) provided by a public sector entity or Boulia Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> if involving water treatment plant or a waste management facility.	
Code assessment		

Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	If located in the Industrial precinct.	General development code Township zone code
Caretaker's accommodation		General development code
Commercial activities	If: (a) not accepted development; (b) not in the Industrial precinct.	General development code Township zone code
Community activities	If not accepted development.	General development code Township zone code
Dual occupancy	If on a lot greater than 800m ² .	General development code Township zone code
Dwelling house	If not accepted development.	General development code
Dwelling unit	If not accepted development.	General development code Township zone code
Garden centre	If located in the Industrial precinct.	General development code Township zone code
Hardware and trade supplies	If located in the Industrial precinct.	General development code
Health care service	if located on Lot 1 on SP210264	General Development code Township zone code
Home-based business	If not accepted development.	General development code
Indoor sport and recreation	If located in the Industrial precinct.	General development code Township zone code
Low impact industry	If located in the Industrial precinct.	General development code
Major electricity infrastructure	If not accepted development.	General development code
Market	If not accepted development.	General development code Township zone code
Multiple dwelling	If on a lot greater than 1000m ² .	General development code Township zone code
Outdoor sales	If located in the Industrial precinct.	General development code Township zone code
Residential care facility	If: (a) not located in a flood hazard area shown on <u>Schedule 2 – Flood Mapping</u> ;	General development code Township zone code

Use	Categories of development and assessment	Assessment benchmarks
	(b) if not in the Industrial precinct; and (c) on a lot greater than 1000 m ²	
Retirement facility	If: (a) not located in a flood hazard area shown on <u>Schedule 2 – Flood Mapping</u> ; (b) if not in the Industrial precinct; and (c) on a lot greater than 1000 m ²	General development code Township zone code
Rooming accommodation	If: (a) not located in a flood hazard area shown on <u>Schedule 2 – Flood Mapping</u> ; (b) if not in the Industrial precinct; and (c) on a lot greater than 1000 m ²	General development code Township zone code
Service industry	If located in the Industrial precinct.	General development code
Service station	If located in the industrial precinct.	General development code Township zone code
Short-term accommodation	If: (a) the reuse of an existing dwelling or domestic outbuilding; (b) not in the Industrial precinct; (c) involves no external building work; and (d) the combined total number of residing guests does not exceed six (6).	General development code Township zone code
Substation	If not accepted development.	General development code
Telecommunications facility		General development code Township zone code
Transport depot	If located in the Industrial precinct.	General development code
Utility installation	If not accepted development.	General development code
Veterinary service		General development code Township zone code
Warehouse	If located in the Industrial precinct.	General development code
Impact assessment		

Use	Categories of development and assessment	Assessment benchmarks
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.		
Any other undefined use.		

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

Table 4.4.3—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks
Accepted development		
Dwelling house	<p>If:</p> <p>(a) not located in a flood hazard area shown on Schedule 2 – flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area); and</p> <p>(b) not exceeding 8.5m in building height.</p> <p>Editor’s note—Boulia Shire Council is using the state-wide 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).</p>	Editor’s Note—The Queensland Development Code also applies to dwelling houses.
Emergency services	If not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) .	
Home based business	If:	

	<ul style="list-style-type: none"> (a) does not include bed and breakfast style accommodation; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> if involving building work. 	
Major electricity infrastructure	<p>If:</p> <ul style="list-style-type: none"> (a) provided by a public sector entity or Boulia Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> or a bushfire prone area on <u>SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</u>. 	
Park		
Roadside stall		Editor's 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>
<p>Rural activities, excluding:</p> <ul style="list-style-type: none"> (a) animal husbandry (b) cropping (c) intensive animal industry (d) intensive horticulture (e) rural workers accommodation. <p>Editor's note – the keeping of animals is regulated under council's local law.</p>	<p>If not located in a flood hazard area on <u>Schedule 2 – Flood mapping</u> or a bushfire prone area <u>on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</u>.</p>	
Substation	<p>If:</p> <ul style="list-style-type: none"> (a) provided by a public sector entity or Boulia Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> or a bushfire prone area on <u>SPP mapping – Safety and Resilience to Hazards (Natural Hazards</u> 	

	Risk and Resilience – Bushfire Prone Area).	
Utility installation	If: (a) provided by a public sector entity or Boulia Shire council; 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; or (c) a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) .	
Code assessment		
Dwelling house	If not accepted development.	General development code Rural residential zone code
Home-based business	If: (a) for bed and breakfast style accommodation; or (b) not otherwise accepted development.	General development code Rural residential zone code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 4.4.3— Rural zone

Use	Categories of development and assessment	Assessment benchmarks
Category of development prescribed by Regulation – Accepted development subject to requirements Editor’s note—Section 16 and schedule 6 of the Regulation prohibit this planning scheme from stating that a material change of use for the stated use is assessable development in prescribed circumstances.		
Particular cropping (cropping involving	If complying with the requirements stated in schedule 13 of the Regulation.	

Use	Categories of development and assessment	Assessment benchmarks
forestry for wood production)	Editor's note—Where the development does not comply with the requirements stated in schedule 13 of the Regulation, the local government is able to regulate a material change of use, for this use, in this planning scheme. Refer to following content in this table.	
Accepted development		
Caretaker's accommodation	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) ; and (b) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) .	
Cemetery	If: (a) provided by on or behalf of Boulia Shire Council or public sector entity; and (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) .	
Dwelling House	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards	Editor's Note—The Queensland Development Code also applies to dwelling houses.

Use	Categories of development and assessment	Assessment benchmarks
	<p>(Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not located in a flood hazard on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area); and</p> <p>(c) not exceeding 8.5m in building height.</p> <p>Editor's note—Boulia Shire Council 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).</p>	
Emergency services	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not located in a flood hazard on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</p>	
Environment facility	<p>If:</p> <p>(a) provided by a public sector entity or Boulia Shire Council; and</p> <p>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and</p>	

Use	Categories of development and assessment	Assessment benchmarks
	Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)	
Extractive industry	if for a burrow pit. Editor's note - Refer to Schedule 1 – Administrative definition for burrow pit.	
Home-based business	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) ; and (b) not involving bed and breakfast style accommodation in a flood hazard area shown on Schedule 2 – Flood mapping if involving building work.	
Major electricity infrastructure	If: (a) provided by a public sector entity or Boulia Shire Council; and (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) .	
Outdoor sport and recreation	If: (a) provided by a public sector entity or Boulia Shire Council; and (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and	

Use	Categories of development and assessment	Assessment benchmarks
	Hazardous Activities – High Pressure Gas Pipelines).	
Outstation	If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) .	
Park	If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) .	
Permanent Plantation	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) ; and (b) not located in an 'Important agricultural area', or 'Stock route network' mapped on SPP mapping – Economic Growth (Agriculture) .	
Roadside stall	If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) . Editor's 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> .	

Use	Categories of development and assessment	Assessment benchmarks
Rural activities, excluding: (a) Intensive animal industry; and (b) Rural workers accommodation	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) ; and (b) not cropping involving forestry for wood production.	
Rural workers accommodation	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) ; and (b) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)	
Short-term accommodation	If: (a) involving farm stay style accommodation; (b) no more than five cabins; (c) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) ; and (d) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards	

Use	Categories of development and assessment	Assessment benchmarks
	Risk and Resilience – Bushfire Prone Area).	
Substation	<p>If:</p> <ul style="list-style-type: none"> (a) provided by a public sector entity or Boulia Shire Council; (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and (c) not located in a flood hazard area shown on Schedule 2 – flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area). 	
Telecommunications facility	<p>If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p>	
Tourist park	<p>If:</p> <ul style="list-style-type: none"> (a) provided by Boulia Shire Council; (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) and; (c) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk 	

Use	Categories of development and assessment	Assessment benchmarks
	and Resilience – Bushfire Prone Area).	
Utility installation	<p>If:</p> <ul style="list-style-type: none"> (a) provided by a public sector entity or Boulia Shire Council; and (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); (c) not located in a flood hazard area shown on Schedule 2 – Flood mapping if involving water treatment plant or a waste management facility; and (d) not located in a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area). 	
Code assessment		
Aquaculture		General development code Rural zone code
Caretaker's accommodation	If not accepted development.	General development code
Cemetery	If not accepted development.	General development code
Dwelling house	If not accepted development.	General development code
Educational establishment	<p>If for:</p> <ul style="list-style-type: none"> (a) Agricultural training and education purposes; or (b) Aboriginal cultural training and education purposes. 	General development code Rural zone code
Environment facility	If not accepted development.	General development code Rural zone code
Extractive industry	<p>If not accepted development and for a gravel pit.</p> <p>Editor's note – Refer to Schedule 1 – Administrative definition for a Gravel Pit.</p>	General development code Rural zone code

Use	Categories of development and assessment	Assessment benchmarks
Home-based business	If not accepted development.	General development code Rural zone code
Major electricity infrastructure	If not accepted development.	General development code
Nature based tourism		General development code Rural zone code
Outdoor sport and recreation	If not accepted development.	General development code Rural zone code
Outstation	If not accepted development.	General development code
Permanent plantation	If not accepted development.	General development code
Renewable energy facility	If not located in an ‘important agricultural area’ or ‘stock route network’ mapped on SPP mapping – Economic Growth (Agriculture) .	General development code Rural zone code
Roadside stall	If not accepted development.	General development code
Rural activities, excluding: (a) Intensive animal industry	If not accepted development.	General development code
Service station		General development code Rural zone code
Short-term accommodation	If not accepted development.	General development code
Substation	If not accepted development.	General development code
Telecommunications facility	If not accepted development.	General development code
Utility installation	If not accepted development.	General development code
Veterinary service		General development code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.		
Any other undefined use.		

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

Table 4.4.4—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks
Accepted development		
Emergency services	If not located in a flood hazard area on <u>Schedule 2 – Flood</u>	

	mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) .	
Environment facility	If provided by a public sector entity or Boulia Shire Council.	
Major electricity infrastructure	If provided by a public sector entity or Boulia Shire Council.	
Outdoor sport and recreation	If provided by a public sector entity or Boulia Shire Council.	
Park		
Roadside stall	Editor's 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> .	
Substation	If: (a) provided by a public sector entity or Boulia Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> .	
Tourist Park	If provided by Boulia Shire Council.	
Utility installation	If: (a) provided by a public sector entity or Boulia Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> if involving water treatment plant or a waste management facility.	
Code assessment		
Commercial activities if involving: (a) club; or (b) food and drink outlet		General development code
Major electricity infrastructure	If not accepted development.	General development code
Market		General development code

Outdoor sport and recreation	If not accepted development.	General development code
Substation	If not accepted development.	General development code
Telecommunications facility		General development code
Utility infrastructure	If not accepted development.	General development code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

4.5 Categories of development and assessment—Reconfiguring a lot

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

Table 4.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment criteria
Code assessment		
Township zone Rural residential Rural zone Recreation and open space zone		Reconfiguration of a lot code General development code Applicable zone code

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

4.6 Categories of development and assessment—Operational work

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

Table 4.6.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
Code assessment		
All zones	If operational works (other than landscaping, vegetation clearing, filling or excavation) for the reconfiguration of a lot	Operational work code
	If operational works (other than landscaping, filling or excavation) for a material change of use on a site with an area exceeding 2,000m ²	Operational work code
	If filling and excavation: (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving a depth or height exceeding 1m.	Operational work code
	If: (a) on a lot that is or contains a local heritage place identified in <u>Table SC3.1–Local Heritage Places of Schedule 3</u> ; or (b) on a lot that shares a common boundary with another lot that is or contains a local heritage place identified in <u>Table SC3.1–Local Heritage Places of Schedule 3</u> , unless no part of the lot is within 50m of a local heritage place.	PO25 of the General development code
All zones excluding the Rural zone	Filling and excavation within the flood hazard area shown on <u>Schedule 2 – Flood mapping</u> if: (a) filling greater than 150mm in height; or (b) filling or excavation of more than 10m ³ of material.	Operational works code
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.

4.7 Categories of development and assessment—Building work

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

Table 4.7.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
Code assessment		
All	If: (a) on a lot that is or contains a local heritage place identified in <u>Table SC3.1—Local Heritage Places of Schedule 3</u> ; or (b) on a lot that shares a common boundary with another lot that is or contains a local heritage place identified in <u>Table SC3.1—Local Heritage Places of Schedule 3</u> , unless no part of the lot is within 50m of a local heritage place.	PO25 of the General development code

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

Part 5—Zones

5.1 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 4.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Township zone code, including:
 - i. Industrial precinct.
 - (b) Rural residential zone code
 - (c) Rural zone code
 - (d) Recreation and open zone code.

5.2 Zone codes

5.2.1 Township zone code

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

5.2.1.1 Purpose statement

The purpose of the Township zone code is to provide for:

- (1) small to medium urban areas in a rural or coastal area; and
- (2) a variety of uses and activities to service local residents, including, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
- (3) tourist attractions and short-term accommodation, if appropriate for the area.

5.2.1.2 Overall outcomes

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

- (1) A range of residential, retail, commercial, industrial, administrative or cultural uses are provided.
- (2) A range of residential dwelling types and densities that reflect local housing needs are provided.
- (3) Development promotes safe, convenient and attractive living environments for residents.
- (4) Development protects and enhances the local or historic character of a town.
- (5) Existing heritage and character buildings are to be retained and new business is encouraged to use these buildings (if vacant) to help keep the town centre consistent with the historic amenity of the township.
- (6) Industrial development appropriate for a township setting are located in the Industrial precinct.

- (7) Development serves the needs of local residents, residents of the surrounding area and visitors.
- (8) Development is designed to maximise energy efficiency, water conservation and public and active transport use.
- (9) Development has access to infrastructure and essential services.
- (10) The location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses.
- (11) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches.
- (12) Development responds to land constraints including topography, bushfire and flooding.

Industrial precinct

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

- (1) This precinct enables the establishment of a wide range of industrial activities in a manner compatible with the scale and character of the area.
- (2) Industrial activities are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.
- (3) Industrial activities manage impacts to maintain acceptable levels of safety and amenity for sensitive land uses.
- (4) The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road network.

5.2.1.3 Assessment benchmarks for Township zone code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
For assessable development	
PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where: <ul style="list-style-type: none"> (a) it can be serviced with infrastructure; (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location. 	
PO2	

The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.	
P03 Uses are compatible with, and complementary to, the existing residential uses.	
P04 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.	AO4.1 Industrial uses are located in the industrial precinct. AO4.2 Non-residential uses do not overlook the living areas, of any adjoining residential use.
P05 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.	AO5 Dual occupancy development is located on a site with an area of at least: <ul style="list-style-type: none"> • 800m² where connection to council's reticulated sewerage network is available; or • 2000m² where connection to council's reticulated sewerage network is not available.
P06 Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.	AO6.1 Multiple dwellings are located on lots with a minimum area of 1000m ² . AO6.2 The number of dwellings contained in a multiple dwelling and/or retirement facility is limited as follows: <ul style="list-style-type: none"> • One bedroom units per 350m² of site area; and • Units comprising more than one bedroom per 400m² of site area. AO6.3 No Acceptable Outcome provided where development is for residential care facility and/or rooming accommodation.
P07 For non-residential uses, hours of operation for non-residential uses are consistent with maintaining a reasonable level of amenity for nearby residential uses.	AO7 Hours of operation are limited to 6am to 10pm.

<p>PO8 New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>AO8.1 Where adjoining an existing awning the connection is made at the same or very similar height to provide connectivity for weather protection.</p>
	<p>AO8.2 A footpath is provided in accordance with Council's minimum standards for all development.</p>
<p>PO9 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	
<p>PO10 Development is designed and located so that adverse impacts on privacy and amenity on nearby residential uses are minimised.</p>	<p>AO10.1 Buildings are set back 2m from any boundary shared with a residential use, or half the height of that part of the building, whichever is the greater.</p>
	<p>AO10.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p>
	<p>AO10.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
	<p>AO10.4 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting.</p>
<p>PO11 Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <ul style="list-style-type: none"> (a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily 	

unsecured and removed from the site, if necessary to protect public health and safety in response to an incident.	
For assessable development in the Industrial precinct	
P012 Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.	
P013 Uses, other than Industrial uses are consistent with and make a positive contribution to the economy and character of the Industrial precinct, and do not detract from the Township zone.	
P014 Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.	
P015 Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised. Editor's note - Applicants should have regard to relevant legislative, industry and licensing requirements.	AO15.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019 .
	AO15.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019 .
P016 Development does not compromise the viability of the primary use of the site.	AO16 No more than one (1) caretaker's accommodation dwelling is established on the site.

5.2.2 Rural residential zone code

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

5.2.2.1 Purpose statement

The purpose of the Rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

5.2.2.2 Overall outcomes

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

- (1) The development of large residential lots with limited provision of infrastructure and services is facilitated.
- (2) Areas with limited infrastructure and services may not be expanded.
- (3) Development preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities with these features.
- (4) Low-impact activities such as hobby farms, small-scale eco-tourism and outdoor recreation are encouraged where the impacts of such uses can be minimised.
- (5) Development is designed to maximise energy efficiency, effluent disposal and water conservation.
- (6) Natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained and enhanced. Any unavoidable impacts are minimised through locational, design, operational and management approaches.
- (7) Non-residential uses may be appropriate where such uses provide for the day-to-day needs of the area or have a direct relationship to the land.
- (8) Development responds to land constraints including topography, bushfire and flooding.

5.2.2.3 Assessment benchmarks for Rural residential zone code

What we want to achieve (Performance Outcomes)	How to achieve it (Acceptable Outcomes)
For assessable development	
PO1 New development is located and designed to contribute to the residential amenity and character of the area.	
PO2 Non-residential uses do not have an unacceptable impact on residential uses.	AO2.1 Development for a non-residential use does not involve an Environmentally Relevant Activity.
	AO2.2 Development for a non-residential use demonstrates there are no adverse impacts on sensitive land uses in the zone with regard to noise, dust, vibration, light, or odour.
PO3 The traffic generated by a non-residential use does not significantly increase the traffic that could normally be expected in the locality.	AO3 The traffic generated by a non-residential use does not involve: <ul style="list-style-type: none"> • more than two truck movements per day; and • vehicles with a gross vehicle mass greater than 42 tonnes.

5.2.3 Rural zone code

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

5.2.3.1 Purpose statement

The purpose of the Rural zone code is to:

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

5.2.3.2 Overall outcomes

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

- (1) The establishment of a wide range of rural activities is facilitated, including cropping, intensive horticulture, intensive animal industry, animal husbandry and animal keeping and other compatible primary production uses.
- (2) Areas for broadscale primary production are conserved and lot fragmentation is avoided where possible.
- (3) Uses that have impacts such as noise or odour may be appropriate where land-use conflicts can be minimised.
- (4) Development is reflective of, and responsive to, the environmental constraints of the land.
- (5) Development embraces sustainable land-management practices and contributes to the amenity and landscape of the area.
- (6) Residential and other development is appropriate only where directly associated with the rural nature of the zone.
- (7) The establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that does not significantly compromise the rural productivity of the land.
- (8) Natural features such as creeks, gullies, waterways and wetlands are retained, managed and enhanced where possible.
- (9) The viability of existing and future rural uses and activities is protected from the intrusion of incompatible uses.
- (10) Areas identified as having significant values for biological diversity, water catchment, ecological functioning and historical or cultural values (for example national parks) are protected from development.
- (11) Ecotourism or recreational activities are facilitated where a demonstrated need exists and such activities do not detrimentally affect the environmental and cultural values of the area.

5.2.3.3 Assessment benchmarks for Rural zone code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
For assessable development	
PO1	

<p>Development:</p> <p>(a) does not conflict with existing rural land uses or the natural, scenic and cultural values of the area; and</p> <p>(b) maintains the long-term production values of the land for rural purposes.</p>	
<p>PO2</p> <p>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.</p>	
<p>PO3</p> <p>New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.</p>	<p>AO3</p> <p>Residential and other sensitive land uses are separated from existing or approved:</p> <p>(a) intensive animal industry use by at least 2,000m;</p> <p>(b) extractive industry operation by:</p> <ul style="list-style-type: none"> i. 2,000m from a hard rock extractive industry; ii. 500m from a sand or gravel extractive industry; iii. 250m from a haul route; and <p>(c) mining activities by:</p> <ul style="list-style-type: none"> i. 2,000m; and ii. 250m from a haul route.
<p>PO4</p> <p>Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p>AO4.1</p> <p>New extractive industry does not involve the transportation of extracted resources along a transport route (excluding the State and major road network identified in Schedule 2) that is within 250m of a building used for a sensitive land use.</p> <p>AO4.2</p> <p>New extractive industry is separated from existing sensitive land uses by:</p> <p>(a) 2,000m where a hard rock extractive industry; or</p> <p>(b) 500m where a sand or gravel extractive industry.</p>
<p>PO5</p> <p>Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.</p>	<p>AO5.1</p> <p>Development is undertaken in accordance with a management and rehabilitation plan which satisfies Council the premises will be safe and useable upon completion, including the following will be appropriately undertaken:</p>

	<p>(a) progressive rehabilitation works;</p> <p>(b) appropriate clean-up works (including areas of possible soil or water contamination);</p> <p>(c) provision of stable and usable final landform and soil profiles; and</p> <p>(d) revegetation of the site using suitable native species.</p> <p>AO5.2 Rehabilitation of the site is completed within 6 months of cessation of the extractive industry.</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>Editor's note—Mapping and information of reported abandoned mines is available through the Abandoned Mine Land Project administered by the Department of Natural Resources, Mines and Energy. For further information and contacts refer to https://www.qld.gov.au/environment/land/management/abandoned-mines</p> <p>Editor's note - On ground investigation may be required to identify the presence of past mining activities and implementation of appropriate risk mitigation strategies.</p>	
<p>PO7 Development is controlled and management to protect agricultural assets from the intrusion or impacts of biosecurity hazards including the introduction or spread of weeds and pest animals`</p>	<p>AO7 Development is undertaken in accordance with a Property Pest Management Plan which satisfies Council the premises will be effectively managed of weeds and pest animals.</p>

5.2.4 Recreational and open space zone code

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

5.2.4.1 Purpose statement

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

- (1) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—

- (a) parks, playgrounds or playing fields for the use of residents and visitors; and
- (b) parks, or other areas, for the conservation of natural areas; and
- (2) facilities and infrastructure to support the uses and activities stated in paragraph (a).

5.2.4.2 Overall outcomes

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

- (1) Areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts.
- (2) Impacts on adjacent areas from development and activities in the zone are managed through buffering and appropriate design, siting and operation of facilities and infrastructure.
- (3) Opportunities for sporting clubs to establish club facilities are facilitated.
- (4) Open space is generally accessible to the general public for a range of outdoor sport and recreation activities.
- (5) A range of functional and accessible open spaces, including local and regional parks are available for the use and enjoyment of residents and visitors.
- (6) Development is designed to maximise energy efficiency, water conservation and public and active transport use.
- (7) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
- (8) Ancillary structures such as shelters, amenity facilities, picnic tables and playgrounds are provided where appropriate.
- (9) Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided or minimised.
- (10) Sport and recreation areas are planned and designed to enhance community liveability.

5.2.4.3 Assessment benchmarks for Recreation and open space zone code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
For assessable development	
P01 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.	
P02 Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).	
P03 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. 	
<p>PO4 Non-recreational uses only occur where:</p> <ul style="list-style-type: none"> (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent. 	

Part 6—Development codes

6.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in part Part 4.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) General Development Code
- (4) The following are the other development codes for the planning scheme:
 - (a) Reconfiguring a lot code
 - (b) Operational work code.

6.2 Use codes

6.2.1 General Development Code

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

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

Compliance with this code will achieve the community's views on:


- what development should look like;
- how development complements the area;
- how the effects of a development on infrastructure and the environment will be minimised;
- how development responds to constraints such as flooding and bushfire; and
- how development will be serviced by roads and utilities.



Note — For the purposes of the Planning Act, the 'What do we want to achieve' column in table 6.2.2.1 below forms the Performance Outcomes of the code. The 'One way to achieve it' column in this table represents the Acceptable Outcomes.


Editor's note - The 'What can be negotiated' and 'What we don't want to see' columns represent additional contextualisation to meeting the relevant Performance Outcome. These columns constitute editor's notes to the planning instrument and have the effect of that nature – guiding the interpretation of the instrument.


Table 6.2.2.1: Assessment Benchmarks – General Development Code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
Site Layout			


What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO1 The scale of new buildings and facilities suits its site and its surroundings.	A01 New buildings cover less than the following percentage of site area: <ul style="list-style-type: none"> • Township Zone (where not in a precinct) - 50%; • Township Zone (Industrial Precinct) - 40%; • Rural Residential Zone - 10% • Recreation and Open Space Zone – 10%; and • Rural Zone – no acceptable outcome prescribed. 	Total site cover may be able to be increased if proven to provide long term benefits to area – e.g. goods and service store in a Township Zone (where not in a precinct).	The scale of new buildings and facilities exceeds what is intended for the site and surrounding area.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  View animated code provision. </div>			
PO2 Setbacks for buildings and structures for the front, side and rear are in keeping with other nearby buildings.	A02.1 Setbacks are to meet the Building Code of Australia requirements (including any variations as per the Queensland Development Code). A02.2 Setbacks are to allow for off street parking and vehicle movement, and if development is commercial in nature, off street parking is located at the rear of buildings to allow for easy vehicle movement and access.	Sometimes different setbacks are needed depending on the site layout or the type of new buildings proposed. It is important to make sure that reductions in setbacks don't impose on other properties, make it difficult for others to then use their properties,	Building or site layout that means others can't use their properties properly, or that means the streetscape would look substantially different if the proposed new buildings or facilities

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
		or go against what is common in the street/surrounding area.	were approved.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  View animated code provision. </div>			
P03 Landscaping is provided to improve the presentation of the property – including, wherever possible, keeping existing trees that provide good shade.	A03.1 Except in the Rural zone, a minimum of 10% of the total area for new buildings and facilities is landscaped. A03.2 In all areas, keep, or provide and maintain, shade trees and shrubs on the site – not just grass and shrubs.	Slight reductions in landscaping on site if it is offset in some other way that still provides good amenity and heat reduction.	Landscaping which doesn't improve the appeal of the surrounding streetscape and existing buildings – e.g. concrete dominating the site.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  View animated code provision. </div>			
Building Design			
P04 Building height is similar to the other	A04 New buildings are less than the following heights:	The height of a building can be	

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
buildings in town and around the Boulia shire.	<ul style="list-style-type: none"> • Township zone (where not in a precinct) – 2 storeys or 8.5m above ground level; • Township Zone (Industrial Precinct) – 15m above ground level; • Rural residential zone – 8.5m above ground level; • Recreation and Open Space Zone – 8.5m above ground level; and • Rural Zone – no acceptable outcome provided. 	higher if it needs to be for a particular purpose – e.g. a church steeple, or a concrete batching plant.	Buildings higher than stated.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
PO5 New buildings have a similar look and feel to any surrounding buildings and look like they belong in the local area.	A05.1 In the Township zone (other than in the Industrial precinct), new buildings should include at least 3 of the following: <ul style="list-style-type: none"> • verandas or porches; • awnings and shade structures; • variations to the roof and building lines; • recesses and projections of the external facade; • doors and window openings; • a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings; or • windows or other design features which overlook the street to allow for passive surveillance. 	Commercial and industrial buildings might need to look a certain way because of what they are used for (e.g. a service station, or a warehouse) – but buildings in these areas should still look and feel similar to other buildings in the local area.	Building designs which do not reflect the surrounding buildings or contribute poorly to the streetscape.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	Editor's note—Refer to PO25 related to retention/reuse of existing commercial buildings.		
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  View animated code provision. </div>			
PO6 New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety of the neighbourhood.			
Dual Occupancy and Multiple Dwelling			
PO7 Dual occupancy and multiple dwellings are built to a high standard and look like they belong in the local area, by using similar design features and layout to other nearby buildings.	A07.1 New buildings use high standards of design which reflects surrounding residential buildings. In particular, new buildings have at least one of these roof types with a pitch of 20 degrees or greater: <ul style="list-style-type: none"> • skillion • gable • hipped; or • pitched. 	Sometimes newer buildings can look different to the surrounding area because of advances in architecture and building design. The design of new buildings should try as	Buildings that look like 'dongers' or trailer homes. Poor design and layout – e.g. poor positioning of car parks (stopping

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	A07.2 Each dwelling includes the following design elements: <ul style="list-style-type: none"> • a visible entry (i.e. a front door) from the main street frontage • bathroom, laundry and toilet windows which are located to offer privacy from the street and other dwellings on the premises • privacy screening to adjacent neighbours, either through landscaping or screen structures • on-site parking provided at the side or rear of the site. 	much as possible to complement the area they are located in.	doors from opening fully or driveways leading onto intersections, or poor vehicle circulation designs. Poor and/or lack of privacy and shading.
Additional uses on the same site (Ancillary uses)			
PO8 In areas other than the Rural zone, additional buildings such as sheds, which support or do not dominate the purpose of the main building/s are reasonable in size and function. Editor's note— Development on the same premises as an existing use that does not support that purpose, or dominates it, is considered a new use.	A08 In areas other than the Rural zone, ancillary buildings are not more than 10% of the floor area of the main building/s on the premises.	It is important that an additional building or use doesn't dominate the site it is on, or the purpose of the original building, unless it is supporting the function of the building/s. Additional uses on the same site in the Rural zone may be a material change of use.	Additional buildings with a gross floor area over 10% of the main building and do not support the use of the main building/s and streetscape.
Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.			

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
 View animated code provision.			
Traffic, access, manoeuvring and parking			
PO9 Expected increases in traffic volume are properly managed and mitigated.	A09.1 Local transport and traffic design standards/local laws are met. PO9.2 Development makes sure that: <ul style="list-style-type: none"> local and residential roads are used only for local traffic; and traffic or freight movement on local and residential roads is avoided. 	Some uses may need to utilise local or residential roads for short or limited heavy vehicle movements, so actual impact will be a consideration in the assessment. Some uses may create a lot of new vehicle movements, and these will need to be analysed against traffic standards as part of the assessment process.	Flows of heavy vehicle or significantly increased traffic along residential streets that could create unacceptable noise or inconvenience to residents, or impact on the condition of rural roads by heavy vehicles.
PO10 Sufficient parking spaces are provided for the use.	A010.1 Car parking is provided as per the rates in Table 6.2.2.2 A010.2 On-street parking is maintained.	If there is no building work (and it is just a change of use), reductions in on-site parking can be considered.	Poor or lack of onsite parking. Reductions in on-street parking, unless more

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
			is provided on site.

Table 6.2.2.2 Car parking requirements

Use	Requirements
Childcare Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50m ² of gross floor area.
Dual Occupancy	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Dwelling house	1 covered space per dwelling.
Dwelling unit	1 covered space per dwelling unit.
Home-based business	1 space of additional parking to be provided for the dwelling.
Industrial activities	1 space per 50m ² of gross floor area for the first 1000m ² and 1 additional space per 100m ² of gross floor area exceeding 1000m ² .
Multiple dwelling	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Rural activities	1 space per 100m ² of gross floor area
Service station	1 space per 30m ² site area.
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m ² of gross dining area, and 1 space per employee.
Tourist park	1 space per site, plus 1 extra space for every 3 sites.
All other uses	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.



[View animated code provision.](#)

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO11 Vehicle access and movement is: <ul style="list-style-type: none"> • easy and safe; • does not create problems for the external road network; and • provides safe pedestrian access – this includes access for people with a disability. 	AO11.1 Car parking and manoeuvring areas are designed to comply with: <ul style="list-style-type: none"> • AS2890.1 – Parking Facilities; and • Austroads Publication AP-G34-13 – Austroads Design Vehicles and Turning Path Templates. AO11.2 Avoid conflict with obstacles which may obstruct parking – e.g. man holes, power poles, vegetation, bus stops, gully pits and other obstacles. AO11.3 Vehicle crossovers are to be designed as per Figures 1 or 2 below. AO11.4 The minimum distance between a driveway and an intersection connecting to another street is 6m, and driveway access is provided from the quietest/smallest road frontage available.		Tight parking which reduces manoeuvring – both on premises and on-street. Lack of safe pedestrian access and parking for people with disabilities. Obstacles on or near driveway – e.g. bus stops, man holes etc. Driveway is poorly positioned and is not safe – e.g. within 6m of an intersection with another street or leads onto a busy road.
Figure 1 – Vehicle Crossover Non-Piped			

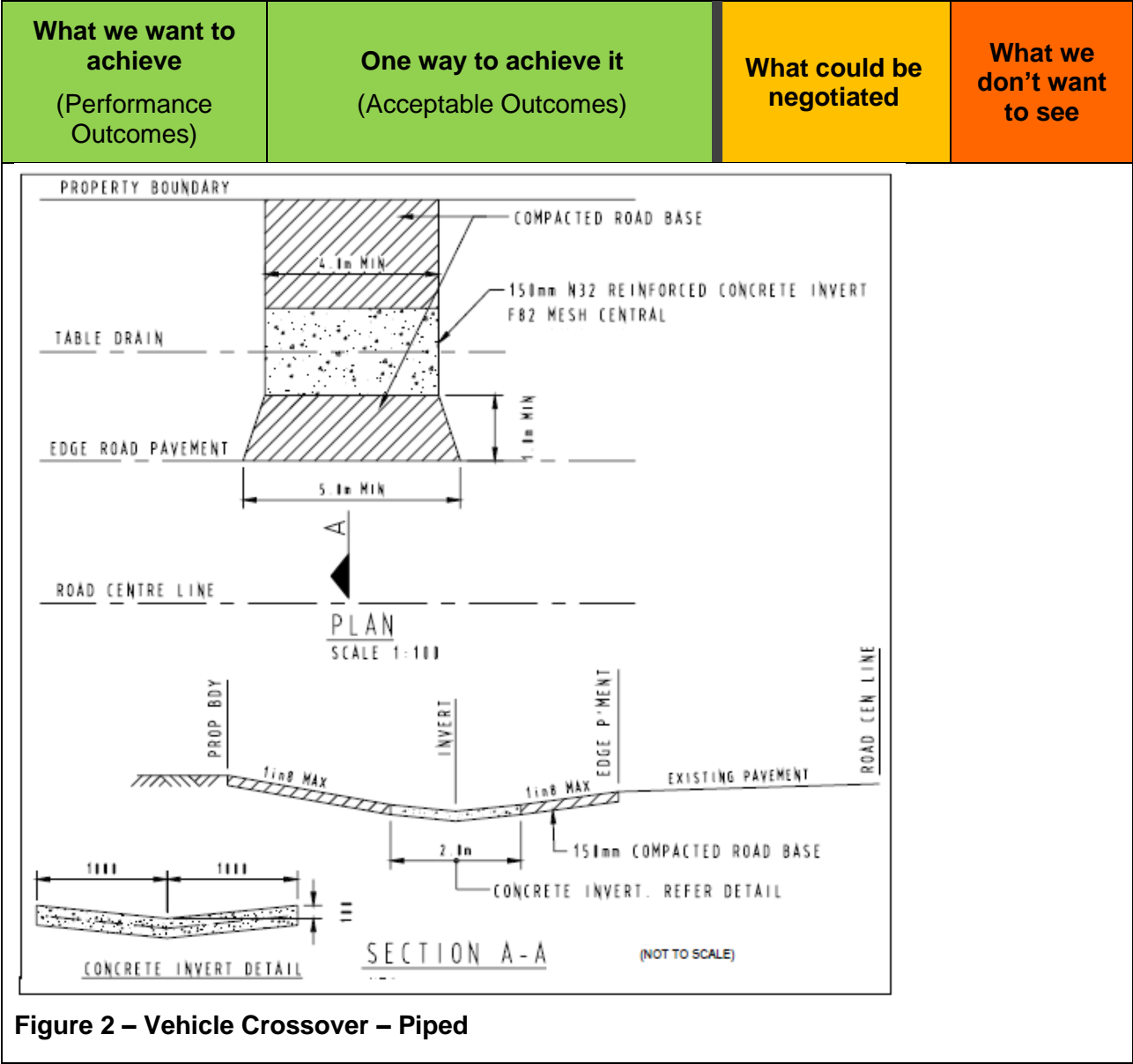
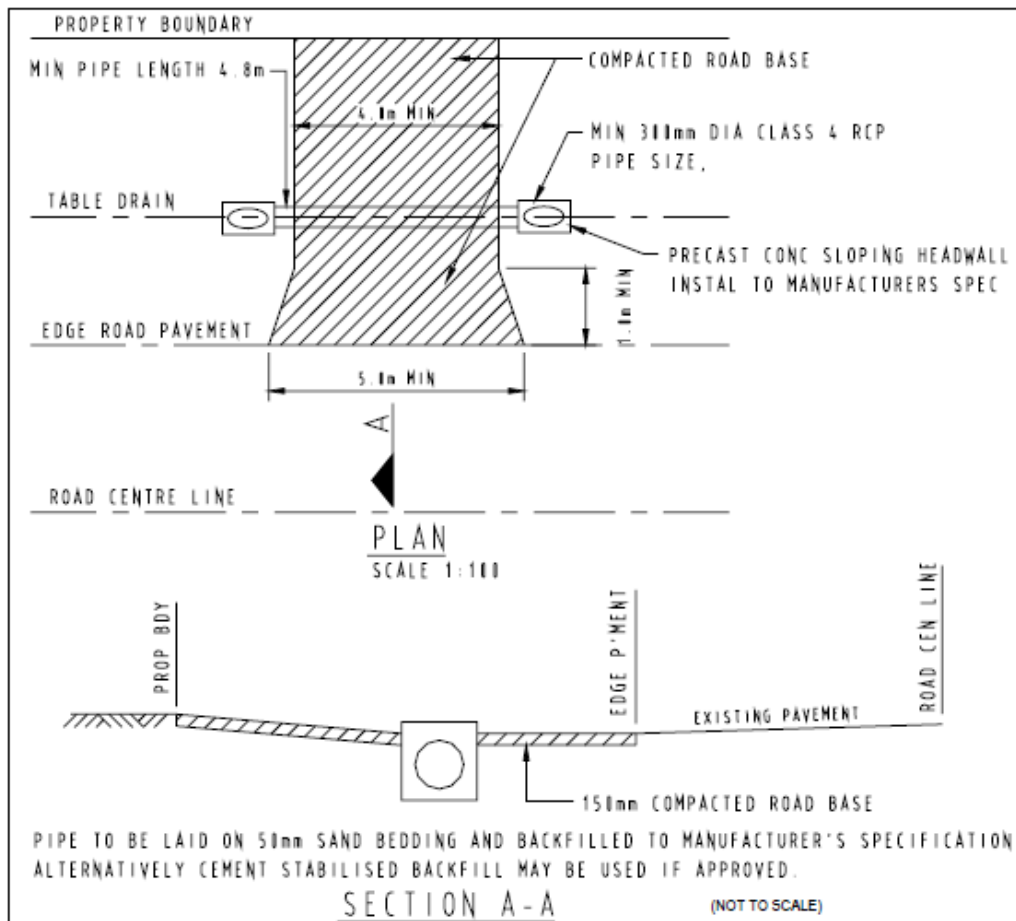


Figure 2 – Vehicle Crossover – Piped

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
---	--	--------------------------	---------------------------



Editor's Note—The following animation is included to provide an illustrated indication of how acceptable outcome AO11.1 could be met.



[View animated code provision.](#)

Off-site impacts

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO12 Development avoids air, light and noise pollution which impacts the surrounding occupants, environment and streetscape.	AO12.1 Industrial and commercial activity adhere to air, light and noise pollution requirements. Editor's note—Reports prepared to justify compliance with AO12.1 should follow best practice, such as the guidelines in the Department of Environment and Science's Noise Measurement Manual, National Environment Protection (Ambient Air Quality) Measure (NEPC 1998), AS/NZS 1269 Set: Occupational Noise Management Set and Australian Standard 1055.2:1997 – Acoustics – Description and measurement of environment noise. AO12.2 New buildings and facilities include measures to reduce the impacts of air, light and noise pollution if situated along busy roads and/or near areas of industrial and/or commercial activity – such as sound dampening in walls, or acoustic barriers.	Depending on where new buildings or facilities are located, or what is actually proposed, these requirements might not be required. E.g. In a very remote area, noise might not be an issue.	New buildings or facilities that increase pre-existing levels of air, noise, or other pollutants in areas where other residents might be affected. New buildings situated along busy roads which do not minimise the impacts from air and noise pollution caused by large amounts of traffic.
Infrastructure and Services			
PO13 Suitable connections to power and telecommunications are provided.	AO13 Telecommunications and power supplies are designed to meet provider requirements.	Some types of development do not require electricity and/or connection to telecommunication networks.	Development not provided with suitable connection to electricity and telecommunication, where relevant.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
		Individual customer scaled electricity generation is supported.	
PO14 Adequate supply of potable water is provided to the premises, and new buildings are designed to be able to appropriately treat and dispose of effluent and other waste water.	AO14.1 In the Township zone, all new buildings are connected to Boulia Shire Council's reticulated water supply network in accordance with: <ul style="list-style-type: none"> Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage. AO14.2 In the Recreation and Open Space zone, Rural Residential zone and Rural zone, a potable water supply is provided. AO14.3 In the Township zone, all new buildings and facilities are connected to a reticulated sewerage network, where available. AO14.4 In the Recreation and Open Space zone, Rural Residential zone and Rural zone, or in the Township zone where a reticulated sewerage network is not available, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.	Some types of development do not require a water supply. Where a water supply is required it is important that connection or supply is provided in accordance with the specified standards. Some types of development do not require sewerage treatment. Where sewerage treatment is necessary it is	Development that requires water to function effectively, without a suitable or sufficient water supply. Development with no ability to treat effluent.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO15 Stormwater is collected and discharged to ensure no impacts on adjoining land, or Council or state infrastructure, while also ensuring environmental values of receiving waters are maintained.	AO15 Stormwater drainage is provided in accordance with: <ul style="list-style-type: none"> Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987. 		
Council assets			
PO16 Council infrastructure is protected from encroachment or interference.	AO16.1 All building proposals are clear of Council easements and underground infrastructure within site boundaries. AO16.2 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.		New buildings that impact the function and use of Boulia Shire Council assets.
Development located in a Bushfire Prone Area			
PO17 Vulnerable uses, essential service uses and hazardous chemical facility uses are not established or intensified within a bushfire prone area.	AO17 Vulnerable uses are not established or expanded within a bushfire prone area as identified on SPP mapping – Natural hazards, risk and resilience. Editor's note—Vulnerable uses are those involving: <ul style="list-style-type: none"> the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, detention facilities, rooming accommodation, retirement facilities 	Sometimes development cannot otherwise be located. In these instances, the development is protected from the risk of bushfire by implementing protection measures i.e. clearing,	Vulnerable people at risk of bushfire. Infrastructure and essential community services are unable to function during and following a

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<ul style="list-style-type: none"> or residential care facilities, tourist parks types of community infrastructure including community uses, hospitals, educational establishments, and emergency services the provision of essential services including community uses, utility installation, telecommunications facility, substations and major electricity infrastructure hazardous chemical facilities. 	setbacks, fire-fighting water supply etc.	bushfire event.
PO18 Development in a bushfire prone area, or intensification of existing uses in a bushfire prone area, is avoided, or, the risk to people and property from bushfire is mitigated to an acceptable or tolerable level.	AO18.1 New buildings and facilities are not situated in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) OR AO18.2 Development mitigates the risk to people and property from bushfire to an acceptable or tolerable level by: <ul style="list-style-type: none"> Incorporating an adequate bushfire defendable space between buildings and hazardous vegetation; and Providing safe evacuation routes for occupants and access for emergency services; and Providing a dedicated static water supply available for fire fighting; and Does not create additional bushfire risk through revegetation or landscaping. 		New buildings in bushfire prone areas.
PO19 Emergency services and community infrastructure continue to function effectively during	AO19.1 Emergency services and community infrastructure is not located in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural	It is important that emergency services are not located in bushfire prone areas.	Emergency services or community infrastructure (i.e. Fire stations,

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
and immediately after a bushfire event. Editor's note—Community infrastructure includes community uses, hospitals, and educational establishments.	Hazards Risk and Resilience – Bushfire Prone Area).		Ambulance, Hospitals etc) cannot function in the event of a bushfire.
PO20 Development avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within a bushfire prone area.	<p>AO20.1 Hazardous materials are not stored or manufactured in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p> <p>OR</p> <p>AO20.2 Buildings and structures used for the manufacture or storage of hazardous materials are designed to prevent exposure of the hazardous materials in the event of a bushfire</p> <p>Editor's note—Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines; the <i>Environmental Protection Act 1994</i>; and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</p>	It is important that hazardous materials are not located where they may be exposed to a bushfire risk. Development should always be located outside of bushfire prone areas.	New buildings or activities involving manufacture or storage of hazardous materials in bulk in a bushfire prone area.
Development located in a Flood Hazard Area			

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO21 People and property are not exposed to intolerable risk from flood hazards.	AO21.1 New development is: <ul style="list-style-type: none"> • situated outside of mapped flood areas identified in <u>Schedule 2 – Flood mapping</u>; or • if within a mapped flood area, a fit for purpose risk assessment is conducted to ensure that development in that area does not increase risk beyond a tolerable level. AO21.2 New buildings in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> should include a finished floor level 300mm higher than the defined flood level for that area. AO21.3 If located in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> , at least one evacuation route is provided which allows safe passage for emergency evacuation during flood events (this must be sufficient to cater for evacuation and emergency access). ² AO21.4 If located in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> , hazardous materials are not stored on site, or are stored so the release of the hazardous materials is prevented.		Uses and activities that are incompatible with the flood risk present. The development relies on evacuation routes that are subjected to flooding. Infrastructure and essential community services are unable to function during and following a flood event. New buildings that increase the vulnerability of people located in a flood hazard area. New buildings


² The State Planning Policy – state interest guidance material for Natural hazard, risk and resilience – flood provides specifications for evacuation routes. Refer to <https://dilgpprd.blob.core.windows.net/general/spp-guidance-natural-hazards-risk-resilience-flood.pdf>.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>AO21.5 Development in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> does not:</p> <ul style="list-style-type: none"> alter a watercourse or floodway, including by clearing vegetation; or involve filling or excavating greater than 10m³. <p>AO21.6 Development maintains the protective function of landforms and vegetation to lessen the flood risk.</p>		<p>which impede or restrict the response of emergency services before, during and after a hazard event.</p> <p>New buildings or facilities that significantly increases the intensity of use and users in a hazard area.</p>
<p>PO22 Essential community services and infrastructure continue to be functional during and after a flood event.</p>	<p>AO22 Community infrastructure is located in accordance with community infrastructure flood immunity standards identified in the SPP guidance material on Natural hazards, risk and resilience - flood.</p>		<p>Essential services like hospitals, substations, or water treatment plants placed where they might be adversely affected by flooding.</p>
Stock Route Network			
<p>PO23 Stock routes are able to operate efficiently and safely without impact or</p>	<p>AO23.1 Development occurring adjacent to or nearby a stock route identified in SPP mapping – Economic Development (Agriculture – Stock</p>		<p>Development that makes it more difficult for people to</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>interference from buildings, operations, or accesses, including without disruptions caused by proximity of sensitive land uses like residential or commercial uses.</p> <p>Editor's note— Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p> <p>Editor's note— Conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock, or fencing, are complied with in accordance with the <i>Stock Route Management Act 2002</i>.</p>	<p>Route Network) should not impact the operation and safety of the stock route.</p> <p>AO23.2 The stock route is to be easily accessible at all times by stock route users.</p>		<p>access the stock route network or otherwise makes use of the route more challenging, or impacts the safety of the route—e.g. non-rural or residential activities within the 800m designated pasturage rights area either side of an unsurveyed road or stock route and access points across the stock route should be limited to one access per 200m of lot frontage.</p>
Petroleum/high pressure gas pipelines			
PO24 Pipelines carrying petroleum and gas	AO24 New buildings are not situated within 200m of petroleum and gas pipelines		New buildings within 200m

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>continue to operate without impact.</p> <p>Editor's note—The holder of the Pipeline Licence or Petroleum Facility Licence must be consulted prior to activities in those areas in accordance with sections 807 and 808 of <i>Petroleum and Gas (Production and Safety) Act 2004</i>.</p>	<p>or easements as identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p>		<p>of petroleum and gas pipelines or easements.</p>
Local heritage places			
<p>PO25</p> <p>Heritage places, and other buildings that give the town its character, are kept in place wherever possible or re-used as a means to reflect local values and cultural heritage.</p>	<p>AO25.1</p> <p>Development:</p> <ul style="list-style-type: none"> • does not impact, destroy or modify any local heritage place identified in <u>Table SC3.1–Local Heritage Places of Schedule 3</u> and requires no building or operational work; or • is in accordance with current best practice guidance as made under the <i>Queensland Heritage Act 1992</i> in relation to development of heritage places³; or • is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>. <p>AO25.2</p>	<p>As a means to encourage retention and refurbishment of older buildings (particularly in commercial areas), re-use of older buildings could be accompanied by reductions in car parking requirements for the new use.</p>	<p>Development which either impacts, destroys or modifies the value, use, facilities and significance of local heritage places.</p> <p>Undertaking development (including demolition) without having an exemption certificate, or without</p>

³ This is presently the guideline 'Developing reuse places - using the development criteria' prepared by the then department of Environment and Heritage Protection. It is available at <https://www.qld.gov.au/environment/assets/documents/land/heritage/gl-heritage-development.pdf>.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>Demolition or removal of key parts of the place's cultural heritage significance is avoided unless there is no prudent and reasonable alternative to demolition or removal.</p> <p>Editor's note—Reports prepared to justify compliance with the AO above must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated. The report must also provide an archival record to document the proposed changes.</p>		suitable assessment by Council.
<p>Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
Biodiversity			
<p>PO26</p> <p>Matters of State environmental significance are protected, not encroached upon, or otherwise degraded, with vegetation and wildlife movement corridors maintained.</p> <p>Note—Where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental</p>	<p>AO26</p> <p>Development occurring outside of the Township zone must be 100m from the bank of all waterways, water storages and areas identified as Matters of State Environmental Significance in SPP mapping – Environment and Heritage (Biodiversity).</p>		<p>New development in areas of environmental significance that are identified by the State Planning Policy.</p> <p>New buildings within 100m of the banks of waterways, water storages and</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
significance may require an offset in accordance with the <i>Environmental Offsets Act 2014</i> .			<p>areas identified as Matters of State Environmental Significance.</p> <p>Activities which negatively impact the environment or negatively impact ecological connectivity.</p>
Airports and Aviation facilities			
<p>PO27 The Boulia airport, Urandangi airstrip and aviation facilities can operate as normal without impact from development.</p> <p>Note—Refer to the SPP Mapping – Strategic Airports and Aviation Facilities for infrastructure of State significance to be protected.</p> <p>Editor's note – Strategic Airports and Aviation Facilities of State significance are identified in the planning scheme area as the non-directional beacon (NDB) located at Boulia airport at latitude -22.91476667 and longitude</p>	<p>AO27.1 Development situated within the building restricted area for an aviation facility must not:</p> <ul style="list-style-type: none"> • disrupt the line of sight between the antenna by physical obstructions; • create electrical or electromagnet fields which interfere with signals transmitted by the facility; or • include reflective surfaces that could deflect or interfere with signals transmitted by the facility. <p>AO27.2 Development and associated activities must not:</p> <ul style="list-style-type: none"> • create a permanent or temporary physical or transient intrusion into an airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation; 		Any sort of development which may interfere with the function of airports and aviation facilities

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>139.9069778 and siting height (AHD) of 161.615.</p>	<ul style="list-style-type: none"> • include a light source or reflective surfaces that could distract or confuse pilots approaching the airport to land; • cause emissions which significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines the operational airspace of an airport; • attract wildlife or increase wildlife hazards to the operational airspace of the airport or the airport land; • increase the number of people living, working or congregating in the Public Safety Area; or • involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials in the Public Safety Area <p>Editor's note—For further guidance on achieving or applying the above outcomes, refer to the <u>'State Planning Policy - state interest guideline - Strategic Airports and aviation facilities'</u>.</p>		

6.3 Other development codes

6.3.1 Reconfiguring a lot code

This code applies to assessing a development application involving reconfiguring a lot if identified in the Tables of Assessment.

The purpose of the reconfiguring a lot code is to:

- (1) Facilitate the creation of lots, of a size and dimension, that allow the intended uses within zones and precincts to be achieved.
- (2) Ensure that future lots are resilient to the impacts of flood and bushfire.
- (3) prevent, minimise or mitigate the adverse impacts of development on the cultural heritage, water quality and biodiversity values of an area.
- (4) Ensure that the reconfiguring of lots does not adversely impact on the Boulia Shire's economy.

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

- (1) Reconfiguring of lots creates safe, functional and suitable lots that are consistent with the existing zone and precinct intent.
- (2) Reconfiguration of lots ensures that subsequent use and development of the created lots can:
 - a) occur outside of flood hazard areas and bushfire prone areas, or where it is not possible to avoid these areas, development mitigates the risks to people and property to an acceptable or tolerable level;
 - b) support, and not hinder, disaster management capacity and capabilities;
 - c) accommodate adequate infrastructure provision; and
 - d) access adequate services.
- (3) Reconfiguring of lots does not lead to a loss of biodiversity and ecological connectivity.
- (4) Reconfiguring of lots ensures the environmental values and quality of Queensland waters are protected and enhanced.
- (5) Reconfiguring of lots assists in the protection of places of national, state, local and Aboriginal cultural heritage value.
- (6) Rural land is protected from fragmentation that would result in diminished productivity.
- (7) Reconfiguring of lots ensures the protection of the stock route network.

Table 6.3.1.1 Assessment Benchmarks – Reconfiguring a Lot Code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
Lot size and configuration	
PO1 The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: (a) preserving land for agriculture, animal production and environmental conservation in the Rural Zone;	AO1 Allotment dimensions comply with Table 6.3.1.4

<ul style="list-style-type: none"> (b) achieving a safe and pleasant residential environment in the Township zone and Rural Residential zone; (c) consistency with the nature and layout of existing subdivision patterns; and (d) providing a variety of lot sizes for residential living, industry and commerce. 	
P02 Lots created through reconfiguring, will not lead to diminished productivity of rural land, or compromise the long term viability of rural activities in the Rural Zone.	
P03 The layout of lots, roads and infrastructure: <ul style="list-style-type: none"> (a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and (b) contributes to efficient use of land and infrastructure. 	
Roads and accesses	
P04 Roads are constructed and upgraded to provide for the safe and efficient movement of: <ul style="list-style-type: none"> (a) vehicles to and from the site (b) emergency vehicles accessing each proposed lot (c) pedestrians and cyclists. 	AO4.1 New road infrastructure is designed and constructed in accordance with Boulia Asset Management Strategy – Roads Airports and Footpaths. AO4.2 Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in Boulia Asset Management Strategy – Roads Airports and Footpaths
P05 Each proposed lot has a legal point of access from the local or state controlled road network.	
Service provision	
P06 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.	AO6.1 All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service. AO6.2 All lots within the Rural residential zone and Rural zone have a potable water supply and on site sewerage is provided

	generally in accordance with the Queensland Plumbing and Wastewater Code.
P07 An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes.	
Biodiversity	
P08 The creation of new lots avoids significant adverse impacts on the region's important biodiversity identified in SPP mapping – Environment and Heritage (Biodiversity) and maintains and enhances ecological connectivity.	
Flood	
P009 Lot design in areas of flood hazard: (a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; (b) provides safe egress from all building areas in flood emergency.	AO9 Reconfiguring of a lot or lots involving land identified as a mapped flood area in <u>Schedule 2 – Flood mapping</u> is sited and designed so that: (a) all new lots contain: (i) a building envelope located outside of the mapped flood area in <u>Schedule 2 – Flood mapping</u> ; or (ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); OR a finished lot level above the defined flood event; and (b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.
Bushfire	
P010 A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).	AO10.1 No new lots are created within the bushfire prone area Editor's note— Bushfire prone areas are identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) OR

	<p>AO11.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (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>PO11 Where reconfiguring of a lot is undertaken in the Township Zone a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO11.1 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 500m; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>AO12.2 Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p>
<p>PO12.1 Where the reconfiguring of a lot is undertaken anywhere that PO11 does not apply:</p> <ul style="list-style-type: none"> (a) A constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and (b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and (c) Access is available for both firefighting and maintenance/hazard reduction works. <p>OR</p> <p>PO12.2 If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.</p>	<p>AO12 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 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 Emergency

	<p>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 <i>IECA 2008 Best Practice Erosion and Sediment Control</i> (as amended) (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; and (l) if a fire trail, has an access easement that is granted in favour of Boulia Shire Council and Queensland Fire and Emergency Services.
<p>PO13 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 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>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 <i>Undertaking a Bushfire Protection Plan</i>. Advice from the Queensland</p>

	Fire and Emergency Services should be sought as appropriate.
PO14 Critical infrastructure does not increase the potential bushfire hazard.	AO14 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.
Local heritage places	
PO15 Development maintains an intact context and setting that is compatible with the cultural heritage significance of the local heritage places identified in Table SC3.1–Local Heritage Places of Schedule 3 .	
Stock Route Network	
PO16 The stock route network identified in SPP mapping – Economic Development (Agriculture – Stock Route Network) is protected from incompatible development on adjoining sites. Note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.	AO16.1 No new allotments are created within or adjacent to the stock route network. OR AO16.2 (a) Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800m from the stock route; and (b) any new accesses across the stock route are limited to no more than one access per 200m of lot frontage.

Table 6.3.1.4 – acceptable outcomes for lot sizes and frontages

Zone/Precinct	Allotment Size	Road frontage
Township Zone	1000m ²	20m
Township Zone - Industrial precinct	11,000m ²	60m
Rural Residential Zone	2ha	200m
Rural Zone	30,000ha	Not applicable
Recreation and Open Space Zone	Not applicable	Not applicable

6.3.2 Operational Work Code

This code applies to assessing development applications involving operational work if identified in the categories of development and assessment tables in Part 4.

The purpose of the operational work code is to:

- (1) ensure all operational work is undertaken to appropriate levels and standards;
- (2) maintain a high standard of environmental amenity; and
- (3) protect surface water, ground water and biodiversity values.

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

- (1) Operational work involving excavating and filling land is designed and undertaken so as to ensure:
 - (a) site disturbance is minimised;
 - (b) water and sediment runoff is controlled; and
 - (c) once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
- (2) Levees are constructed in accordance with the applicable State Code;
- (3) Biodiversity values and ecological connectivity are protected, maintained and enhanced.

Editor's note—For requirements for accepted development for category 1 levees, refer to the 'Self-assessable code for the construction or modification of levees' made by the chief executive of the *Water Act 2000* and published by the Department of Natural Resources, Mines and Energy. In relation to the construction or modification of category 2 and 3 levees, refer to the *Water Regulation 2016*, which includes at Schedule 10, Code for assessment and development for construction or modification of particular levees. This code should be read together with the 'Guidelines for the construction or modification of category 2 and 3 levees' published by the Department of Natural Resources, Mines and Energy. For more information regarding the regulation of levees, visit: <https://www.business.qld.gov.au/industries/mining-energy-water/water/authorisations/constructing-modifying-levee-banks>

Table 6.3.2.1 Assessment Benchmarks – Operational Work Code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
Earthworks	
PO1 Adverse impacts of operations are minimised, including impacts from: <ol style="list-style-type: none"> (a) noise; (b) dust; (c) silt; (d) lighting; or (e) other noxious emissions Editor's note—A construction management plan may be required where there are reasonable concerns regarding the potential for impacts on amenity for nearby uses.	

<p>P02 Changes to adjoining land and natural features, including surface and groundwater, are minimised and do not adversely impact adjoining properties or the locality.</p>	<p>A02 Excavation or filling on all land (except dams on rural zoned land for rural purposes):</p> <ul 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) is enclosed by 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; and (f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.
<p>P03 Operational work or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>A03 An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person which demonstrates that release of sediment-laden stormwater is:</p> <ul style="list-style-type: none"> (a) avoided for the nominated design storm; (b) minimised when the nominated design storm is exceeded, by addressing the design objectives listed below in Table 6.3.2.2 (construction phase) or local equivalent, for: <ul style="list-style-type: none"> • drainage control; • erosion control; • sediment control; and • water quality outcomes.
Vegetation clearing	
<p>P04 Development:</p>	

<p>(a) identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage (Biodiversity);</p> <p>(b) facilitates the protection and enhancement of matters of state environmental significance; and</p> <p>(c) protects and enhances ecological connectivity.</p>	
Flood hazard	
<p>P05 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage on-site or on other properties.</p> <p>Editor's note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>	<p>A05 Development for earthworks located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> • does not involve a net increase in filling greater than 50m³ if in the Rural zone; or • does not result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth / duration / velocity of flood waters; or • does not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> i. loss of flood storage; ii. loss of/changes to flow paths; or iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain; or • a flood study demonstrates the development site is above the defined flood level (pre-filling).

Table 6.3.2.2

Part 1: Construction phase—stormwater management design objectives¹	
Issue	Desired outcomes
Drainage control	1. Manage stormwater flows around or through areas of exposed soil to avoid contamination.
	2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion.
	3. Provide stable concentrated flow paths to achieve the

	construction phase stormwater management design objectives for temporary drainage works (part 2).
	4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (part 3).
Erosion control	1. Stage clearing and construction works to minimise the area of exposed soil at any one time.
	2. Effectively cover or stabilise exposed soils prior to predicted rainfall.
	3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised ² using methods which will achieve effective short-term stabilisation.
Sediment control	1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.
	2. All exposed areas greater than 2500m ² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	1. Remove gross pollutants and litter.
	2. Avoid the release of oil or visible sheen to released waters.
	3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	1. Where measures are required to meet post-construction waterway stability objectives (specified in table B), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction.
	2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not

	worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).		
Part 2: Construction phase—stormwater management design objectives for temporary drainage works			
Temporary drainage works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI/39% AEP	1 in 5 year ARI/18% AEP	1 in 10 year ARI/10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI/63% AEP		
Part 3: Construction phase—stormwater management design objectives for emergency spillways on temporary sediment basins			
Drainage structure	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI/10% AEP	1 in 20 year ARI/5% AEP	1 in 50 year ARI/2% AEP

Note— For Table 6.3.2.2:

Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements. Advice should be obtained from a suitably qualified person e.g. Certified Practitioner in Erosion and Sediment Control, or Registered Professional Engineer Queensland, with appropriate knowledge and experience in erosion and sediment control design and implementation.

¹ Drainage, erosion and sediment controls should be appropriate to the risk posed by the activity for the relevant climatic region e.g. considering the potential soil loss rate, monthly erosivity or average monthly rainfall.

² An effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.

SCHEDULES

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have specific meanings in the planning scheme and are defined in the Regulation.
- (2) Any use not listed in table SC1.1.2 column 1 is an undefined use.

Note—Development comprising a combination of defined uses is not considered to be an undefined use.

- (3) A use listed in table SC1.1.2, column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1 —Index of use definitions

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

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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	<p>Adult store means the use of premises for the primary purpose of displaying or selling—</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	<p>Agricultural supplies store means the use of premises for the sale of agricultural supplies and products.</p> <p><i>Examples of agricultural supplies and products—</i></p> <p>Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</p>		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>	Airport, air strip, helipad	

	<ul style="list-style-type: none"> (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— <ul style="list-style-type: none"> (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. 		
Animal husbandry	<p>Animal husbandry means the use of premises for—</p> <ul style="list-style-type: none"> (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). 	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	<p>Animal keeping means the use of premises for—</p> <ul style="list-style-type: none"> (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). 	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	<p>Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.</p>	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	<p>Bar means the use of premises, with seating for 60 or less people, for—</p> <ul style="list-style-type: none"> (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food 		Club, hotel, nightclub entertainment facility, tavern

	and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		
Brothel	Brothel means premises made available for prostitution by 2 or more prostitutes at the premises.		
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care, vacation care	Educational establishment, home-based childcare, 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	<p>Community care centre—</p> <p>(a) means the use of premises for</p> <p>(i) providing social support to members of the public; or</p> <p>(ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for providing accommodation to members of the public.</p>	Disability support services, drop-in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home-based childcare, health care services, residential care facility
Community residence	<p>Community residence—</p> <p>(a) means the use of premises for residential accommodation for—</p> <p>(i) no more than—</p> <p>(A) 6 children, if the accommodation is provided as part of a 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>	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<p>Community use means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<p>Cremation means the use of premises for the cremation or aquamation of bodies.</p>		Cemetery

Cropping	<p>Cropping means the use of premises for—</p> <ul style="list-style-type: none"> (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a). 	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	
Dual occupancy	<p>Dual occupancy—</p> <ul style="list-style-type: none"> (a) means a residential use of premises for 2 households involving <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; but (b) does not include a residential use of premises that involves a secondary dwelling. 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
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 		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student

	<p>outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		accommodation, multiple dwelling
Dwelling unit	Dwelling unit means the use of premises containing a non-residential use for a dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Educational establishment means the use of premises for— <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care if the use is ancillary to the use in paragraph (a).</p>	Pre-preparatory, preparatory and primary school, secondary school, special education facility, college, university, technical institute, outdoor education centres	Childcare centre, home-based childcare, family day care
Emergency services	Emergency services means the use of premises by a government entity or community organisation to provide— <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Environment facility — <p>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	

	(b) does not include the use of premises to provide accommodation for tourists and travellers.		
Extractive industry	extractive industry means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.		
Food and drink outlet	Food and drink outlet means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	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	Function facility means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of the reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Funeral parlour — (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	Garden centre means the use of premises for— (a) selling plants; or	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

	<p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet that is ancillary to the use in paragraph (a).</p>		
Hardware and trade supplies	Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care service	Health care services 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 centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>High 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>(b) that a local government planning instrument applying to the premises states is a high 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>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—refer to industry thresholds in table SC1.1.4.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home-based business	Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is	Bed and breakfast, home office, home-based childcare	Hobby, office, shop, warehouse, transport depot

	subordinate to the residential use of the premises.		
Hospital	<p>Hospital means the use of premises for—</p> <ul style="list-style-type: none"> (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	<p>Hotel—</p> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or short-term accommodation, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar. 	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	<p>Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>Intensive animal industry—</p> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use 	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

	<p>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 a 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 farms, mushroom farms	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>		
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>(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</p>	<p>Repairing motor vehicles, fitting and turning workshop, use involving commercial-use chiller box/es for the storage of animal carcasses</p> <p>Note—refer to industry thresholds in table SC1.1.4.</p>	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

	instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.		
Major electricity infrastructure	<p>Major electricity infrastructure—</p> <p>(a) means the use of premises for—</p> <ul style="list-style-type: none"> (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but <p>(b) does not include the use of premises for a supply network or private electricity works stated in the <i>Planning Regulation 2017</i>, schedule 6, section 26(5), unless the use involves—</p> <ul style="list-style-type: none"> (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. 	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 and exhibition centres, entertainment centres, sports stadiums, horse racing facility	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Market	<p>Market means the use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including for example, stalls, booths or trestle tables; or</p>	Flea market, farmers market, car boot sales	Shop, roadside stall

	(b) providing entertainment, if the use is ancillary to the use in paragraph (a).		
Medium impact industry	<p>Medium 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>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—refer to industry thresholds in table SC1.1.4.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	<p>Motor sport facility means the use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities or food and drink outlets.</p>	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	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, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—	Environmentally responsible accommodation facilities including lodges,	Environment facility

	<ul style="list-style-type: none"> (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment. 	cabins, huts and tented camps	
Nightclub entertainment facility	<p>Nightclub entertainment facility means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and food for consumption on the premises, if the use is ancillary to the use in paragraph (a). 		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> <ul style="list-style-type: none"> (a) accommodation of non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a). 	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Office—</p> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods. 	Bank, real estate agent, administration building	Home-based business, home office, shop, outdoor sales
Outdoor sales	<p>Outdoor sales means the use of premises for—</p> <ul style="list-style-type: none"> (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or 	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market

	(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).		
Outdoor sport and 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	
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.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Place of worship means the use of premises for— (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium

	is ancillary to the use in paragraph (a).		
Port service	Port service means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
Relocatable home park	Relocatable home park means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	Renewable energy facility — (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 (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing,	Aeronautical engineering, biotechnology industries computer component manufacturing,	

	maintaining, storing or testing machinery or equipment.	computer server facilities, medical laboratories	
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medication and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or <i>Examples of integrated leisure facilities—</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.		
Retirement facility	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 services 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	<p>Rooming accommodation means the use of premises for—</p> <ul style="list-style-type: none"> (a) residential accommodation, if each resident— <ul style="list-style-type: none"> (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 in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a). 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Rural industry means the use of premises for—</p> <ul style="list-style-type: none"> (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 	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store, commercial use macropod chiller box

	ancillary to the use in paragraph (a).		
Rural workers' accommodation	Rural worker's 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, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is	Electric charging station	Car wash

	ancillary to the use in paragraph (a).		
Shop	<p>Shop means the use of premises for—</p> <ul style="list-style-type: none"> (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public. 	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	<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> <ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) does not include a hotel, nature-based tourism, resort complex or tourist park. 	Motel, backpackers' accommodation, cabins, serviced apartments, hotel, farm-stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Showroom means the use of premises for the sale of goods that are of—</p> <ul style="list-style-type: none"> (a) a related product line; and (b) a size, shape or weight that requires— <ul style="list-style-type: none"> (i) a large area for handling, display or storage; and (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods. 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies, bulk home supplies	Food and drink outlet, shop, outdoor sales

Special industry	<p>Special industry means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and (b) that a local government planning instrument applying to the premise states is a special industry; and (c) that complies with any threshold 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>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—refer to industry thresholds in table SC1.1.4.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Substation means the use of premises—</p> <ul style="list-style-type: none"> (a) as part of a transmission grid or supply network to— <ul style="list-style-type: none"> (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— <ul style="list-style-type: none"> (i) works, as defined under the <i>Electricity Act 1994</i>, section 12(1); or (ii) workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<p>Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by</p>	Telecommunication tower, broadcasting	Aviation facility, 'low-impact telecommunications facility' as defined

	guided or unguided electromagnetic energy.	station, television station	under the <i>Telecommunications Act 1997</i>
Theatre	<p>Theatre means the use of premises for—</p> <ul style="list-style-type: none"> (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)— <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and 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	<p>Tourist attraction means the use of premises for—</p> <ul style="list-style-type: none"> (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	<p>Tourist park means the use of premises for—</p> <ul style="list-style-type: none"> (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 	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

	use 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, contractor's 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— (c) storing or distributing goods, whether or not carried out in a building; or (d) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage sheds, storage yard	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		Bulk landscape supplies, garden centre

	(b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		
Winery	Winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

SC1.1.3 Defined activity groups

- (1) Defined use terms listed in table SC1.1.2 may be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group may be referenced in Section 4.4 (Categories of development and assessment—Material change of use).
- (4) The activity groups listed here are the defined activity groups for the planning scheme.

Table SC1.1.3—Defined activity groups

Column 1 Activity group	Column 2 Use terms
Commercial activities	<ul style="list-style-type: none"> • Bar • Food and drink outlet • Function facility • Hotel • Office • Sales office • Shop • Shopping centre • Showroom • Theatre • Tourist attraction
Community activities	<ul style="list-style-type: none"> • Childcare centre • Club • Community care centre • Community residence • Community use • Educational establishment • Health care services • Place of worship
Rural activities	<ul style="list-style-type: none"> • Animal husbandry • Animal keeping

Column 1 Activity group	Column 2 Use terms
	<ul style="list-style-type: none"> • Cropping • Intensive animal industry • Intensive horticulture • Rural workers accommodation

SC1.1.4 Industry thresholds

(1) The thresholds stated in table SC1.1.4 apply for defining industry use terms listed in table SC1.1.2

Table SC1.1.4 – industry thresholds

Use	Additional examples include
Low-impact industry	<ol style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium-impact industry	<ol style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler-making or engineering works producing less than 10,000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i> and not involving: <ul style="list-style-type: none"> • refrigeration systems or cold stores that operate using anhydrous ammonia • manufacturing processes • a hazardous chemical facility (4) Abrasive-blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15,000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400 square metres (8) Powder-coating workshop using less than 500 tonnes of coating

Use	Additional examples include
	<p>per annum</p> <p>(9) Spray-painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum</p> <p>(10) Scrap-metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</p> <p>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</p> <p>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</p> <p>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</p> <p>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</p> <p>(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum</p> <p>(16) Sawmilling, wood chipping and kiln-drying timber and logs, producing less than 500 tonnes per annum</p> <p>(17) Recycling and reprocessing batteries</p> <p>(18) Repairing or maintaining boats</p> <p>(19) Manufacturing substrate for mushroom growing</p> <p>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</p> <p>(21) Recycling or reprocessing tyres including retreading</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery</p> <p>(23) Transport depot, distribution centre, contractors depot and storage yard</p> <p>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</p> <p>(26) Reconditioning metal or plastic drums</p> <p>(27) Glass-fibre manufacture less than 200 tonnes per annum</p> <p>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
High-impact industry	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</p> <p>(2) Boiler-making or engineering works producing 10,000 tonnes or greater of metal product per annum</p> <p>(3) Hazardous chemical facility for the storage and distribution of</p>

Use	Additional examples include
	<p>dangerous goods not involving manufacturing processes</p> <p>(4) A manufacturing process involving hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></p> <p>(5) A facility that includes refrigeration systems or cold stores involving anhydrous ammonia in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></p> <p>(6) Scrap-metal yard including a fragmentiser</p> <p>(7) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</p> <p>(8) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</p> <p>(9) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</p> <p>(10) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</p> <p>(11) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum</p> <p>(12) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum</p> <p>(13) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</p> <p>(14) Enamelling workshop using 15,000 litres or greater of enamel per annum</p> <p>(15) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(16) Anodising or electroplating workshop where tank area is 400 square metres or greater</p> <p>(17) Powder-coating workshop using 500 tonnes or greater of coating per annum</p> <p>(18) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</p> <p>(19) Concrete batching and producing concrete products</p> <p>(20) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</p> <p>(21) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</p> <p>(22) Manufacturing fibreglass pools, tanks and boats</p> <p>(23) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per</p>

Use	Additional examples include
	<p>annum (except fibreglass boats, tanks and swimming pools)</p> <p>(24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum</p> <p>(25) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</p> <p>(26) Abattoir</p> <p>(27) Recycling chemicals, oils or solvents</p> <p>(28) Waste-disposal facility (other than waste incinerator)</p> <p>(29) Recycling, storing or reprocessing regulated waste</p> <p>(30) Manufacturing batteries</p> <p>(31) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum</p> <p>(32) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(33) Glass-fibre manufacture producing 200 tonnes or greater per annum</p> <p>(34) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing</p> <p>(2) Producing, refining or processing gas or fuel gas</p> <p>(3) Distilling alcohol in works producing greater than 2500 litres per annum</p> <p>(4) Power station</p> <p>(5) Producing, quenching, cutting, crushing or grading coke</p> <p>(6) Waste incinerator</p> <p>(7) Sugar milling or refining</p> <p>(8) Pulp or paper manufacturing</p> <p>(9) Tobacco processing</p> <p>(10) Tannery or works for curing animal skins, hides or finishing leather</p> <p>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</p> <p>(12) Rendering plant</p> <p>(13) Manufacturing chemicals, poisons and explosives</p> <p>(14) Manufacturing fertilisers involving ammonia</p> <p>(15) Manufacturing polyvinyl chloride plastic</p> <p>(16) Hazardous chemical facility involving manufacturing processes for hazardous chemicals.</p>

SC1.2 Administrative terms

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

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

Table SC1.2.1—Administrative terms and definitions as per the 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.
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.
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.
Burrow pit	Burrow pit means an extractive industry operated without the use of explosives adjacent to a road or road reserve to provide quarry materials for road maintenance and construction.
Boundary clearance	boundary clearance means the distance between a building or structure on premises and the boundary of the premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. <i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	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

Column 1 Administrative term	Column 2 Definition
	<p>building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</p> <p>(b) the number of storeys in the building above ground level.</p>
Demand unit	demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Domestic outbuilding	domestic outbuilding means a non-habitable class 10a building that is— <p>(a) a shed, garage or carport; and</p> <p>(b) ancillary to a residential use carried out on the premises where the building is.</p>
Dwelling	dwelling means all or part of a building that— <p>(a) is used, or capable of being used, as a self-contained residence; and</p> <p>(b) contains—</p> <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.
Gravel pit	Gravel pit means an extractive industry quarry where only surface gravel deposits are removed (i.e. does not extend into bedrock) with topsoil preserved and after the gravel is removed the topsoil is replaced so as to be suitable for rural purposes.
Gross floor area	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>(a) building services, plant or equipment; or</p> <p>(b) access between levels; or</p> <p>(c) a ground floor public lobby; or</p> <p>(d) a mall; or</p> <p>(e) parking, loading or manoeuvring vehicles; or</p> <p>(f) unenclosed private balconies, whether roofed or not.</p>
Ground level	ground level means— <p>(a) the level of the natural ground; or</p> <p>(b) if the level of the natural ground has changed, the level as lawfully changed.</p>
Household	household means 1 or more individuals who— <p>(a) live in a dwelling with the intent of living together on a long-term basis; and</p> <p>(b) make common provision for food and other essentials for living.</p>

Column 1 Administrative term	Column 2 Definition
Minor electricity infrastructure	<p>minor electricity infrastructure means development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for—</p> <ul style="list-style-type: none"> (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.
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— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i></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>
Projection area	<p>projection area means a part of the local government area for which the local government has carried out demand growth projection.</p>
Secondary dwelling	<p>secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.</p>
Service catchment	<p>service catchment means an area serviced by an infrastructure network.</p>
Sensitive land use	<p>sensitive land use means—</p> <ul style="list-style-type: none"> (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or

Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) non-resident workforce accommodation; or (o) a relocatable home park; or (p) a residential care facility; or (q) a resort complex; or (r) a retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) a supervised accommodation service; or (w) a tourist park.
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> <ul 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> <ul style="list-style-type: none"> (a) in a landscaped or open space area, including, for example a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Storey	storey—

Column 1 Administrative term	Column 2 Definition
	<p>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—</p> <ul style="list-style-type: none"> (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraphs (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and <p>(b) includes—</p> <ul style="list-style-type: none"> (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	<p>temporary use means a use that—</p> <ul style="list-style-type: none"> (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.

Schedule 2 —Mapping

SC2.1 Map index

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

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-1	Strategic Framework	
Zone and precinct maps		
ZM-1	Planning Scheme Zones and Precincts	
ZM-2	Boulia Zones & Precincts	
ZM-3	Urandangi Zones & Precincts	
Flood hazard maps		
OM-1	Queensland Flood Plain Assessment Overlay	
OM-2	Boulia Flood Hazard	
OM-3	Urandangi Flood Hazard	

SC2.2 Online Mapping Resources

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

Table SC2.2.1 Online Mapping Resources

Boulia Shire Planning Scheme Online Interactive Mapping	
https://dsdip.maps.arcgis.com/apps/webappviewer/index.html?id=153a519f05d74fe88230e04efaa172db	
Planning scheme layers	
Boulia Shire Planning Scheme Zones <input type="checkbox"/> Township <input type="checkbox"/> Rural residential <input type="checkbox"/> Rural <input type="checkbox"/> Recreation and open space	
Boulia Precincts <input type="checkbox"/> Industrial	

Flood mapping <input type="checkbox"/> Queensland floodplain assessment overlay (which applies to all areas outside of those covered by the below refined layers) <input type="checkbox"/> Boulia (and surrounds) 1% Annual Exceedance Probability design flood event <input type="checkbox"/> Urandangi (and surrounds) 1% Annual Exceedance Probability design flood event		
Information layers		
Boulia Shire Local Government Boundary		
Water parcels		
Road parcels		
<u>SPP Interactive Mapping System</u> https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking or via https://planning.dsdmip.qld.gov.au/maps		
State Interest	SPP Theme	Map Layer
Economic Growth	Agriculture	Important Agricultural Areas (IAA's)
		Stock Route Network
	Mining and Extractive resources	Refer GeoResGlobe https://georesglobe.information.qld.gov.au/Editor's note—maintained and published by the Department of Natural Resources, Mines and Energy
Environment and Heritage	Biodiversity	Matters of State Environmental Significance (MSES) including waterways for waterway barrier works (QSpatial)
	Cultural Heritage	State Heritage Places
	Water Quality	High Ecological Value Water Areas
Infrastructure	State transport Infrastructure	State Controlled Roads
	Strategic Airports and Aviation Facilities	Aviation Facility
Safety and Resilience to Hazards	Natural Hazards Risk and Resilience	Bushfire Prone Area

	Emissions and hazardous activities	High Pressure Gas Pipeline
SPP Mapping Layer Theme		Map Layer
Information Purposes: Transport Infrastructure		<p>All Transport Noise Corridor (TNC) layers</p> <p>Editor's note—</p> <ul style="list-style-type: none"> • For further information regarding Transport Noise Corridors, refer to www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/TransportNoiseCorridors/Pages/default.aspx. • Where a property and building are located within the 'voluntary' area (wholly or partly), the building owner can choose to include the relevant noise category measures under QDC 4.4 when undertaking building work. • Where a property and building are located within the 'mandatory' area (wholly or partly), building work will need to comply with the relevant noise category measures under QDC 4.4.

Schedule 3— Heritage places of the Boulia Shire

This schedule helps to identify and protect the history and heritage of Boulia Shire for future generations and includes state and local heritage places. Part 11 of the *Queensland Heritage Act 1992* requires local governments to either identify places of cultural heritage significance in their planning scheme or on a local heritage register.

State heritage places are managed and assessed by the state under the *Queensland Heritage Act 1992*. Development proposed on state heritage places may still require a planning approval from council.

Local heritage places not only provide a sense of identity for the local community but reflect the unique history of the Boulia Shire. The places listed below have been included in the planning scheme as they reflect the important historical themes of the shire. Development impacting local heritage places is assessable by council.

The significance of identified local heritage places was assessed using the following recognised heritage criteria:

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

Table SC3.1—Local Heritage Places

Place name	Location/address	Real property description	Statement of heritage significance
Native Police Barracks	Burke River	Lot 3560 on SP 256833	<p>This place has local cultural heritage significance based on its satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history</p>

Boulia Cemetery	Diamantina Development Road BOULIA 4829	Lot 36 on SP204944	<p>This place has local cultural heritage significance based on its satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p> <p>C. The place or area has potential to yield information that will contribute to the knowledge and understanding of the local government area's history.</p> <p>G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.</p> <p>H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history</p>
Hamilton Hotel ruins	75km NNE of Boulia town centre	Lot 1 on HL1	<p>This place has local cultural heritage significance based on its satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the</p>

			evolution or pattern of the local government area's history
Min Min Hotel ruins	105km NE of Boulia on the Winton Road -22.77265 140.597702 approx. location	Lot 4751 on SP279182	<p>This place has local cultural heritage significance based on its satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history</p>
Urandangi Cemetery	PITURIE, 0.5km N of the town centre	Lot 4 on PU8	<p>This place has local cultural heritage significance based on its satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p> <p>C. The place or area has potential to yield information that will contribute to the knowledge and understanding of the local government area's history.</p> <p>G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.</p>

			H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history
--	--	--	--

Table SC3.2—State Heritage Places

Editor's note—The information in this table is provided here for ready-reference and information purposes only. The statutory sources of this information should be consulted for planning and development purposes. Refer to the [Queensland Heritage Register](#).

Queensland Heritage Register number	Place name	Location/address	
600039	Boulia Stone House	Pituri Street, Boulia Lot 35 & 36 on B2672 Coordinates -22.91363621, 139.907848	<p>Criterion A - The place is important in demonstrating the evolution or pattern of Queensland's history.</p> <p>Criterion B - The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.</p> <p>Criterion E - The place is important because of its aesthetic significance.</p> <p>Criterion H - The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history</p>

Schedule 4— Local government infrastructure plan mapping and supporting material

The information contained in this schedule is provided to inform planning and development proposals.

Local Government Infrastructure

Boulia Shire Council has not adopted a Local Government Infrastructure Plan made under the *Planning Act 2016*. However, local government trunk infrastructure maps prepared under the previous planning scheme are provided in this schedule for information purposes only.

Defined Flood Event Resolution

Under section 13 of the Building Regulation 2006, Boulia Shire Council resolved to declare a defined flood level for Boulia. This defined flood level is referred to in the assessment benchmarks for certain development applications. A copy of the resolution as made by Boulia Shire Council on 20th January 2020 is included following in this schedule for reference only purposes. If needing to apply the defined flood level, you should confirm details of the latest such declaration with Boulia Shire Council.

Moved: **Councillor Rick Britton**

Seconded: **Councillor Neilson**

Resolution to Designate Flood Hazard Areas and Defined Flood Levels:

Council is required to make a resolution under section 13 of the Building Regulation 2006 to declare flood hazard areas and define flood levels for building and development for Boulia.

That Council resolves to declare in accordance with part 3, section 13 of the Building Regulation 2006 –

- land liable to inundation by flood is land subject to the defined flood event, being the 1 percent Annual Exceedance Probability (AEP) design event;
- the defined flood event for Boulia is 154.36 metres Australian Height Datum (AHD) in accordance with Flood Investigation Level 2 Map 7 Boulia Draft Indicative Extent and Depth of Estimated Flood AEP 1 in 100 years [6.4m at BoM Gauge #038055], plan reference 277, dated 11 October 2012 and prepared by the State of Queensland (Attachment 1);
- new buildings in a mapped flood area identified in the flood hazard areas mapping should include a finished floor level 300mm higher than the defined flood event level for that area.

Carried

Appendix 1—Index, glossary of terms, and list of shortened forms

Table 1 - Shortened forms

Shortened form	Description
the Act	<i>Planning Act 2016</i>
ARI	Average recurrence interval
LGA	Local Government Area
MCU	Material change of use as defined in the Act
RaL	Reconfiguring a lot as defined in the Act
the Regulation	<i>Planning Regulation 2017</i>
GFA	Gross Floor Area